

Pentz Appliance :: 13 - 15 S Center



ABOVE LEFT: PROPOSED RENDERING
 ABOVE RIGHT: HISTORIC PHOTO
 BELOW: EXISTING CONDITION



	Work Proposed
Windows (2nd Floor)	Remove stucco from window openings to reveal historic windows. Repair and rehabilitate ten (10) existing historic wood windows at primary façade. Paint colors will be chosen from a palette sensitive and compatible to the historic district. Repairs shall conform to Preservation Brief 9 - The Repair of Historic Wooden Windows. Alternates to include providing operable storm windows to provide protection for historic window and increased energy efficiency. Repair and rehabilitate six (6) existing historic wood windows at north façade; provide operable storm windows.
Doors	Remove stucco from historic door opening at first floor. Rehabilitate and restore original entryway. Repair or replace existing door hardware with commercial grade hardware.
Exterior Walls	Remove stucco from primary façade. Assume all masonry to be repointed and 100 square feet of masonry repairs. Analyze existing historic mortar to determine appropriate strength, color, texture and tooling for the replacement mortar. Repairs shall conform to Preservation Brief 2 - Repointing Mortar Joints in Historic Masonry Buildings. Alternate work to include removing stucco from secondary (north) facade. Assume an additional 800 square feet of repointing.
Porch / Stairs / Deck / Ramp	N/A
Foundation	No work.
Storefront / signage	Alternate work to include removing existing signage. Make repairs to transom area and paint. Provide new signage that is complimentary or compatible to the historic district.

Base Bid Probable Construction Costs:

\$131,000

Alternates Probable Construction Costs:

\$134,000

Contingency Allotment for Base Bid only:

\$23,500