

# GENERAL OVERVIEW and SCOPE OF WORK

## REDEVELOPMENT OF WELLWOOD MANOR 606 West Maple Avenue Merchantville, New Jersey 08109

The focus of the redevelopment of the Wellwood Manor Apartments will be the complete replacement of all deficient mechanical systems, structural components, life safety systems, and individual apartment facilities.

### NOTE:

The following overview is subject to additional enhancements. At the time of this report, the final engineering study conducted by Bach Associates, P.C. of Haddon Heights, New Jersey, was not complete. The developer anticipates additional improvements will be mandated and incorporated into the final scope of work and plans.

#### 1. **Masonry:**

- A. Low pressure wash exterior brick work as recommended by the National Park Services guidelines for historic restoration.
- B. Tuck point all loose mortar joints on brick façade.
- C. Remove aluminum siding from all bay window extensions and restore original stucco finish. Embellish window exteriors with rough hewn beams to accentuate the English Tudor theme of the building.

#### 2. **Windows:**

- A. Remove all existing windows (310 units) and replace with high efficiency double glassed vinyl replacement units. Windows will have grid patterns that mimic the original French glazed units that are being replaced.
- B. All rotted and damaged wood window framing will be replaced.
- C. All exposed wood framing sills and trim will be clad in dark brown aluminum for durability and appearance.

#### 3. **Doors:**

- A. Exterior ornate wood doors will be restored to their original appearance and reused.
- B. Doors leading from the entry vestibule to the interior hallways will be replaced with high security, fire rated doors as required by State building codes.
- C. Entry doors leading to apartments will be fire rated, self-closing units.

4. **Roofs:**

- A. Main building roof will be ripped down to its deck. All damaged sheathing will be replaced. A new single ply roofing system will be installed.
- B. All roof drain scuppers will be replaced with historically accurate copper scupper boxes and copper leader pipes.
- C. All slate roofs on window box extensions will be inspected and repaired as needed including copper flashing and valleys.
- D. The standing seam roofs on the front elevation bay windows will be replaced with copper standing seam material.

5. **Courtyard:**

- A. Remove existing vegetation from inside courtyard and front yard.
- B. Install new plantings consisting of dwarf trees, flowering bushes, and seasonal flowers. We will seek recommendations from the local Garden Club for the exact plants.
- C. Install dusk to dawn lighting with ornate period correct fixtures.
- D. Install seating areas and bicycle racks for the convenience of the residents.
- E. Install a new sign in front of the building that enhances the new look for the property.

6. **Common Areas:**

- A. Basements will have all damaged walls and ceilings repaired or replaced as needed. All doorways will have fire resistant doors as per State building code requirements with self closing features.
- B. All asbestos coated piping will be remediated by a licensed contractor. Remediation will be reported to the State EPA for monitoring and NFA sign off.
- C. Access points to the basement will be secured to limit its use to building operation personnel and utility workers.
- D. Entry foyers will be restored to their historic appearance as much as possible. The mosaic floors will be restored and repaired as necessary. The old mailboxes w/intercom phone will be restored for historic appearance only. A new intercom/entry system will be installed.
- E. Stairs will be refinished to showcase the original woodwork. Actual stair treads will receive carpeting.
- F. All walls and ceilings will be repaired and refinished to a new appearance.
- G. Lighting and emergency lights will be brought up to code.
- H. Existing fire alarms and emergency exit signs will be brought up to code.

7. **Mechanical System:**

- A. The existing steam boiler will be updated with new controls and a computer activation system for comfort and efficiency.
- B. Domestic hot water system will be replaced with an AO Smith cyclone 96% efficient direct vent unit.
- C. Electric service, which is currently 400 amps, will be upgraded to a level necessary to serve the needs of a modern building. Old fuses will be replaced with circuit breakers.

8. **Apartments:**

- A. Kitchens will be gutted out and rewired for modern appliances. Cabinets will be installed as per attached drawings. New 12cu. refrigeration will be provided as well as new 24" gas ranges with matching vent hood. Floors will be replaced with a duro rock subfloor and 12" ceramic tiles.
- B. Bathrooms will be gutted out and have a new water supply and waste pipe system installed. Toilets and sink hoses will be replaced. The historic bath tubs will be refinished and have a modern diverter/supply system. New ceramic tile walls will be provided for the tub area.
- C. Living rooms, bedrooms, and halls will have all walls and ceilings repaired or replaced as needed. Oak hardwood floors will be repaired and refinished.
- D. Throughout the apartments all electrical outlets and ceiling fixtures will be replaced. New wiring will be installed as well as a new electric subpanel with circuit breakers.

9. **Additional Work:**

It is imperative to understand that the restoration of an historic building is a constantly evolving work in progress. As work proceeds, new conditions present themselves and require attention. My thirty years of restoration experience has taught me to expect the unexpected and budget for it.