

ENTERPRISE BUILDERS

PRELIMINARY BUDGET

Building Relationships Since 1984



COUNTRY CLUB of WOODBRIDGE

**Town of Woodbridge
c/o Herbert S. Newman
Newmanarchitects PC
50 Woodfield Rd
Woodbridge, Connecticut**

June 14, 2016



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PROJECT:

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SECTION 1

Town of Woodbridge
Care of Herbert C. Newman Architect
 Country Club of Woodbridge - 50 Woodfield Rd
 Rough estimate of cost to renovate/restore Club House
 Date: 6/8/2016

Base Statistics:			
Total Building:	43,088 SF		
2 stories:	17,844 SF	ground floor area renovated in 2003	
	21,951 sf	upper floor area original condition	
Year built	1970 year	opened for operation	
Roof breakdown:	1,800 sf	of flat roof	
	27,100 sf	of pitched roof	
Total Land:	140.41 ac	parcel directly at 50 Woodfield	
	14 ac	parcel adjacent used for parking	
Parking Lot:	55,000 sf	paved area with asphalt curb	
Golf course:	65 ac		
Elevator:	1 each	1-sided, 2 stops, hydrolic	not in operation
Pool:	3,358 sf	gunite construction	in full operation
	25 cy		
Spa:	314 sf	gunite construction	in full operation
Tennis Courts:	4 each		
Other structures:	5 each	support buildings	
	1 each	telecommunication tower	

Building make up:	comment	total sf by type
2nd floor level main area	main area of concern	17,091
2nd floor level west wing	secondary concern	4,860
Ground floor total	platform at ground to 2nd flr	<u>21,951</u>
		43,902

Area covered	Unit rate	Source	Option 1	Option 2	Option 3 a	Option 3 b	Option 4	Option 5a	Option 5b	Option 5c	
			"Mothball" 2 months	Preservation w/ADA for rental 3 months	Full 2nd flr renovation - all 21K SF 6 months	Part 2nd flr renovation - 17K SF 6 months	Complete Demo 2 months	Rebuild of all 2nd flr 10 months	Rebuild of part 2nd flr 10 months	Roof over ground flr 4 months	
Division 1											
Trailer & Temp utilities	refer to est time	\$996	EBI	\$1,992	\$2,989	\$5,977	\$11,955	\$1,992	\$9,962	\$9,962	\$3,985
Management & Supervision	refer to est time	\$21,876	EBI	\$43,751	\$65,627	\$131,253	\$262,507	\$43,751	\$218,756	\$218,756	\$87,502
Tools & Equipment	refer to est time	\$1,817	EBI	\$3,633	\$5,450	\$10,900	\$21,800	\$3,633	\$18,167	\$18,167	\$7,267
Drawings, Safety & General OH	refer to est time	\$621	EBI	\$1,242	\$1,864	\$3,727	\$7,455	\$1,242	\$6,212	\$6,212	\$2,485
Professional Fees	refer to est time	\$278	EBI	\$556	\$833	\$1,667	\$3,333	\$556	\$2,778	\$2,778	\$1,111
Closeout	LS	\$5,750	EBI	\$5,750	\$5,750	\$5,750	\$5,750	\$5,750	\$5,750	\$5,750	\$5,750
Division 2 **											
Temporary Fence	1000 lf	\$4.00	Eagle	\$5,000	\$5,000	\$5,000	\$21,000	\$5,000	\$5,000	\$5,000	\$5,000
Erosion control	1000 lf	\$3.00	AMEC allowance	\$3,000	\$3,000	\$3,000	\$9,000	\$3,000	\$3,000	\$3,000	\$3,000
Landscape restoration	construct limit	allowance	allowance	\$1,000	\$1,000	\$2,500	\$2,500	\$25,000 on-site soils	\$2,500	\$2,500	\$2,500
Selective demo of finishes	construct limit	allowance	allowance	excluded	excluded	\$31,500	\$25,500	excluded	excluded	excluded	excluded
Selective demo of slab for elevator shaft	allowance	\$1,500	saw cut allow	excluded	\$1,500	\$1,500	\$1,500	excluded	\$1,500	excluded	excluded
Selective demo of tiled ceiling	5000 sf	allowance	allowance	excluded	\$7,500	included above	included above	excluded	included in mass demo	included in mass demo	excluded
Mass demolition of complete building	43,902 sf	\$8.00	unit est	excluded	excluded	excluded	excluded	\$351,216	excluded	excluded	excluded
Mass demolition of complete 2nd floor	21,951 sf	\$6.50	unit est	excluded	excluded	excluded	excluded	excluded	\$142,682	\$142,682	\$142,682
Mass demolition of 2nd flr west wing only	4,860 sf	\$6.50	unit est	excluded	excluded	excluded	excluded	excluded	excluded	excluded	excluded
Post-construction clean up	construct limit	allowance	allowance	\$1,150	1 dumpster	\$5,000	\$7,500	incl in demo	\$10,000	\$10,000	\$10,000
Pool & Spa restoration	allowance	\$100,000	Owner	excluded	excluded	\$100,000	\$100,000	excluded	\$100,000	excluded	\$100,000
Division 3											
New footing/foundation for elevator shaft	4 cy	\$275	unit est	excluded	\$1,100	\$1,100	\$1,100	excluded	\$1,100	\$1,100	excluded
Division 4											
CMU shaft for new elevator - filled & w/rebar	243 sf	\$21	F.Monarca	excluded	\$5,103	\$5,103	\$5,103	excluded	\$5,103	\$5,103	excluded
Division 5											
Hoist beam for new elevator	with elevator	-	in Kone pckg	excluded		in elevator	in elevator	excluded	in elevator pckg	in elevator pckg	excluded
Lintels at new shaft	allowance	\$500	allow	excluded	\$500	\$500	\$500	excluded	\$500	\$500	excluded

Division 6												
Minor reframing related to new elevator	allowance	\$3,500	allow	excluded	\$3,500	\$3,500	\$3,500	excluded	excluded	excluded	excluded	excluded
Major rebuilt - framing of all new 2nd floor	21,951 sf	\$20	APB L&M	excluded	excluded	excluded	excluded	excluded	\$439,020	excluded	excluded	excluded
Major rebuilt - framing of partial 2nd floor	17,091 sf	\$20	APB L&M	excluded	excluded	excluded	excluded	excluded	in above	\$341,820	excluded	excluded
Finish carpentry - all 2nd floor	21,951 sf	\$3.75	unit est bsf L&M	excluded	excluded	excluded	\$82,316	excluded	\$82,316	excluded	excluded	excluded
Finish carpentry - partial 2nd floor	17,091 sf	\$3.75	unit est bsf L&M	excluded	excluded	excluded	excluded	excluded	in above	\$64,091	excluded	excluded
Interior stair tie-in allowance	3 stairwells	\$1,500	each allow	excluded	excluded	existing	existing	excluded	\$4,500	\$4,500	\$5,000	terminate stairs
Division 7												
Waterproofing new elevator pit	1 ea	\$3,000	Knight L&M	excluded	\$3,000	\$3,000	\$3,000	excluded	\$3,000	\$3,000	excluded	excluded
Existing building - new EPDM roof area	2300 sf	\$9.00	FM L&M	excluded	\$20,700	\$20,700	\$20,700	excluded	excluded	excluded	excluded	excluded
Existing building - reroof shingle roof area	271 sq	\$225	FM L&M	\$60,975	excluded	excluded	excluded	excluded	excluded	excluded	excluded	excluded
Existing building - new shingles inc removal	271 sq	\$350	unit est L&M	reroof option instead of replace	\$94,850	\$94,850	\$94,850	excluded	excluded	excluded	excluded	excluded
New building - EPDM roof area @ kitchen	23 sq	\$9.00	FM L&M	excluded	excluded	excluded	excluded	excluded	excluded	\$20,700	excluded	excluded
New building - shingle roof area all 2nd flr	250 sq	\$350	unit est L&M	excluded	excluded	excluded	excluded	excluded	excluded	\$87,500	excluded	excluded
New building - shingle roof area part 2nd flr	200 sq	\$350	unit est L&M	excluded	excluded	excluded	excluded	excluded	excluded	excluded	\$70,000	excluded
New building - rooftop garden inc pavers & planters	29 sq	\$500	unit est L&M	excluded	excluded	excluded	excluded	excluded	excluded	excluded	\$14,500	excluded
Ground floor only - all EPDM on 2nd flr	240 sq	\$9.00	FM L&M	excluded	excluded	excluded	excluded	excluded	excluded	excluded	excluded	\$216,000
Gutters & Leaders - reuse	allowance	\$1,500	L allowance	\$1,500	excluded	excluded	excluded	excluded	excluded	excluded	excluded	excluded
Gutters & Leaders - new	1293 lf	\$5.50	True Team L&M	excluded	\$7,112	\$7,112	\$7,112	excluded	\$7,112	\$7,112	excluded	excluded
Existing building - caulking at windows & drs	allowance	\$5,000	allowance	\$5,000	excluded	\$5,000	\$5,000	excluded	\$5,000	\$5,000	excluded	excluded
Existing building - siding repaint div 9	-	-	-	-	see Div 9	refer to div 9	refer to div 9	excluded	excluded	excluded	excluded	refer to div 9
New building - Hardie siding grnd & all 2nd flr	30,802 sf	\$11.00	FM L&M	excluded	excluded	excluded	excluded	excluded	excluded	\$338,822	excluded	excluded
New building - Hardie siding grnd & part 2nd flr	25,802 sf	\$11.00	FM L&M	excluded	excluded	excluded	excluded	excluded	excluded	\$283,822	excluded	excluded
Insulation - existing building selective areas	7,500 sf	\$2.00	Quality L&M	excluded	\$15,000	\$15,000	\$10,000	excluded	excluded	excluded	excluded	excluded
* Insulation - new building all 2nd flr	21,951 sf	\$3.00	Quality L&M	excluded	excluded	excluded	excluded	excluded	excluded	\$65,853	excluded	excluded
* Insulation - new building partial 2nd flr	17,091 sf	\$3.00	Quality L&M	excluded	excluded	excluded	excluded	excluded	excluded	excluded	\$51,273	excluded
Division 8												
Existing building selective window repair	55 ea	\$450	allow	\$24,750	\$24,750	\$24,750	\$24,750	excluded	excluded	excluded	excluded	excluded
Existing building open burried high windows	20 ea	\$450	allow	excluded	excluded	\$9,000	\$6,750	excluded	excluded	excluded	excluded	excluded
Existing bldg reno - new doors all 2nd flr	40 ea	\$445	unit est L&M	excluded	excluded	\$17,800	excluded	excluded	excluded	excluded	excluded	excluded
Existing bldg reno - new doors partial 2nd flr	25 ea	\$445	unit est L&M	excluded	excluded	excluded	\$11,125	excluded	excluded	excluded	excluded	excluded
New building - doors all new 2nd flr	50 ea	\$445	unit est L&M	excluded	excluded	excluded	excluded	excluded	excluded	\$22,250	excluded	excluded
New building - doors partial 2nd flr	25 ea	\$445	unit est L&M	excluded	excluded	excluded	excluded	excluded	excluded	excluded	\$11,125	excluded
New Building - new windows all new 2nd flr	100 ea	\$1,500	unit est L&M	excluded	excluded	excluded	excluded	excluded	excluded	\$150,000	excluded	excluded
New Building - new windows partial 2nd flr	75 ea	\$1,500	unit est L&M	excluded	excluded	excluded	excluded	excluded	excluded	\$112,500	excluded	excluded
Division 9												
Existing building selective drywall repair	allowance	\$15,000	allow	excluded	\$15,000	\$15,000	\$15,000	excluded	excluded	excluded	excluded	excluded
** Existing building mold removal in storage area	allowance	\$10,000	allow	\$10,000	\$10,000	\$10,000	\$10,000	excluded	in demo	in demo	excluded	excluded
Existing building replace tiled ceilings w/gyp	5,000 sf	\$7.00	Allstate L&M	excluded	\$35,000	\$35,000	\$28,000	excluded	excluded	excluded	excluded	excluded
New building - all 2nd flr rebuild	21,951 sf	\$7.00	Allstate L&M	excluded	excluded	excluded	excluded	excluded	excluded	\$153,657	excluded	excluded
New building - partial 2nd flr rebuild	17,091 sf	\$7.00	Allstate L&M	excluded	excluded	excluded	excluded	excluded	excluded	excluded	\$119,637	excluded
Flooring & tile - all 2nd floor	21,951 sf	\$10.00	aver \$/sf	excluded	excluded	excluded	\$219,510	excluded	excluded	\$219,510	excluded	excluded
Flooring & tile - partial 2nd flr	17,091 sf	\$10.00	aver \$/sf	excluded	excluded	excluded	\$170,910	excluded	excluded	excluded	\$170,910	excluded
Interior painting selective areas at repairs	5,000 sf	\$1.50	unit est L&M	excluded	\$7,500	inc below	inc below	excluded	excluded	excluded	excluded	excluded
Interior painting - all 2nd floor	21,951 sf	\$2.50	unit est L&M	excluded	excluded	excluded	\$54,878	excluded	excluded	excluded	excluded	excluded
Flooring & tile - partial 2nd flr	17,091 sf	\$2.50	unit est L&M	excluded	excluded	excluded	excluded	excluded	excluded	\$42,728	excluded	excluded
Exterior painting existing siding	33,076 sf	\$2.00	unit est L&M	\$66,152	\$66,152	\$66,152	\$66,152	excluded	new prefinished siding	new prefinished siding	\$20,000	ground flr only
Division 10												
Fire extinguishers	50 ea	\$65.00	unit est	excluded	excluded	\$3,250	\$3,250	excluded	\$3,250	\$3,250	excluded	excluded
Toilet accessories package - per toilet room	3 ea	\$1,500.00	allow	excluded	excluded	\$4,500	\$3,000	excluded	\$4,500	\$4,500	excluded	excluded
Interior signage - all 2nd flr	allowance	\$7,500.00	allow	excluded	excluded	\$7,500	excluded	excluded	\$7,500	excluded	excluded	excluded
Interior signage - partial 2nd flr	allowance	\$5,000.00	allow	excluded	excluded	excluded	\$5,000	excluded	excluded	\$5,000	excluded	excluded
Exterior signage	1 ea	\$2,500.00	allow	excluded	excluded	\$2,500	\$2,500	excluded	\$2,500	\$2,500	excluded	excluded
Movable partition - fabric	allowance	\$8,000.00	unit est L&M	excluded	excluded	\$8,000	\$8,000	excluded	\$8,000	\$8,000	excluded	excluded
Division 11												
Grease trap replacement	1 ea	\$750	allow L&M	excluded	\$750	\$750	\$750	excluded	excluded	excluded	excluded	excluded
Reuse existing kitchen appliances	allowance	\$7,000	storage & reinstal	excluded	existing	existing	existing	excluded	VE OPTION	VE OPTION	excluded	excluded
New kitchen appliance package	allowance	\$50,000	match existing	excluded	existing	existing	existing	excluded	\$50,000	\$50,000	excluded	excluded
New hood vent wrapped w/fire blanket	30 lf	\$175	NE Hood L&M	excluded	existing	existing	existing	excluded	\$5,250	\$5,250	excluded	excluded
Division 12												
Bar restoration allowance	allowance	\$1,500	allowance	excluded	excluded	\$1,500	\$1,500	excluded	excluded	excluded	excluded	excluded
New building - custom millwork (bar & receipt)	allowance	\$25,000	allowance	excluded	excluded	excluded	excluded	excluded	excluded	\$25,000	\$25,000	excluded
New building - server area storage	allowance	\$15,000	allowance	excluded	excluded	excluded	excluded	excluded	excluded	\$15,000	\$15,000	excluded
New building - office build-ins	allowance	\$5,000	allowance	excluded	excluded	excluded	excluded	excluded	excluded	\$5,000	\$5,000	excluded
Division 13												
no work												

Division 14														
New wheelchair accessible elevator	1; 2stop; psng	ea	\$75,000	Kone L&M	excluded	\$75,000	\$75,000	\$75,000	excluded	\$75,000	\$75,000	excluded		
Division 15 **														
New elevator added sprinkler heads	2 heads	ea	\$1,500	Mack L&M	excluded	\$3,000	\$1,500	\$1,500	excluded	in new FP	in new FP	excluded		
New building - FP sprinklers all 2nd (no pump)	21,951	sf	\$3.50	unit est L&M	excluded	excluded	excluded	excluded	excluded	\$76,829	excluded	excluded		
New building - FP sprinklers partial 2nd flr	17,091	sf	\$3.50	unit est L&M	excluded	excluded	excluded	excluded	excluded	\$59,819	excluded	excluded		
Sump pump for new elevator	allowance	ea	\$3,500	unit est L&M	excluded	\$3,500	\$3,500	\$3,500	excluded	\$3,500	\$3,500	excluded		
Boiler repair - maintenance-like repair	allowance		\$5,000	unit est L&M	\$5,000	see repair	excluded	excluded	excluded	excluded	excluded	excluded	\$5,000	
Boiler repair - major parts repair	allowance		\$15,000	unit est L&M	excluded	\$15,000	excluded	excluded	excluded	excluded	excluded	excluded	excluded	
Boiler replacement - new equipment	allowance		\$35,000	unit est L&M	excluded	excluded	\$35,000	\$35,000	excluded	\$35,000	\$35,000	excluded	excluded	
Renovation - Plumbing toilet rooms upgrade	allowance	ea	\$7,500	allow / toilet rm	excluded	\$15,000	\$22,500	\$15,000	excluded	excluded	excluded	excluded	excluded	
New building - Plumbing toilets, kitch & misc	allowance		\$60,000	allow est L&M	excluded	excluded	excluded	excluded	excluded	\$60,000	\$60,000	excluded	excluded	
Renovation - HVAC tie-ins and misc repairs	allowance		\$15,000	allowance	excluded	excluded	\$15,000	\$15,000	excluded	excluded	excluded	excluded	excluded	
New building - HVAC new AH's (h&ac) all flr	7	ea	\$12,000	Hart per set L&M	excluded	excluded	excluded	excluded	excluded	\$87,804	excluded	excluded	excluded	
New building - HVAC new AH's (h&ac) part 2nd	5	ea	\$12,000	Hart per set L&M	excluded	excluded	excluded	excluded	excluded	excluded	excluded	excluded	excluded	
kitchen exhaust - in division 11			-	-	excluded	excluded	-	-	-	in div 11	in div 11	excluded	excluded	
New building - ductwork inc toilet rm exhausts	allowance		\$12,000	allowance	excluded	excluded	existing	excluded	excluded	\$12,000	\$12,000	excluded	excluded	
New building - Controls & Comfort balancing	allowance		\$7,500	allowance	excluded	excluded	existing	excluded	excluded	\$7,500	\$7,500	excluded	excluded	
New building - finish hvac trim (RGD)	allowance		\$3,500	allowance	excluded	excluded	existing	excluded	excluded	\$3,500	\$3,500	excluded	excluded	
Division 16														
Site lighting - 3 new buiding mounted lights	3	ea	\$750	unit est L&M	excluded	\$2,250	\$2,250	\$2,250	excluded	excluded	excluded	excluded	excluded	
Site lighting - 3 new pole lights in center island	3	ea	\$5,500	unit est L&M	excluded	excluded	\$16,500	\$16,500	excluded	\$16,500	\$16,500	excluded	excluded	
Misc electric - bldg mount lights at ext paint	allowance		\$750	allowance	\$750	\$750	\$750	\$750	excluded	excluded	excluded	excluded	excluded	
* Renovation - new fixtures at existing locations	250	ea	\$275	allow est L&M	excluded	excluded	\$68,750	\$48,125	excluded	excluded	excluded	excluded	excluded	
New building - electric inc fire alarm all 2nd flr	21,951	sf	\$15.00	unit est L&M	excluded	excluded	excluded	excluded	excluded	\$329,265	excluded	excluded	excluded	
New building - electric inc fire alarm partial 2nd flr	17,091	sf	\$15.00	unit est L&M	excluded	excluded	excluded	excluded	excluded	excluded	\$256,365	excluded	excluded	
Audiovisual upgrades (camera's, TV conection)	allowance		allowance	allowance	excluded	excluded	\$5,000	\$5,000	excluded	\$35,000	\$25,000	excluded	excluded	
Optional Energy Conservation Measures														
* Geothermal system installation	allowance		\$450,000	Previous project	excluded	excluded				Option add on	Option add on			
* Solar system installation	50,000	Kw	\$400,000	\$8/Kw installed	excluded	excluded				Option add on	Option add on			
Division Subtotal:					\$261,902	\$535,029	\$1,274,295	\$1,309,295	\$441,141	\$3,050,024	\$2,486,910	\$617,281		
Contingency 10%					\$26,190	\$53,503	\$127,429	\$130,929	\$44,114	\$305,002	\$248,691	\$61,728		
Insurance & EBI Profit 5%					<u>\$14,405</u>	<u>\$29,427</u>	<u>\$70,086</u>	<u>\$72,011</u>	<u>\$24,263</u>	<u>\$167,751</u>	<u>\$136,780</u>	<u>\$33,950</u>		
Permits Per Town schedule					\$3,998	\$8,179	\$19,456	\$19,990	\$6,744	\$46,558	\$37,951	\$9,430		
Total Estimated cost of renovation**:					<u>\$306,494</u>	<u>\$626,137</u>	<u>\$1,491,267</u>	<u>\$1,532,225</u>	<u>\$516,262</u>	<u>\$3,569,335</u>	<u>\$2,910,332</u>	<u>\$722,390</u>		

NOTES:

- * Potential for rebate through Energy Conservation Fund to offset cost of construction, depending on scope
- ** HAZMAT testing & remediation excluded

Cost per sf: \$67.94 Cost per sf: \$89.65 Cost per sf: \$11.76 Cost per sf: \$162.60 Cost per sf: \$170.28

*** End of Document ***

PROJECT EVALUATION

SECTION 2



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Budget Narrative 06/02/2016

GENERAL CONDITIONS

DIVISION 1

- I. The property currently is owned by Town of Woodbridge. The property serves as a public 18-hole golf course. There are few structures present on the property:
- a. 43,088 SF Club House built in 1970. The building's composition is as follows:
 - 10,430 sf finished area on ground floor level. Serves as lockers, bathrooms (with showers) and a Pro-Golf shop and is open to public. Area was renovated in 2003.
 - 3,804 sf of unfinished areas on ground floor level. Utilized for mechanical rooms and storage.
 - 3,610 sf of open porch connector on ground floor level. The connector provides access to the finished ground level areas - east to the lockers and west to the Pro-golf Shop.
 - 17,091 sf of finished area on 2nd floor. Currently out of use and not open to the public. This space used to function as the main club house activity center and includes ball rooms, meeting rooms and about 1,500 sf of commercially equipped kitchen
 - 4,104 sf of west wing area on the 2nd floor. Currently out of use and not open to the public.
 - 756 sf of apartment at loft area above the ball room. Used to be occupied by caretaker. Not currently used
 - 2,556 sf of canopy type covered area used for pool related activities. Currently opened to the public
 - 737 sf of trash room/storage, unfinished
 - b. 25-cubic yard swimming pool (3,358 sf of base area cover)
 - c. Spa attached to swimming pool (314 sf of base area cover)
 - d. 5 other support buildings – shed, repair shops, etc
- II. **Land** is noted as 155 acres in total. This is divided however into two parcels:
- a. 140.41 ac directly at 50 Woodfield Rd that supports:
 - Main club house building including pool
 - Paved parking 55,000 sf
 - Tennis courts (4)
 - Golf course
 - 5 other support buildings and the telecommunication tower
 - b. Remaining 14+ ac across Woodfield Rd to the east side and adjacent to Wilbur Cross Parkway that is utilized for additional paved parking.

EBI has been requested to provide several budgetary options related to the main Club House building.

III. **Historical Reference** of the property:

The golf course began in 1948 as a private entity operation. The Club House was opened to use in 1970. There has been a fire during the course of building the original structure, which then resulted in the building being built from entirely concrete walls and platform on the ground level and then wood frame construction on the 2nd floor inc loft. Main roof area is asphalt shingle with a flat roof section in over the kitchen area (for placing kitchen hood fans and cooling towers).

The Town of Woodbridge purchased the property 2009 for \$6.9M.

In 2010 Town of Woodbridge first expressed to involve a 3-party in leasing/maintaining the property. This resulted in a short-term agreement with MDM Golf.



In 2011 Town of Woodbridge published a 2nd Request for Proposals for potentially developing 17 acres of the property for an active adult housing to explore options for potential future use of this facility. Out of the 2 responses, the only one was viable and it was a plan by Toll Brothers to purchase the 17 acres for \$2.3M, demolish the existing golf course and its components and convert the property into 58 townhouses of a 55+ active adult housing. The offer was rejected by virtue of town referendum in Dec 2011. In the interim the short-term maintenance contract with MDM Golf expired in Dec 2011 and town has signed a new management contract (3-yr term) with Billy Casper Golf renegotiated later to maintain the golf operations only (this is still in effect).

In 2014 Town of Woodbridge published a 3rd RFP based on report by Milone & MacBroom Planners (M&M) that were hired by the Town to complete a future use study. M&M suggested a combination of golf, pool and active adult housing development. The only viable responder to this RFP was again Toll Brothers. Their new proposal included purchasing approximately 2/3 of the entire property for \$7.5M. Toll's development plan would then convert the area into a 96 attached townhouses (in 32 building) and 74 detached houses all 55+ active adult.

As an alternate option Toll proposed to Town that if the purchase price is dropped to \$6.5M they will also include the demolition of the existing club house building, as well as renovation the pool, tennis and the parking lots. They would also build a small pool house in place of the club house for use for bathrooms and showers. However, the Town would be required to keep the remaining land as a 9-hole golf course with walking trails maintained by the Town. If the Town eliminates the golf-feature then Toll Bros would rescind their offer to renovate the tennis, pool and parking lots (unclear on the demo of the Club House).

There has not been a decision made to date on that proposal.

As of September 2015 the Town has spent/committed around \$11.8M to this property. There is also an additional interest obligation of \$1.5M. The net revenue from golf activities to 9/15 has been noted at about \$2.7M. This leaves the Town at a net cost of around \$9M. Based on the currently set up obligation scheme and with the club house not fully utilized, the Town is operating at a rate of approximately (\$660K) per year (net expense less golf revenue) thus the need to define the future of this property is important.

IV. Summary of EBI estimates - Town of Woodbridge would like to estimate the feasibility of the following potential options for this property:

Option 1: Goal – “Mothball” Approach

Preservation of the building envelope. This would include repairs to secure the building shell and its contents while plans for the permanent use of this property are being debated. This is required to safeguard from additional deterioration of the building as water damage is increasingly visible. Heating may also be required to be repaired/replaced as part of this option as the system is in an extremely poor condition according to the Town maintenance personnel (it's supposedly on a verge of fail) and the building is not typically winterized. Per Town representatives, the heat is run at minimal level through the winter months.

Option 2: Goal – Preservation & Potential 3rd party Lease for Restaurant Operation

General Repair (not a renovation) – repair/replace mechanical and electrical systems, provide compliance with ADA requirements (if possible without major construction and elevator replacement); repair and secure building envelope. Restore kitchen to a usable level. Cosmetic upgrades omitted – proposed to be addressed by future tenant.

Option 3: Goal – Full renovation including Finishes Upgrade

Full renovation of the 2nd floor level at reasonable standards. 1st floor (ground) has been updated in the recent past and it is currently being utilized as lockers and bathrooms for pool related activities. Under this



project we would address all shell and mechanical systems deficiencies, provide current code compliance (again if possible without major construction). Cosmetic upgrades would be completed to the shell and the 2nd floor level only to modernize the building. This is a mid-grade finishes approach with the goal that either a 3rd party or the Town would use the building for banquets or like events. A provision to renovate the pool would also be included in this option. Tennis courts, golf course, parking and other site areas are excluded.

- a. Renovation of entire 2nd floor area (21,951 sf).
- b. Renovation of partial 2nd floor area (17,091 sf). Renovation would be of the main living area and would terminate at the connector. New interior partition with access door would be constructed to delineate areas not addressed by this renovation.

Option 4: Goal – Full Demolition – Entire Structure

Full demolition. This includes removal of the entire Club House building including the ground level currently utilized by the pool operations and the Pro-shop. Restore grounds to a lawn area.

Option 5: Goal – Partial Demolition and Rebuild

Demolition of 2nd floor level only. Ground floor level to remain as is (all concrete structure including the platform between the 1st & 2nd floor). Build new structure on top of the existing concrete part of the building.

- a. New construction over the entire ground floor area. New structure would match the existing 2nd floor in square footage (21,951 sf). Upper story apartment and storage area would be not be reconstructed (approx. 756 sf).
- b. New construction over partial ground floor area. New structure would stop at the connector. The new structure would be smaller – the newly constructed area would be approximately 17,091 sf. 4860 sf of the remaining area would become a roof, with the option of a rooftop garden for recreational use.
- c. Demolition of entire 2nd floor area and not construct any building over the platform. The ground floor would continue to be utilized as is. Platform would become a roof area with an optional rooftop garden for recreational use.

- V. **Hazmat testing** report has not been made available for this study. Per the industry standard, the initial hazmat testing must be directly requested and authorized by the owner of the property (Town of Woodbridge) and not the construction team. Separate allowance should be carried by the Town to complete the hazmat testing and the results would need to be made available prior to commencement of any of these options. Per maintenance, there is a suspicion of asbestos being present in the building. Also due to the age of the structure, a hazmat report will be a required in order to receive a building permit. Please note that all potential remediation work is excluded until further clarifications of the required scope is made available.

VI. Support systems:

- a. Fire Sprinkler system is existing in the Club House. Supplied through a 10,000 gal holding tank in the basement & fire pump.
- b. Water main is connected from City of New Haven to a 40,000 gal holding tank located on property.
- c. Heat is supplied through an oil-fired boiler and distributed through hot water baseboards. There is a 5,000 gal underground oil tank buried on the landscape island that is part of the adjacent parking drive up. Tank was replaced about 12 years ago.
- d. Cooling is supplied through a central air hydrolic coil system
- e. Electrical is underground. No backup generator observed on the property
- f. Commercial kitchen fuel is provided through propane gas. There is a large underground propane tank buried next to the oil storage tank. No records available on size or age at this time.
- g. Passenger Elevator original to the building construction. 2-stop, 1 sided, not wheelchair accessible. Not functional at this time.



OPTION 1:

Option 1: Goal – “Mothball” Approach

Preservation of the building envelope. This would include repairs to secure the building shell and its contents while plans for the permanent use of this property are being debated. This is required to safeguard from additional deterioration of the building as water damage is increasingly visible. Heating may also be required to be repaired/replaced as part of this option as the system is in an extremely poor condition according to the Town maintenance personnel (it's supposedly on a verge of fail) and the building is not typically winterized. Per Town representatives, the heat is run at minimal level through the winter months.

SITE DIVISION 2

1. General Sitework
 - o Temporary fencing shall be 6' high with privacy fabric. We have included 1000 lf.
 - o We have included (2) temporary fencing double gates.
2. Erosion control
 - o Dust control is included
 - o Sweeping is included
 - o Four catch basins sacks are included
 - o Temporary seeding is included
 - o 2 months of maintenance is included
3. Site Demolition & Preparation is not required thus no work is assumed under this proposal.
4. Foundation – existing foundation in place thus no work is assumed under this proposal.
5. Site Utilities – existing utilities are in place thus no work is assumed under this proposal.
6. Paving and Walks – existing walkways and paving surfaces are to remain as is. No work assumed to be required under this proposal.
7. Fencing – only temporary fence assumed to be required. Permanent fence as existing.
8. Site Lighting
 - o Existing site lighting is assumed to be utilized. No upgrades accounted for under this Option.
9. Landscaping
 - o Existing landscaping to remain as is
 - o Small restoration allowance accounted for under this option to reseed lawns as needed if potentially damaged by the construction. No other work assumed to be required.

DEMOLITION DIVISION 2

1. Storage room off main dining room areas has visible mold on (1) wall section. To prevent further contamination the mold needs to be removed and room remediated. Due to unknown extend of the existing condition (no testing results have been made available for this study) it's assumed that only the (1) wall requires remediation and allowance for that is carried in this option. The wall will be left open with exposed framing after affected drywall is removed. No restoration is assumed to be required.
2. No other work is assumed to be required.

POOL & SPA DIVISION 2

1. No work is assumed to be required as part of this option.



CONCRETE

DIVISION 3

1. No work assumed to be required in this scope. Existing structures seem adequate and in acceptable conditions based on visual observations and available information.

MASONRY

DIVISION 4

1. No work assumed to be required in this scope. Existing structures seem adequate and in acceptable conditions based on visual observations

STEEL

DIVISION 5

1. No work steel observed to be present on the property thus no work to be required in this scope. Existing structures seem adequate and in acceptable conditions based on visual observations – no new work is required.

FINISH CARPENTRY

DIVISION 6

1. No work assumed to be required in this scope. Existing conditions to remain as is.

ROOF & SIDING

DIVISION 7

1. Roofing:
 - A. Flat roof area over the kitchen – about 2300 sf of membrane roofing to be replaced as following:
 - a. Remove existing membrane roofing (leave existing equipment in place)
 - b. Mechanically-attach (2) layers of 2" polyisocyanurate insulation (R-20)
 - c. Fully adhered .060 EPDM by Carlisle/Firestone.
 - d. Fabricate/install aluminum edge metal around roof perimeter.
 - e. Aluminum edge metal to be Kynar in standard colors.
 - f. Furnish a 20-year manufacturer's warranty on complete roofing system.
 - g. Rigging for own work.
 - h. Tie into existing roof drains.
 - i. Replace roof drain covers if required.
 - B. Asphalt shingle roof – approximately 271 sq of roofing shingles to be installed over the existing roofing as following:
 - a. Keep existing roofing shingles in place (confirm how may layers are installed – assumed only 1 existing)
 - b. Repair/replace flashing in required areas only
 - c. Install new 20-year GAF architectural style roofing shingles, color TBD
 - C. Existing gutters and leaders to be removed and reinstalled after roofing and repainting is completed.
2. Siding - Existing wood siding seems in general to be in an acceptable condition. Paint is visibly peeling off however the wood boards seem solid and no extensive rotting is visible. Selective boards will likely need to be replaced upon a closer examination thus a small siding replacement allowance is included in this budget. The main scope of the siding is preservation therefore the walls would be power washed to remove any loose paint and repainted to provide sealed envelope. Please refer to division 7 and 9 for detailed scope.

THERMAL AND MOISTURE

DIVISION 7

1. No work is assumed in to be required. Existing insulation and damproofing to remain as-is.



2. Selective caulking at windows and doors will be included as part of the exterior painting.

OPENINGS

DIVISION 8

1. Doors, Frames and Hardware - No work assumed to be required in this scope. Existing structures seem adequate and in acceptable conditions based on visual observations and available information
2. Glazing
 - a. Existing fixed windows consist of double glazed pane with a thermal break set into a wood frame. Several units show signs of deterioration at the wood frames however the glass seems to be in an acceptable condition. Under this option, the sections of rotted wood frames would be selectively replaced without removing the entire windows, with spray foam insulation added where feasible to provide a better thermal seal. This is reflected as an allowance and not a firm cost due to the unknown condition of all the windows.
 - b. High Elevation windows – there are existing fixed windows placed at top of the wall elevation in various areas of the building. The condition of these windows is unknowns and will require further examination to determine exact scope of work. For this option an assumption is made that they are in a similar condition to the units accessible at the main floor level and therefore an allowance is carried to repair selective partial frames only.
 - c. High Elevation windows buried behind drywall – these are only visible from the exterior. They will receive caulking as required as part of the exterior painting but no other work is planned to be accomplished as part of this Option.

FINISHES

DIVISION 9

1. Drywall - No work is assumed in this division to be required. Existing interior areas that are water damaged to remain as-is.
2. Interior finishes – No work is assumed in this division to be required. Existing interior finishes to remain as-is.
3. Exterior paint – all walls to be repainted. The scope of work to include:
 - a. Power washing/scraping off the loose paint in preparation for new paint
 - b. Replacement of any potentially rotted wood areas. New siding boards / trim to match existing style.
 - c. Caulking of nail holes in exterior trim and siding as needed is included
 - d. Caulking around the windows and exterior doors as needed is included
 - e. Temporary protection of glass surfaces from paint overspray is included
 - f. Prime new or exposed wood areas
 - g. Low-pressure spray paint is assumed to be an acceptable painting method
 - h. 2-coats of exterior grade low-sheen paint, color to match existing

SPECIALTIES

DIVISION 10

1. No work is assumed in this division to be required.

KITCHEN EQUIPMENT

DIVISION 11

1. No work is assumed in this division to be required.

FURNISHINGS

DIVISION 12

1. No work is assumed in this division to be required.



CONVEYING SYSTEMS

DIVISION 14

1. No work is assumed in this division to be required.

FIRE PROTECTION

DIVISION 15

1. No work is assumed in this division to be required.

PLUMBING

DIVISION 15

1. No work is assumed in this division to be required.

HVAC

DIVISION 15

1. Heating system is to be evaluated and based on the findings either routine maintenance or repairs to be performed. This option includes a small allowance to address routine maintenance only and miscellaneous repairs.

ELECTRICAL

DIVISION 16

1. Miscellaneous allowance only is included in this option to disconnect and reinstall building mount light fixtures.
2. Power for equipment during construction as needed is assumed to be allowed from permanent power existing in the building
3. No work is assumed in this division to be required.

*** End of Option 1 ***

OPTION 2:

Option 2: Goal – Preservation & Potential 3rd party Lease for Restaurant Operation

General Repair (not a renovation) – repair/replace mechanical and electrical systems, provide compliance with ADA requirements (if possible without major construction); repair and secure building envelope. Restore kitchen to a usable level. Cosmetic upgrades omitted – proposed to be addressed by future tenant.

SITE

DIVISION 2

1. Wheelchair accessibility is proposed to be achieved by introducing a new ADA accommodating elevator at in direct vicinity of the existing curb cut that is providing wheelchair access from the parking circle. A new shaft would be created right through the connector and a simple 2-stop elevator would be introduced. At the 2nd floor level, the elevator would discharge at the current storage room area into the main corridor. This seems to be the least expensive and most attractive option to address ADA Access. The existing elevator would be decommissioned but kept in place to save fundings. Faux wall would be created to cover the current door access to eliminate confusion.
2. General Sitework
 - o Temporary fencing shall be 6' high with privacy fabric. We have included 1000 lf.



- We have included (2) temporary fencing double gates.
- 3. Erosion control
 - Dust control is included
 - Sweeping is included
 - Four catch basins sacks are included
 - Temporary seeding is included
 - 2 months of maintenance is included
- 4. Site Demolition & Preparation is not required thus no work is assumed under this proposal.
- 5. Foundation – existing foundation in place thus no work is assumed under this proposal.
- 6. Site Utilities – existing utilities are in place thus no work is assumed under this proposal.
- 7. Paving and Walks – existing walkways and paving surfaces are to remain as is. No work assumed to be required under this proposal.
- 8. Fencing – only temporary fence assumed to be required. Permanent fence as existing.
- 9. Site Lighting
 - Existing site lighting is assumed to be utilized. 3 additional building mounted decorative fixtures are accounted in this option to highlight the ground level entrance as the new accessible entranceway through new elevator (if approved as a feasible option) .
- 10. Landscaping
 - Existing landscaping to remain as is
 - Small restoration allowance accounted for under this option to reseed lawns as needed if potentially damaged by the construction. No other work assumed to be required.

DEMOLITION**DIVISION 2**

1. Storage room off main dining room areas has visible mold on (1) wall section. To prevent further contamination the mold needs to be removed and room remediated. Due to unknown extend of the existing condition (no testing results have been made available for this study) it's assumed that only the (1) wall requires remediation and allowance for that is carried in this option. The wall will receive new drywall (please refer to division 9 for details).
2. Existing tiled ceiling at the 2nd floor level to be removed. Visible roof leak stains are everywhere around the rooms. Protect flooring and other finishes from damage during the ceiling removal (walls, floors and other structures to remain as is). Replace with suspended drywall ceilings where removed (please refer to division 9 for details).
3. Remove selective section of the connector floor to accommodate new elevator shaft.
4. Remove selective section of bluestone walkway to accommodate new elevator shaft.
5. No other work is assumed in this division to be required.

POOL & SPA**DIVISION 2**

1. No work is assumed to be required as part of this option.

CONCRETE**DIVISION 3**

1. New pit and footings for elevator shaft would be created to support the shaft
2. Ground floor deck slab will be cut as needed to accommodate the new shaft.
3. No other work is assumed to be required.

MASONRY**DIVISION 4**



1. New CMU shaft will be build to house a new elevator. Shaft estimated to be 8' x 6' clear inside dimension and about 38' tall (13'8" clear overhead required pass the last elevator stop).
2. No other work is assumed to be required.

STEEL**DIVISION 5**

1. New elevator hoist beam as required
2. New lintels at elevator shaft as required
3. No other work steel observed to be present on the property thus no work to be required in this scope. Existing structures seem adequate and in acceptable conditions based on visual observations – no new work is required.

FINISH CARPENTRY**DIVISION 6**

1. Reframe 2nd level storage room area as needed to create new elevator discharge area
2. Trim at new elevator/reconfigured storage room walls as required
3. Close up existin elevator doors and trim as required.
4. Replace selective wood frames where rotted wood is visible. Existing window will remain as is – new framed trim to match existing in profile.
5. No other work assumed to be required in this scope. Existing conditions to remain as is.

ROOF & SIDING**DIVISION 7**

1. Roofing:
 - A. Flat roof area over the kitchen – about 2300 square feet of membrane roofing to be replaced as following:
 - a. Remove existing membrane roofing (leave existing equipment in place)
 - b. Mechanically-attach (2) layers of 2" polyisocyanurate insulation (R-20)
 - c. Fully adhered .060 EPDM by Carlisle/Firestone.
 - d. Fabricate/install aluminum edge metal around roof perimeter.
 - e. Aluminum edge metal to be Kynar in standard colors.
 - f. Furnish a 20-year manufacturer's warranty on complete roofing system.
 - g. Rigging for own work.
 - h. Tie into existing roof drains.
 - i. Replace roof drain covers if required.
 - B. Asphalt shingle roof – approximately 271 sq of roofing shingles to be replaced as following:
 - a. Remove existing roofing shingles
 - b. Install new 15-lbs roofing paper
 - c. Install new flashing where required
 - d. Install new ice-and-water barrier up to 36" from the edge and in valleys as required
 - e. Install new matching ridge vents
 - f. Install new 30-year GAF (or equal) architectural style roofing shingles. Color TBD
 - C. New asphalt shingle roof over new elevator shaft (to match existing building appearance)
 - D. New aluminum K-style leaders and gutters in white or tan included. Quantity and drain connections to match existing.
2. Siding - Existing wood siding seems in general to be in an acceptable condition. Paint is visibly peeling off however the wood boards seem solid and no extensive rotting is visible. Selective boards will likely need to be replaced upon a closer examination thus a small siding replacement allowance is included in this budget.



The main scope of the siding is preservation therefore the walls would be power washed to remove any loose paint and repainted to provide sealed envelope. Please refer to division 7 and 9 for detailed scope.

THERMAL AND MOISTURE**DIVISION 7**

1. Insulate frame at windows that are affected by the rotted frame replacement.
2. Selective caulking at windows and doors will be included as part of the exterior painting.
3. Waterproof new elevator pit
4. Install new R-38 fiberglass blanket insulation at ceiling cavities opened up by removing ceiling tiles
5. No other insulation or sealants work is assumed in this division to be required. Existing insulation and damproofing to remain as-is.

OPENINGS**DIVISION 8**

1. Doors, Frames and Hardware - No work assumed to be required in this scope. Existing structures seem adequate and in acceptable conditions based on visual observations and available information
2. Glazing
 - a. Existing fixed windows consist of double glazed pane with a thermal break set into a wood frame. Several units show signs of deterioration at the wood frames however the glass seems to be in an acceptable condition. Under this option, the sections of rotted wood frames would be selectively replaced without removing the entire windows, with spray foam insulation added where feasible to provide a better thermal seal. This is reflected as an allowance and not a firm cost due to the unknown condition of all the windows.
 - b. High Elevation windows – there are existing fixed windows placed at top of the wall elevation in various areas of the building. The condition of these windows is unknown and will require further examination to determine exact scope of work. For this option an assumption is made that they are in a similar condition to the units accessible at the main floor level and therefore an allowance is carried to repair selective partial frames only.
 - c. High Elevation windows buried behind drywall – these are only visible from the exterior. They will receive caulking as required as part of the exterior painting but no other work is planned to be accomplished as part of this Option.

FINISHES**DIVISION 9**

1. Drywall install at newly framed areas using a ½” gypsum boards where required (new elevator area and closing up existing elevator entries)
2. New 1/2” drywall suspended ceiling system using Chicago grid to replace old tiled ceiling areas
3. Level 4 finish at new drywall areas..
4. Prime and paint new drywall areas only (single color white)
5. No other interior finishes are to be addressed – no work is assumed in this division to be required. Existing interior finishes to remain as-is.
6. Exterior paint – all walls to be repainted. The scope of work to include:
 - a. Power washing/scraping off the loose paint in preparation for new paint
 - b. Replacement of any potentially rotted wood areas. New siding boards / trim to match existing style.
 - c. Caulking of nail holes in exterior trim and siding as needed is included
 - d. Caulking around the windows and exterior doors as needed is included
 - e. Temporary protection of glass surfaces from paint overspray is included
 - f. Prime new or exposed wood areas



- g. Low-pressure spray paint is assumed to be an acceptable painting method
- h. 2-coats of exterior grade low-sheen paint, color to match existing

SPECIALTIES**DIVISION 10**

- 1. No work is assumed in this division to be required.

DIVISION 11

KITCHEN EQUIPMENT

- 1. Replace a grease collector removed previously from the kitchen.
- 2. Inspect and clean hood to insure integrity of the existing system.
- 3. Inspect and recharge if needed all cooling equipment.

FURNISHINGS**DIVISION 12**

- 1. No work is assumed in this division to be required.

CONVEYING SYSTEMS**DIVISION 14**

- 1. Provide and install a new passenger elevator to provide wheelchair accessibility to the main (2nd) floor level. New elevator to be:
 - a. KONE Eco-Space Machine room-less elevator
 - b. 150 fpm speed
 - c. 2000 lbs capacity
 - d. 2-stop
 - e. Single-side opening
 - f. 8' car height
 - g. 4 LED lights
 - h. Laminated panel finishes and standard flooring finish option
 - i. Stainless Steel signalization panels, ceiling and handrails
 - j. Elevator closet located at ground level
 - k. Hoist beam as required.
 - l. State of CT certification and inspection.

FIRE PROTECTION**DIVISION 15**

- 1. Add dry system sprinkler head in new elevator shaft as required.
- 2. No work is assumed in this division to be required.

PLUMBING**DIVISION 15**

- 1. Sump pump at bottom of the elevator pit will be added. Discharge option to be reviewed (assumed connected to existing drainage system for this option).

HVAC**DIVISION 15**

1. Heating system is to be evaluated and based on the findings either routine maintenance or repairs to be performed. This option includes a small allowance to address routine maintenance only and miscellaneous repairs.

ELECTRICAL**DIVISION 16**

1. Selective interior track light fixtures to be removed for tiled ceilings demolition. Electrical feeds and locations to remain. Install new alike replacement fixtures after drywall ceilings are completed.
2. Install 3 new building-mounted exterior light fixtures at the new elevator location.
3. Provide power to new elevator and its components (sump pump, elevator controller, etc).
4. Provide new telephone line as required for elevator service.
5. No other work is assumed in this division to be required.
6. Miscellaneous allowance only is included in this option to disconnect and reinstall building mount light fixtures.
7. Power for equipment during construction as needed is assumed to be allowed from permanent power existing in the building

*** End of Option 2 ***

OPTION 3:

Option 3: Goal – Full renovation including Finishes Upgrade

Full renovation of the 2nd floor level at reasonable standards. 1st floor (ground) has been updated in the recent past and it is currently being utilized as lockers and bathrooms for pool related activities. Under this project we would address all shell and mechanical systems deficiencies, provide current code compliance (again if possible without major construction). Cosmetic upgrades would be completed to the shell and the 2nd floor level only to modernize the building. This is a mid-grade finishes approach with the goal that either a 3rd party or the Town would use the building for banquets or like events. A provision to renovate the pool would also be included in this option. Tennis courts, golf course, parking and other site areas are excluded

SITE**DIVISION 2**

1. Wheelchair accessibility is proposed to be achieved by introducing a new ADA accommodating elevator at in direct vicinity of the existing curb cut that is providing wheelchair access from the parking circle. A new shaft would be created right through the connector and a simple 2-stop elevator would be introduced. At the 2nd floor level, the elevator would discharge at the current storage room area into the main corridor. This seems to be the least expensive and most attractive option to address ADA Access. The existing elevator would be decommissioned but kept in place to save fundings. Faux wall would be created to cover the current door access to eliminate confusion.
2. General Sitework
 - o Temporary fencing shall be 6' high with privacy fabric. We have included approximately 1000 lf.
 - o We have included (2) temporary fencing double gates.
3. Erosion control
 - o Dust control is included
 - o Sweeping is included
 - o Four catch basins sacks are included
 - o Temporary seeding is included
 - o 6 months of maintenance is included
4. Site Demolition & Preparation is not required thus no work is assumed under this proposal.



5. Trenching, new power conduits and precast light bases are included to add 2-3 additional pole lights in the center island at the drop off circle.
6. Foundation – existing foundation in place thus no work is assumed under this proposal.
7. Site Utilities – existing utilities are in place thus no work is assumed under this proposal.
8. Paving and Walks – existing walkways and paving surfaces are to remain as is. No work assumed to be required under this proposal.
9. Fencing – only temporary fence assumed to be required. Permanent fence as existing.
10. Site Lighting
 - o Existing site lighting is assumed to be utilized with addition of new 2-3 pole lights in the turn-around landscape island to provide better lighting.
 - o 3 new building mounted decorative fixtures would be installed to highlight ground level entrance to the new wheelchair accessible elevator.
11. Landscaping
 - o Existing landscaping to remain as is
 - o Small restoration allowance accounted for under this option to reseed lawns as needed if potentially damaged by the construction. No other work assumed to be required.

DEMOLITION**DIVISION 2**

1. Remove existing interior light and plumbing fixtures
2. Remove existing wall paper
3. Remove existing flooring
4. Remove existing insulation panels in main dining room
5. Wall and ceiling wood coverings to remain existing (refinish only)
6. Remove selective section of the connector floor to accommodate new elevator shaft.
7. Remove selective section of bluestone walkway to accommodate new elevator shaft.
8. No major demolition work is assumed in this division to be required.

POOL & SPA**DIVISION 2**

1. Drain existing pool and spa
2. Patch and replaster as needed to repair damaged areas
3. Apply roll-on pool plaster coating at all surfaces of the pool, spa and the concrete decking
4. Inspect and evaluate pool equipment. Replace filter and chlorinator if needed
5. Pool/spa allowance for in-kind equipment and restoration.

CONCRETE**DIVISION 3**

1. New pit and footings for elevator shaft would be created to support the shaft
2. Ground floor deck slab will be cut as needed to accommodate the new shaft.
3. Acid wash existing concrete patio deck.
4. No other work is assumed to be required.

MASONRY**DIVISION 4**

1. New CMU shaft will be build to house a new elevator. Shaft estimated to be 8' x 6' clear inside dimension and about 38' tall (13'8" clear overhead required pass the last elevator stop).



2. Inspect existing fireplace. Clean chimney if needed.
3. No other work is assumed to be required.

STEEL**DIVISION 5**

1. New elevator hoist beam as required
2. New lintels at elevator shaft as required
3. No other work steel observed to be present on the property thus no work to be required in this scope. Existing structures seem adequate and in acceptable conditions based on visual observations – no new work is required.

FINISH CARPENTRY – 2nd floor level only**DIVISION 6**

1. Reframe 2nd level storage room area as needed to create new elevator discharge area
2. Frame new wall at main dining room in front of the exterior wall to receive new thermal barrier in lieu of existing surface mount insulation panels.
3. Trim at new elevator/reconfigured storage room walls as required
4. Close up existing elevator doors and trim as required.
5. Replace selective wood frames where rotted wood is visible. Existing window will remain as is – new framed trim to match existing in profile.
6. Open up buried skylights and high-elevation windows. Replace frames / windows as needed (assumed repair / not replacement).
7. Replace baseboard moldings with new 1" x 5" MDF square profile baseboards (contemporary look to match the building style). Door and window casings, chairrails and top of wall moldings to remain in place.
8. Remove door handles and replace all with new Schlage light-commercial grade lever style door hardware, standard-offered finish (assumed satin nickel).
9. Install new toilet accessories (in-kind replacement – same locations to insure blocking in place)
10. No other millwork assumed to be required in this scope.

ROOF & SIDING**DIVISION 7**

1. Roofing:
 - A. Flat roof area over the kitchen – about 2300 square feet of membrane roofing to be replaced as following:
 - a. Remove existing membrane roofing (leave existing equipment in place)
 - b. Mechanically-attach (2) layers of 2" polyisocyanurate insulation (R-20)
 - c. Fully adhered .060 EPDM by Carlisle/Firestone.
 - d. Fabricate/install aluminum edge metal around roof perimeter.
 - e. Aluminum edge metal to be Kynar in standard colors.
 - f. Furnish a 20-year manufacturer's warranty on complete roofing system.
 - g. Rigging for own work.
 - h. Tie into existing roof drains.
 - i. Replace roof drain covers if required.
 - B. Asphalt shingle roof – approximately 271 sq of roofing shingles to be replaced as following:
 - a. Remove existing roofing shingles
 - b. Install new 15-lbs roofing paper
 - c. Install new flashing where required
 - d. Install new ice-and-water barrier up to 36" from the edge and in valleys as required
 - e. Install new matching ridge vents
 - f. Install new 30-year GAF (or equal) architectural style roofing shingles. Color TBD



- C. New asphalt shingle roof over new elevator shaft (to match existing building appearance)
 - D. New aluminum K-style leaders and gutters in white or tan included. Quantity and drain connections to match existing.
2. Siding - Existing wood siding seems in general to be in an acceptable condition. Paint is visibly peeling off however the wood boards seem solid and no extensive rotting is visible. Selective boards will likely need to be replaced upon a closer examination thus a small siding replacement allowance is included in this budget. The main scope of the siding is preservation therefore the walls would be power washed to remove any loose paint and repainted to provide sealed envelope. Please refer to division 7 and 9 for detailed scope.

THERMAL AND MOISTURE**DIVISION 7**

- 1. Insulate frame at windows that are affected by the rotted frame replacement.
- 2. Selective caulking at windows and doors will be included as part of the exterior painting.
- 3. Waterproof new elevator pit
- 4. Install new R-38 fiberglass blanket insulation at ceiling cavities opened up by removing ceiling tiles.
- 5. Install new R-21 fiberglass blanket insulation at newly constructed wall in main dining room.
- 6. No other insulation or sealants work is assumed in this division to be required. Existing insulation and damproofing to remain as-is.

OPENINGS**DIVISION 8**

- 1. Doors and Frames - No work assumed to be required in this scope. Existing structures seem adequate and in acceptable conditions based on visual observations and available information
- 2. New door handles will be installed to modernize the appearance. Hinges to remain. New door locks to be Schlage light-commercial grade lever style door hardware, standard-offered finish (assumed satin nickel).
- 3. Glazing
 - a. Existing fixed windows consist of double glazed pane with a thermal break set into a wood frame. Several units show signs of deterioration at the wood frames however the glass seems to be in an acceptable condition. Under this option, the sections of rotted wood frames would be selectively replaced without removing the entire windows, with spray foam insulation added where feasible to provide a better thermal seal. This is reflected as an allowance and not a firm cost due to the unknown condition of all the windows.
 - b. High Elevation Exposed windows – there are existing fixed windows placed at top of the wall elevation in various areas of the building. The condition of these windows is unknowns and will require further examination to determine exact scope of work. For this option an assumption is made that they are in a similar condition to the units accessible at the main floor level and therefore an allowance is carried to repair selective partial frames only and recaulk as needed.
 - c. High Elevation Buried windows and skylights would be exposed to provide additional natural light. e only visible from the exterior. . The condition of these windows is unknowns and will require further examination to determine exact scope of work. For this option an assumption is made that they are in a similar condition to the units accessible at the main floor level and therefore an allowance is carried to repair selective partial frames only and recaulk as needed. New trim is also assumed to be required.

FINISHES – 2nd floor level only**DIVISION 9**



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1. Drywall install at newly framed areas using a ½” gypsum boards where required (new elevator area, closing up existing elevator entries, new dining room wall, etc)
2. New 1/2” drywall suspended ceiling system using Chicago grid to replace old tiled ceiling areas
3. Level 4 finish at new drywall areas
4. Reskimming (level 4) at areas where wallcovering was removed if needed.
5. All drywall areas to be repainted. Assuming up to 5 colors to be used.
6. Existing wood ceiling or wall finishes to be stripped and restained.
7. All new flooring to be per following:
 - a. Ceramic tile at \$17 per sf installed (L&M) allowance in the following areas:
 - Main foyer at 2nd floor entry
 - Toilet rooms
 - Coat room
 - b. Vinyl Plank tiles 7” x 48” wood look at \$9.25 per sf installed (L&M) allowance in the following areas:
 - All common corridors
 - All lounges including fireplace area
 - Ladies Cardio Area
 - Dining room
 - Mixed Grille
 - c. Carpet commercial grade roll (no padding) at \$35 per sy installed (L&M) allowance in the following areas:
 - Library
 - Offices
 - Men’s Private Dining
 - Men’s Card room
 - d. VCT tile 12” x 12” with vinyl base at \$2.94 per sf installed (L&M) allowance in the following areas:
 - Storage rooms
 - Kitchen (sheet vinyl preferred but to minimize equipment removal and reinstallation tile is the potential option)
8. Exterior paint – all walls to be repainted. The scope of work to include:
 - a. Power washing/scraping off the loose paint in preparation for new paint
 - b. Replacement of any potentially rotted wood areas. New siding boards / trim to match existing style.
 - c. Caulking of nail holes in exterior trim and siding as needed is included
 - d. Caulking around the windows and exterior doors as needed is included
 - e. Temporary protection of glass surfaces from paint overspray is included
 - f. Prime new or exposed wood areas
 - g. Low-pressure spray paint is assumed to be an acceptable painting method
 - h. 2-coats of exterior grade low-sheen paint, color to match existing

SPECIALTIES

DIVISION 10

1. New fire extinguishers (est qty 50) with a semi-surface mount cabinets to be installed as needed.
2. New toilet room accessories to be installed in place of existing
3. New raised lettering interior signage to be installed. Allowance of \$150/sign.
4. New movable partition to be installed between Dining room and Mixed Grille area. Partition to be acoustical fabric finish. Allowance of up to \$5,600 included

DIVISION 11

KITCHEN EQUIPMENT

1. Replace a grease trap removed previously from the kitchen.



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2. Inspect and clean hood to insure integrity of the existing system.
3. Inspect and recharge if needed all cooling equipment.

FURNISHINGS**DIVISION 12**

1. New hardstone countertops with undermount sinks to be installed in toilet rooms. Location and quantity to match existing. Mid-grade quartz or granite is assumed at an allowance of \$32 per sf (L&M).
2. Bar area to be restored (not replaced).
3. All loose furniture to be excluded.

CONVEYING SYSTEMS**DIVISION 14**

1. Provide and install a new passenger elevator to provide wheelchair accessibility to the main (2nd) floor level.
New elevator to be:
 - m. KONE Eco-Space Machine room-less elevator
 - n. 150 fpm speed
 - o. 2000 lbs capacity
 - p. 2-stop
 - q. Single-side opening
 - r. 8' car height
 - s. 4 LED lights
 - t. Laminated panel finishes and standard flooring finish option
 - u. Stainless Steel signalization panels, ceiling and handrails
 - v. Elevator closet located at ground level
 - w. Hoist beam as required.
 - x. State of CT certification and inspection.

FIRE PROTECTION**DIVISION 15**

1. Add dry system sprinkler head in new elevator shaft as required.
2. No other work is assumed in this division to be required.

PLUMBING**DIVISION 15**

1. Sump pump at bottom of the elevator pit will be added. Discharge option to be reviewed (assumed connected to existing drainage system)
2. Install all new toilet room fixtures (men & women rooms). Quantities and locations to match existing. ADA compliant is included for both men and women rooms (1 stall 1 sink each).
3. No other work is assumed to be required.

HVAC**DIVISION 15**

1. Feasibility study for potentially introducing a geo-thermal system will be explored prior to commencement of this work (option to minimize the cost of heating/cooling expense). Deep well method would be likely to be considered. If acceptable, oil-fired heating system would be left in place as a supplementary heat for extreme weather events, however main operation would be based off the geo-thermal system.



2. If geo-thermal system not feasible:
 - a. heating system would be replaced with new modular oil-fired boiler utilizing existing baseboards. Baseboard covers will be updated to modernize, however the distribution system to remain as is.
 - b. air-conditioning system to be serviced as needed (new system per maintenance)

ELECTRICAL

DIVISION 16

1. Study for possible installation for roof-mounted solar panels would be conducted prior to commencement of the work. If feasible, solar would be installed to provide supplementary power to insure energy conservation.
2. All interior light fixtures would be updated. Electrical feeds and locations to remain. Install new alike replacement fixtures with Energy-star or DCL certified lights for energy conservation.
3. Install 3 new building-mounted exterior light fixtures at the new elevator location.
4. Provide power to new elevator and its components (sump pump, elevator controller, etc).
5. Provide new telephone line as required for elevator service.
6. Provide new wall mount TV connections at 3 locations (Bar area, Mixed Grill, and Fireplace Lounge area).
7. Replace exterior building mount lights with modern LED fixtures for energy conservation. Quantity and locations to match existing.
8. Power for equipment during construction as needed is assumed to be allowed from permanent power existing in the building

*** End of Option 3 ***

OPTION 4:

Option 4: Goal – Full Demolition – Entire Structure

Full demolition. This includes removal of the entire Club House building including the ground level currently utilized by the pool operations and the Pro-shop. Restore grounds to a lawn area.

SITE

DIVISION 2

1. Disconnect and cap/terminate all utilities to the building
2. Detach pool/spa/golf support systems from building
3. Detach Pool concession shed from building.
4. Provide temporary fencing on perimeter of the building including a separation from the pool area and golf course. Fence shall be 6' high with privacy fabric.
 - o We have included (2) temporary fencing double gates.
 - o Fence shall be 6' high with privacy fabric
 - o We have included 1000 lf.
5. Erosion control
 - o We have included one tracking pad
 - o Dust control is included
 - o Sweeping is included
 - o Four catch basins sacks are included
 - o 50 LF of stone berms are included
 - o Temporary seeding is included
 - o 2 months of maintenance is included



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6. Fencing – only temporary fence assumed to be required. Permanent fence as existing.
7. Site Lighting
 - o Existing site lighting is assumed to be terminated at the parking circle entrance. All fixtures from that point towards the Club House to be disconnected and discarded.
8. Restore graded area within the construction limits:
 - a. Backfill disturbed areas including incremental compaction at previous building footprint areas.
 - b. Import suitable soil if required.
 - c. Fine grade to connect to existing topography at demarcation points.
 - d. Provide and spread 6” of topsoil.
 - e. Construction area to be seeded to restore to a lawn condition.
 - f. No other landscaping is included.

DEMOLITION

DIVISION 2

-
1. Remove and discharge underground oil and propane tanks and their components
 2. Remove and dispose off all building and its structures:
 - Main building
 - Connector
 - West wing building
 - Concrete ground level walls, decks, slabs, walls and foundations
 - Concrete patio deck
 - Concrete retaining walls
 3. Remove and dispose off existing pavement from demarcation limit to building line
 4. Remove and dispose off existing concrete walks from demarcation limit to building line
 5. Remove and dispose off existing bluestone walks and steps from demarcation limit to building line
 6. Remove and flatten out existing birmed up areas adjacent to building. Fine grade to tie to existing topography at demarcation points.
 7. Remove and dispose off existing 10,000 gal holding tank utilized by the fire sprinkler system.
 8. Disconnect but left in place remotely located 40,000 gal holding tank utilized for water supply.

POOL & SPA

DIVISION 2

-
1. Temporary protection of the pool and spa during mass demolition
 2. Temporary fence to provide separation buffer from area of mass demolition
 3. No other work is assumed in this option.

CONCRETE

DIVISION 3

-
1. All concrete within the limits of construction to be removed and disposed of site.

MASONRY

DIVISION 4

-
1. All masonry and landscape walls to be removed within limits of construction and disposed off.
 2. No new walls are to be build under this option – site to be restored to a lawn condition only.



STEEL**DIVISION 5**

1. All steel within the limits of construction to be removed and disposed of site.

FINISH CARPENTRY**DIVISION 6**

1. All woods and plastics within the limits of construction to be removed and disposed of site.

ROOF & SIDING**DIVISION 7**

1. All roofs and façade within the limits of construction to be removed and disposed of site.
2. Small allowance for roof repair work at the pool concession stand that will remain in place is accounted for in this option.
3. No other work is assumed to be required.

THERMAL AND MOISTURE**DIVISION 7**

1. All insulation within the limits of construction to be removed and disposed of site.

OPENINGS**DIVISION 8**

1. All windows & doors within the limits of construction to be removed and disposed of site.

FINISHES**DIVISION 9**

1. All finishes within the limits of construction to be removed and disposed of site.

SPECIALTIES**DIVISION 10**

1. All specialties within the limits of construction to be removed and disposed of site.

KITCHEN EQUIPMENT**DIVISION 11**

1. All kitchen equipment within the limits of construction to be removed and disposed of site.

FURNISHINGS**DIVISION 12**

1. All furnishings remaining in building at commencement of demolition to be removed and disposed of site.

CONVEYING SYSTEMS**DIVISION 14**

1. Existing elevator to be decommissioned through State of Connecticut



2. All elevator systems and components within the building to be removed and disposed of site.

FIRE PROTECTION**DIVISION 15**

1. All fire protection systems and equipment remaining in building at commencement of demolition to be removed and disposed of site.
2. Existing 10-gal storage tank in basement for fire protection to be removed and disposed off site.

PLUMBING**DIVISION 15**

1. All plumbing systems, fixtures and equipment within the construction limit to be removed and disposed off site.
2. Underground oil tank to be pumped out, decommissioned, removed and disposed off site
3. Underground propane tank to be pumped out, decommissioned, removed and disposed off site
4. Existing remotely located 40,000-gal holding water tank to remain in place. Only work to terminate and cap the supply line between tank and bulding is assumed to be required to be completed under this option.

HVAC**DIVISION 15**

1. All cooling gasses to be recaptured from existing equipment and properly disposed off site.
2. Any HVAC systems and equipment within the construction limit to be removed and disposed off site.

ELECTRICAL**DIVISION 16**

1. All electrical systems, fixtures and equipment within the construction limit to be removed and disposed off site.
2. Any fluorescent bulbs or other potentially hazardous containing components to be removed separately and properly disposed off site.
3. Pool/Spa connections to be restored as required (need to confirm if separate electrical service is required to service pool area as a stand alone system – not included in this option).

*** End of Option 4 ***

OPTION 5:

Option 5: Goal – Partial Demolition and Rebuild

Demolition of 2nd floor level only. Ground floor level to remain as is (all concrete structure including the platform between the 1st & 2nd floor). Build new structure on top of the existing concrete part of the building. Assuming work while ground floor of the building is not in use and vacant (use of the pool/spa support area and the shop will be closed for duration of this option). A provision to renovate the pool would also be included in this option. Tennis courts, golf course, parking and other site areas are excluded



- a. New construction over the entire ground floor area. New structure would match the existing 2nd floor in square footage (21,951 sf). Upper story apartment and storage area would be not be reconstructed (approx. 756 sf).
- b. New construction over partial ground floor area. New structure would stop at the connector. The new structure would be smaller – the newly constructed area would be approximately 17,091 (eliminate 1,440 sf of connector; 2,664 sf of 2nd level above the Pro-shop and 756 sf of apartment). 4104 sf of the remaining area would become a roof, with the option of a rooftop garden for recreational use.
- c. Demolition of entire 2nd floor area and not construct any building over the platform. The ground floor would continue to be utilized as is. Platform would become a roof area. An optional rooftop garden can be added if desired for recreational use.

SITE

DIVISION 2

1. Disconnect and cap/terminate all utilities to the 2nd floor of the building
2. Detach pool/spa/golf support systems from building if affected by 2nd floor demolition
3. Detach Pool concession shed from building.
4. Provide temporary fencing on perimeter of the building including a separation from the pool area and golf course. Fence shall be 6' high with privacy fabric.
 - o We have included (2) temporary fencing double gates.
 - o Fence shall be 6' high with privacy fabric
 - o We have included 1000 lf.
5. Erosion control
 - o We have included one tracking pad
 - o Dust control is included
 - o Sweeping is included
 - o Four catch basins sacks are included
 - o 50 LF of stone berms are included
 - o Temporary seeding is included
 - o 10 months of maintenance is included
6. Fencing – only temporary fence assumed to be required. Permanent fence as existing.
7. Site Lighting
 - o Existing site lighting is assumed to be utilized with addition of new 2-3 pole lights in the turn-around landscape island to provide better lighting.
 - o 3 new building mounted decorative fixtures would be installed to highlight ground level entrance to the new wheelchair accessible elevator.
8. Landscaping
 - o Existing landscaping to remain as is
 - o Small restoration allowance accounted for under this option to reseed lawns as needed if potentially damaged by the construction. No other work assumed to be required.

DEMOLITION

DIVISION 2

1. Isolate connection points of all services to remain on ground floor level. Cap/terminate or provide future connection points to new construction area as required for the alteration noted in each option.
2. Isolate and protect birm area with underground oil and propane storage tanks.
3. Remove and store off site furnishings or components identify by the Owner for reuse.
4. Remove and properly dispose off any and all equipment, furnishings, fixtures, finishes to located at the 2nd floor level.



5. Remove and dispose off outside concrete patio at 2nd floor level adjacent to the Mixed Grille area.
6. Remove and dispose off all building and its structures at the 2nd floor level including fireplace. Concrete platform between 1st and 2nd floor to remain as is.
7. Remove section of concrete platform for placement of new elevator.
8. Remove ground floor level siding (to allow new façade to match).

POOL & SPA**DIVISION 2**

1. Drain existing pool and spa
2. Patch and replaster as needed to repair damaged areas
3. Apply roll-on pool plaster coating at all surfaces of the pool, spa and the concrete decking
4. Inspect and evaluate pool equipment. Replace filter and chlorinator if needed
5. Pool/spa allowance for in-kind equipment and restoration.

CONCRETE**DIVISION 3**

1. New pit and footings for elevator shaft would be created to support the shaft
2. Ground floor deck slab will be cut as needed to accommodate the new shaft.
3. No other work is assumed to be required.

MASONRY**DIVISION 4**

1. New CMU shaft will be build to house a new elevator. Shaft estimated to be 8' x 6' clear inside dimension and about 38' tall (13'8" clear overhead required pass the last elevator stop).
2. No other work is assumed to be required.

STEEL**DIVISION 5**

1. New elevator hoist beam as required
2. New lintels at elevator shaft as required
3. No other work steel observed to be present on the nor assumed to be incorporated into the new construction structure thus no work to be required in this scope. .

ROUGH CARPENTRY**DIVISION 6**

1. Exterior framing at new 2nd floor structure to be 2x6x9' SPF #2 or better, 16" o.c. walls.
2. Pressure-treated 2x to be included where bottom plate is in contact with concrete.
3. Headers to be per code requirements typically.
4. Number of jacks and kings to be per code requirements typically.
5. Number of sills to be per code requirements typically.
6. Structural posts inside of walls to be per code requirements.
7. Exterior wall sheathing to be 7/16" OSB.
8. Roof sheathing assumed to be 5/8" OSB.
9. Floor system not required – utilizing existing concrete slab between 1st & 2nd floor.
10. Roof system to be engineered trusses.
11. Roof trusses to be installed at 24" on center.



12. Floor trusses to be installed at 16" on center.
13. Truss bracing to be braced with 2x SPF.
14. Blocking to be provided for exterior and interior walls with a stud cavity over 8'.
15. Fire blocking as required by code.
16. Blocking to be provided at kitchen for cabinets.
17. Blocking to be provided at bathroom for grab bars and accessories.
18. Blocking to be provided at stairwell for handrails.
19. Please identify an allowance value carried for hold-downs at each building type.
20. Installation of exterior entry doors and windows (hardware by Division 6 Finish Carpentry).
21. Window tape to be by Vycor Plus.
22. Fire rated, painted ½" plywood backer panels for electrical rooms.
23. Sill sealer to be ¼"x5.5"x50' foam.
24. Posts to be wood wrapped by PVC trim (by Division 7 Siding).
25. Assume no FSC lumber.
26. Assume no lumber with a moisture content less than 19%.

FINISH CARPENTRY // CASEWORK

DIVISION 6

1. Proposed trim package:
 - a. Unit door casing
 - i. To be provided (primed) by Division 8 Doors/Frames/Hardware as 1x3 square profile flatstock trim.
 - ii. To be installed by Division 6 Finish Carpentry
 - b. Unit window casing
 - i. Painted drywall return jambs/head by Division 9 drywall
 - ii. sill and 1x3 square profile flatstock stool to match door casing
 - c. Unit wall base
 - i. Pre-primed 1x6 square profile flat stock base
 - ii. Painted finish (enamel, high gloss, low VOC)
 - d. No crown moulding
 - e. No chair rail
 - f. 12" vinyl-coated wire rod/shelving at new closets
 - g. Install Only:
 - i. Interior pre-hung doors and casings
 - ii. Hardware at all interior and exterior doors
 - iii. Division 10 Toilet Accessories
2. Proposed stair package:
 - a. Provide tie-in to existing stairs remaining from the ground floor level.
 - b. Stairs to be covered by vinyl tread by Division 9 Flooring (new and remaining)
 - c. Provide handrail/guardrail tie-in to existing stairs remaining from the ground floor level.
3. New Server area supporting new kitchen and ballrooms:
 - a. Wood veneer cabinets
 - b. All-plywood boxes
 - c. Standard shaker doors
 - d. Dovetail drawers
 - e. Countertops at kitchens and vanities to be Granite, 3 cm, Economy; Group A or B w/ undermount sink by Division 15
 - f. 4" backsplashes and sidesplashes at countertops included.
 - g. ¾" Wood shelving with angle support brackets for glass.
 - h. Wire shelving for linen storage
4. New Commercial kitchen:
 - a. Metal shelving and countertops by Division 10



5. New Office area:
 - a. Plastic laminate base and wall cabinets if required w/ melamine interiors
 - b. Plastic laminate countertops
 - c. Wire shelving at paper storage
6. Reception – Solid wood reception desk with granite countertop and transaction counter, 3 cm, Economy; Group A or B
7. Toilet rooms - Granite countertop on wood with undermount sinks

ROOF & SIDING**DIVISION 7**

1. Existing siding at ground level to be removed and replaced.
2. New Siding – Assuming James Hardie Color Plus plank/shake combination or alike. The general look of the new structure assumed to be modern similar to existing building.
 1. Include 1” polyiso insulation behind siding at ground level.
 2. Include blocking around windows for trim/siding installation, due to 1” projection of insulation.
 3. Assuming Hardie/Fypon decorative trim items to be included to break up elevation.
 4. The exterior trim assumed to be PVC around the windows and doors. The exterior PVC trim is to be installed with hidden fasteners.
 5. The exterior PVC/Fypon is not to be painted.
 6. The exterior horizontal cementitious siding is to be pre-finished.
 7. Soffits are to be vented Hardie or alike.
3. Roofing – Assuming new structure to have a combination of sloped and flat roof sections.
 - A. Shingle Roofing on majority of new building to be:
 - b. Architectural style asphalt shingles
 - c. Lifetime warranty.
 - d. Ice and water at eaves, ridges, valleys.
 - e. 30-lb felt at all other areas.
 - B. Kitchen area roof to be flat (similar to existing) and to receive membrane roofing:
 - i. Mechanically-attached (2) layers of 2” polyisocyanurate insulation (R-20)
 - ii. Fully adhered .060 EPDM by Carlisle/Firestone.
 - iii. Fabricate/install aluminum edge metal around roof perimeter.
 - iv. Aluminum edge metal to be Kynar in standard colors.
 - v. Furnish a 20-year manufacturer’s warranty on complete roofing system.
 - C. Gutters and Downspouts
 - a. 5” ogee gutters with standard bar hangers.
 - b. 3x4 downspouts
 - c. Aluminum, standard gauge (please qualify), white in color
 - d. Tie into roof drainage system (by Division 2 site)
 - e. Transition boots by Division 2 site
 - D. Standing Seam Metal Roofing at accent areas
 - i. Assuming standard manufacturer’s offered colors
 - ii. Snow guards
4. Existing pool concession area to remain as a stand-alone facility and not to be tied back to the main building.

THERMAL AND MOISTURE**DIVISION 7**



1. All insulation at ground floor level to remain as is. Additional insulation will be provided at exposed walls by installing 1" polyiso insulation behind siding at the ground level.
2. Insulation at new construction:
 1. R-21 batt insulation at exterior walls and rim joists.
 2. R-49 attic insulation.
 3. Interior sound batts at ball/meeting rooms.
 4. Exterior air/vapor barrier to be Tyvek by Division 6 Rough Carpentry.
 5. Air Sealing will include exterior walls and demising walls as required by 2012 Energy Code.

OPENINGS**DIVISION 8**

1. Doors, Frames and Hardware
 - a. Entry Doors
 - i. Commercial grade, Fiberglass, insulated with glass or vision panels
 - ii. Wood jambs and casings.
 - iii. White doors, primed casings.
 - b. Interior Doors
 - i. Pre-hung
 - ii. Solid core wood doors
 - iii. Assuming plain sliced white maple.
 - iv. 4-3/4" jambs
 - v. Flat casing
 - vi. Commercial grade standard duty hardware typically
 - c. All HM exterior doors at selected locations.
 1. Exterior frames to be 14 gauge.
 2. Interior frames to be 16 gauge.
 3. All frames to be welded.
 4. If vision panel required, no larger than 8" x 36" will be provided
2. Windows
 - a. No extension jambs (to be drywall returns).
 - b. Assuming all fixed white wood window with aluminum cladding exterior.
 - c. Glazing to be low-E argon.
 - d. No grilles.
 - e. U-factor to be 0.31 or better.
 - f. Interiors to be factory prefinished white.
 - g. Tempered glass at code-required locations.

FINISHES**DIVISION 9**

1. All finishes on new 2nd floor area to be builder's grade finishes. Ground floor level finishes to remain as-is.
2. Drywall at new construction – 2nd floor level:
 - b. Drywall to be 5/8" typically.
 - c. Level 4 finish typically.
 - d. No textured ceilings.
 - e. Resilient channel at demising partitions, one side.
 - f. Ceiling assemblies to be 5/8" Type X with resilient channel spaces at 12" o.c.



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- g. No sound clips.
- 3. Acoustical Tile Ceilings are assumed that could be used in selective areas:
 - i. USG vinyl-faced stipple #3220 in kitchen
 - ii. All other areas in building to receive 2x2 Cirrus reveal edge #584
 - iii. All grid to be 15/16", white.
- 4. All new flooring to be per following:
 - a. Ceramic tile at \$17 per sf installed (L&M) allowance in the following areas:
 - i. Main foyer at 2nd floor entry
 - ii. Toilet rooms
 - iii. Coat room
 - b. Vinyl Plank tiles 7" x 48" wood look at \$9.25 per sf installed (L&M) allowance in the following areas:
 - i. All common corridors
 - ii. Dining room areas
 - c. Carpet commercial grade roll (no padding) at \$35 per sy installed (L&M) allowance in the following areas:
 - i. Offices
 - ii. Small gathering rooms
 - iii. "Bridal" room
 - d. VCT tile 12" x 12" with vinyl base at \$2.94 per sf installed (L&M) allowance in the following areas:
 - i. Storage rooms
 - ii. Janitor's closet
 - iii. Other Auxiliary areas
 - e. Epoxy coating for Commercial kitchen floor at \$3.50 per sf installed or alike suitable flooring material.
- 5. Paint
 - a. Interior walls, ceilings, soffits, hollow metal frame, pre-hung doors, and all standing and running trim are to receive one prime and two finish coats with low-VOC paint
 - b. Hollow metal frames to be painted.
 - c. We have assumed (5) colors
 - d. Caulking of nail holes in standing and running trim is to be included.
 - e. Exterior siding and trim to be pre-finished.
 - f. Window sashes to be prefinished.

SPECIALTIES

DIVISION 10

- 1. Toilet accessories in new toilet rooms to include:
 - a. Mirrors - Framed, surface-mounted at each sink
 - b. Toilet tissue dispenser one per lavatory
 - c. Napkin disposers one per lavatory in ladies room only
 - d. Recessed garbage disposal one per toilet area
 - e. Surface mount soap dispensers – one at each sink
 - f. Grab bars as required for handicap assigned stalls.
 - g. Toilet partitions
- 2. Interior signage to be exterior letters.
 - a. Signage to be interior signage to be 6"x6"
 - b. ADA raised letters and Braille made of solid acrylic plastic at a thickness of .125" with square edge.
 - c. manufacturers standard colors.
 - d. Assume (1) sign per room.
- 3. Allowance for exterior signage.
- 4. Fire extinguishers to be 5lb ABC fire extinguisher with standard bracket.



- a. Assume (8) at the kitchen area.

DIVISION 11

KITCHEN EQUIPMENT

1. New kitchen equipment to match existing kitchen layout. Assuming same size cooking appliances and associated hoods will be sufficient.

FURNISHINGS

DIVISION 12

1. Assuming a built-in reception desk and bar will be required (allowance).
2. All other furnishings to be loose furniture provided by Owner
3. No window treatments to be provided

CONVEYING SYSTEMS

DIVISION 14

1. New passenger elevator to provide wheelchair accessibility to the main (2nd) floor level. New elevator to be:
 - a. KONE Eco-Space Machine room-less elevator
 - b. 150 fpm speed
 - c. 2000 lbs capacity
 - d. 2-stop
 - e. Single-side opening
 - f. 8' car height
 - g. 4 LED lights
 - h. Laminated panel finishes and standard flooring finish option

FIRE PROTECTION

DIVISION 15

1. All new construction area including the added elevator to be fully sprinklered.
 - a. NFPA 13 system.
 - b. Work will start inside the buildings at a flange with ample water and pressure.
 - c. CPVC piping where permitted by code. Code-minimum, concealed heads.
 - d. Include engineering, design, drawing, calculations, and permit.
 - e. Assuming adequate water pressure utilizing existing fire pump and the 10,000 gal storage tank existing at the ground level.

PLUMBING

DIVISION 15

1. All new plumbing at 2nd floor is to be tied to existing systems on the ground floor.
2. Underground oil tank to remain and be utilized if feasible. No work is assumed to be required.
3. Underground propane to remain and be utilized if feasible. No work is assumed to be required.
4. Plumbing fixtures in new toilets to be
 - a. Lavatories to be Kohler undermount bathroom sink, K-2881
 - b. Faucet to be brushed nickel
 - c. Water Closets to be American Standard Champion 4 Right Height Elongated Total Toilet, # 2586.000.
5. Plumbing fixtures in new kitchen to match existing kitchen set up.
 - a. commercial grade double bowl main sink



- b. commercial grade prep area single bowl sink
 - c. commercial grade handwashing single bowl sink
 - d. Assumes copper domestic water piping.
 - e. Assumes PVC drain/waste/vent.
 - f. Included gas piping allowance for all equipment
 - g. Included grease trap allowance
6. Plumbing fixtures in new server area
- a. commercial grade prep area single bowl sink
 - b. commercial grade handwashing single bowl sink
 - c. Assumes copper domestic water piping.
 - d. Assumes PVC drain/waste/vent
 - e. Supply connections to tea/coffee makers
7. Plumbing fixtures in new Janitor's closet
- a. Floor mounted utility sink
 - b. On-demand water heater
8. Boiler replacement and new connection
- a. New modular boiler will be installed in place of the existing unit.
 - b. Connect to hot water supply, new air handler with heating coil as needed.
9. Propane Gas Piping
- a. Include propane gas piping and venting as required to connect kitchen equipment.
10. Piping
- a. PEX or CPVC domestic.
 - b. PVC drain/waste/vent.
 - c. Gas piping to be black steel.
11. Other
- a. All fixtures to have individual shut off valves.
 - b. Frost-free hose bibs – assume new at bermed up areas.
 - c. Backflow preventers if applicable
 - d. Piping insulation per code requirements

HVAC**DIVISION 15**

1. Feasibility study for potentially introducing a geo-thermal system will be explored prior to commencement of this work (option to minimize the cost of heating/cooling expense). Deep well method would be likely to be considered. If acceptable, oil-fired heating system would be left in place as a supplementary heat for extreme weather events, however main operation would be based off the geo-thermal system.
2. If geo-thermal system not feasible (base system in budget) or if selected as supplementary system to geothermal:
 - a. Heating system would be replaced with new modular oil-fired boiler tied to support existing baseboard heating at ground floor level.
 - b. Air handlers will be installed to service new construction 2nd floor areas. Cooling and heating will be supplied by air distribution system to minimize cost (utilize same ductwork).
 - c. Condensers will be remotely located at rooftop areas.
 - d. Programmable digital thermostats with setpoints and lockboxes will be installed.
3. Ductwork
 - a. Trunk ductwork to be galvanized sheet metal
 - b. Fabricated and installed in accordance with ASHRAE and SMACNA standards



- c. Insulated with minimum R-5 flexible duct wrap with vapor barrier jacket in accordance with the requirements of the current Energy Code.
 - d. Assumed to run in the open-web trusses.
4. Exhaust
- a. Toilet room exhaust through roof.
 - b. All equipment exhausts through roof as required.
 - c. Welded black-iron hood exhaust duct to be double wrapped with zero-clearance insulation. Grease trap access panels to be provided on all horizontal runs no further than every 20 ft.

ELECTRICAL

DIVISION 16

1. Isolate and disconnect wiring and systems between the ground level and 2nd floor level for demolition of the upper floor.
2. Any fluorescent bulbs or other potentially hazardous containing components to be removed separately and properly disposed off site from the 2nd floor demolition.
3. Pool/Spa connections to be separated if required for demolition of the 2nd floor and reconfigured for permanent connection independent of the main building (need to confirm if separate electrical service is required to service pool area as a stand alone system – not included in this option).
4. Electrical Service at new construction area:
 1. All grounding and bonding per code.
 2. Electrical service is assumed to be existing underground service feasible to be utilized for new construction connections.
 3. Existing switchgear is assumed to be feasible and will not be replaced.
5. Site Lighting
 - a. Existing site lighting is assumed to be utilized with addition of new 2-3 pole lights in the turn-around landscape island to provide better lighting.
 - b. 3 new building mounted decorative fixtures would be installed to highlight ground level entrance to the new wheelchair accessible elevator. .
6. General comments
 - a. All new wiring to be assumed copper to match existing electrical system.
 - b. Light Fixtures at 2nd floor level will be all new Energy-Star or DCL certified fixtures to insure energy conservation
 - c. Occupancy sensors will be provided in selective areas (toilets, storage rooms, coat closets)
 - d. Generator will not be provided
 - e. Fire Alarm
 - f. Hard-wired smoke and CO detectors at code-required locations.
 - g. Include call-for-aid at new toilets.
 - h. HVAC, Plumbing and Appliance Power
 - i. Provided connections to all HVAC equipment.
 - j. Provided connections to all plumbing equipment.
 - k. Provided connections to all appliances.
 - l. HVAC control wiring by Division 15.
 - m. Cable, Voice and Data included
 - n. Security and CCTV at selected areas
 - o. Cameras will be provided at the key entry points to the building
7. Connections for wall hung and outdoor mounted TV's will be provided. Equipment by others. Replace exterior building mount lights with modern LED fixtures for energy conservation. Quantity and locations to match existing.
8. Power for equipment during construction as needed is assumed to be allowed from permanent power existing in the building

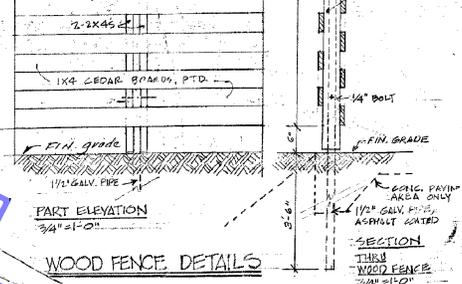
*** End of Option 5 ***



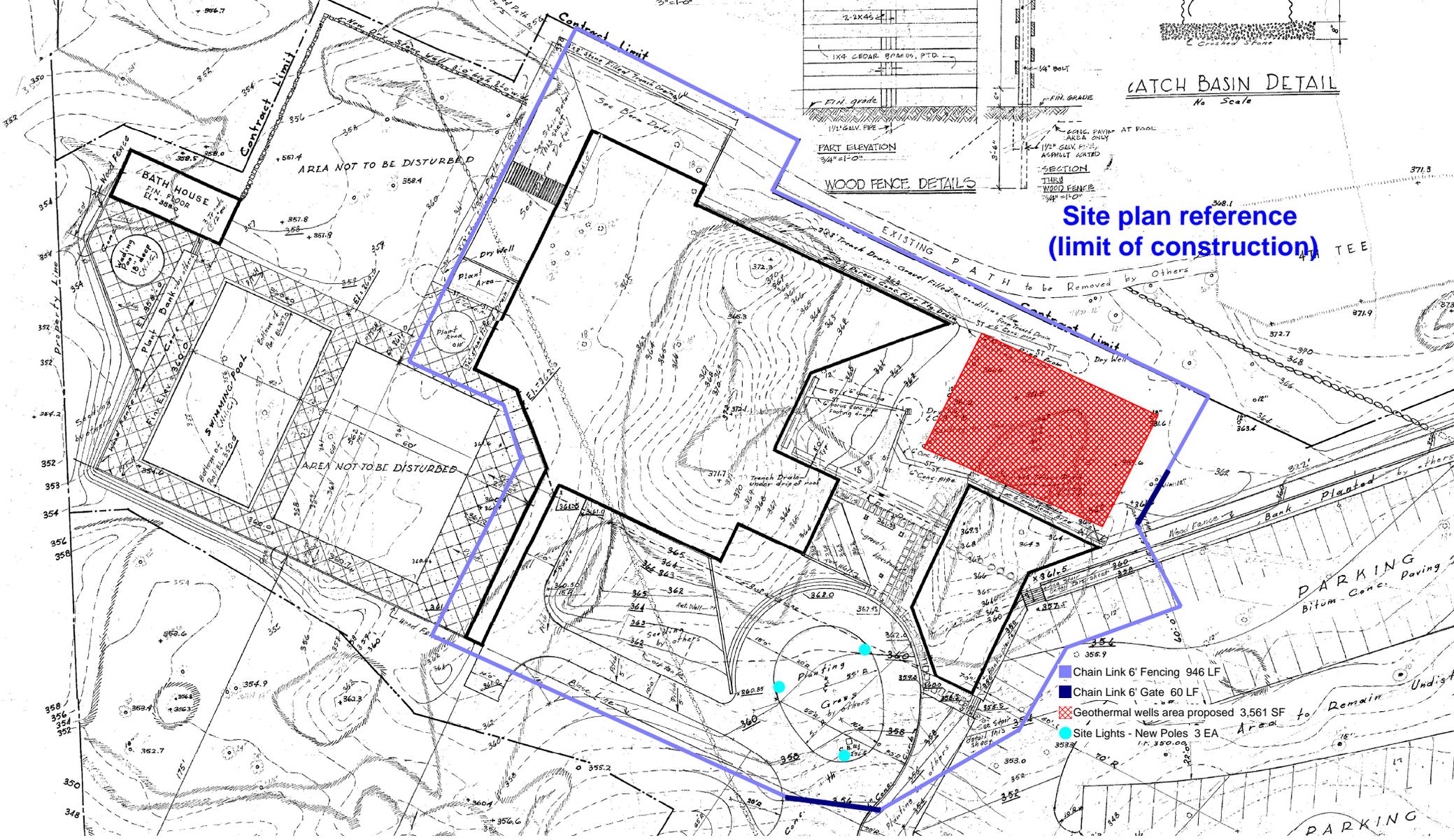
OPTIONS OVERVIEW REFERENCE

SECTION 3

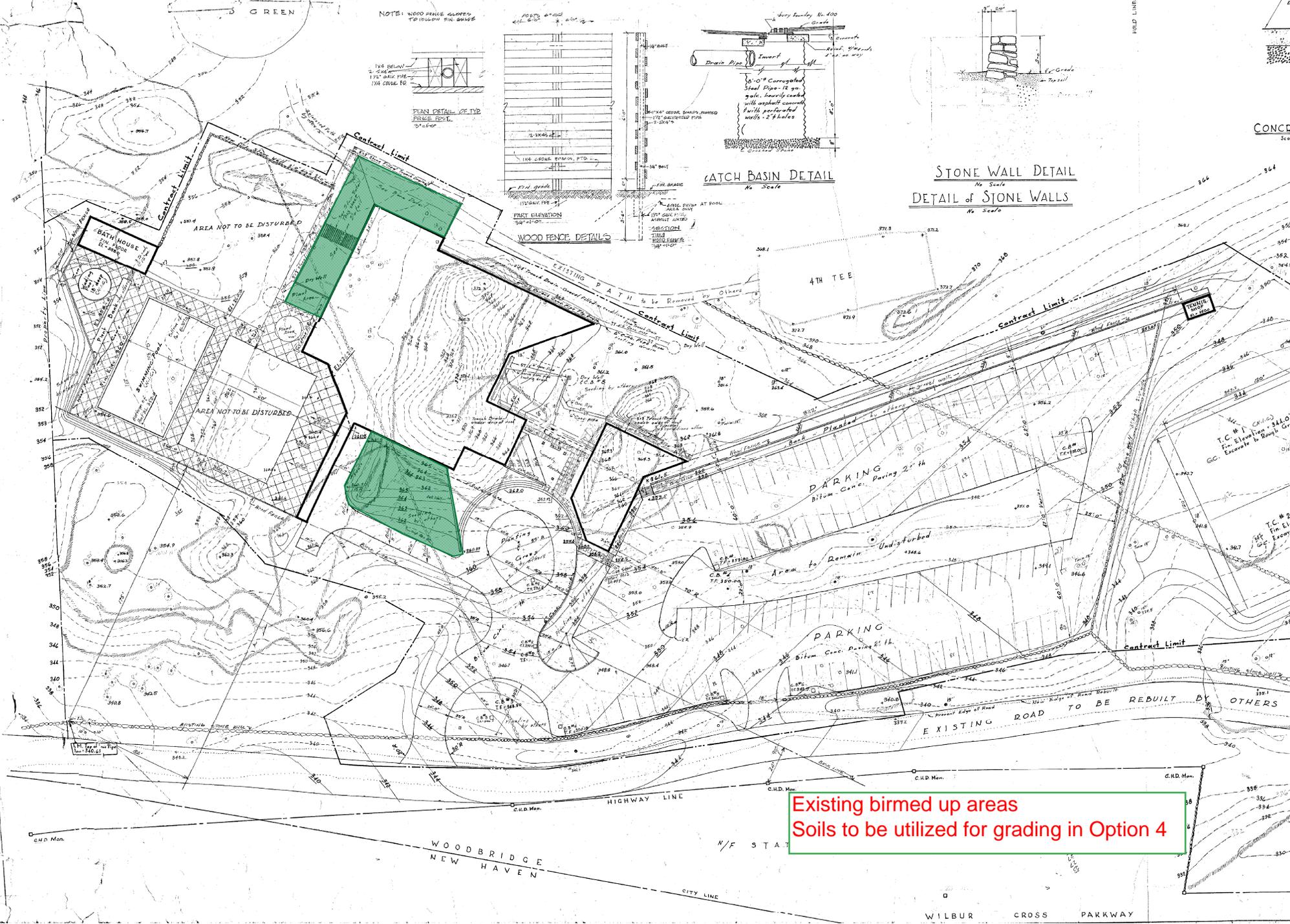
CATCH BASIN DETAIL
No Scale



Site plan reference
(limit of construction)



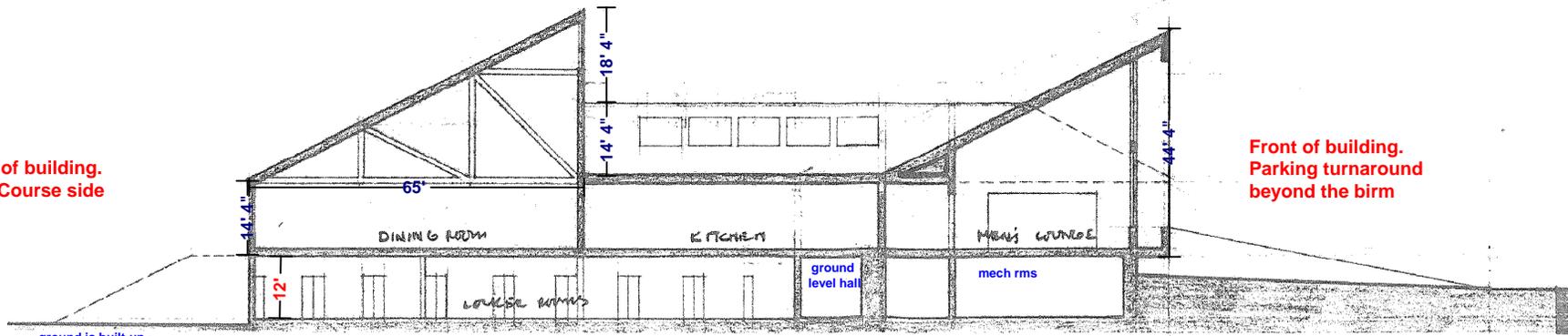
- Chain Link 6" Fencing 946 LF
- Chain Link 6" Gate 60 LF
- ▨ Geothermal wells area proposed 3,561 SF
- Site Lights - New Poles 3 EA



Existing birmed up areas
 Soils to be utilized for grading in Option 4

Rear of building.
Golf Course side

Front of building.
Parking turnaround
beyond the birm



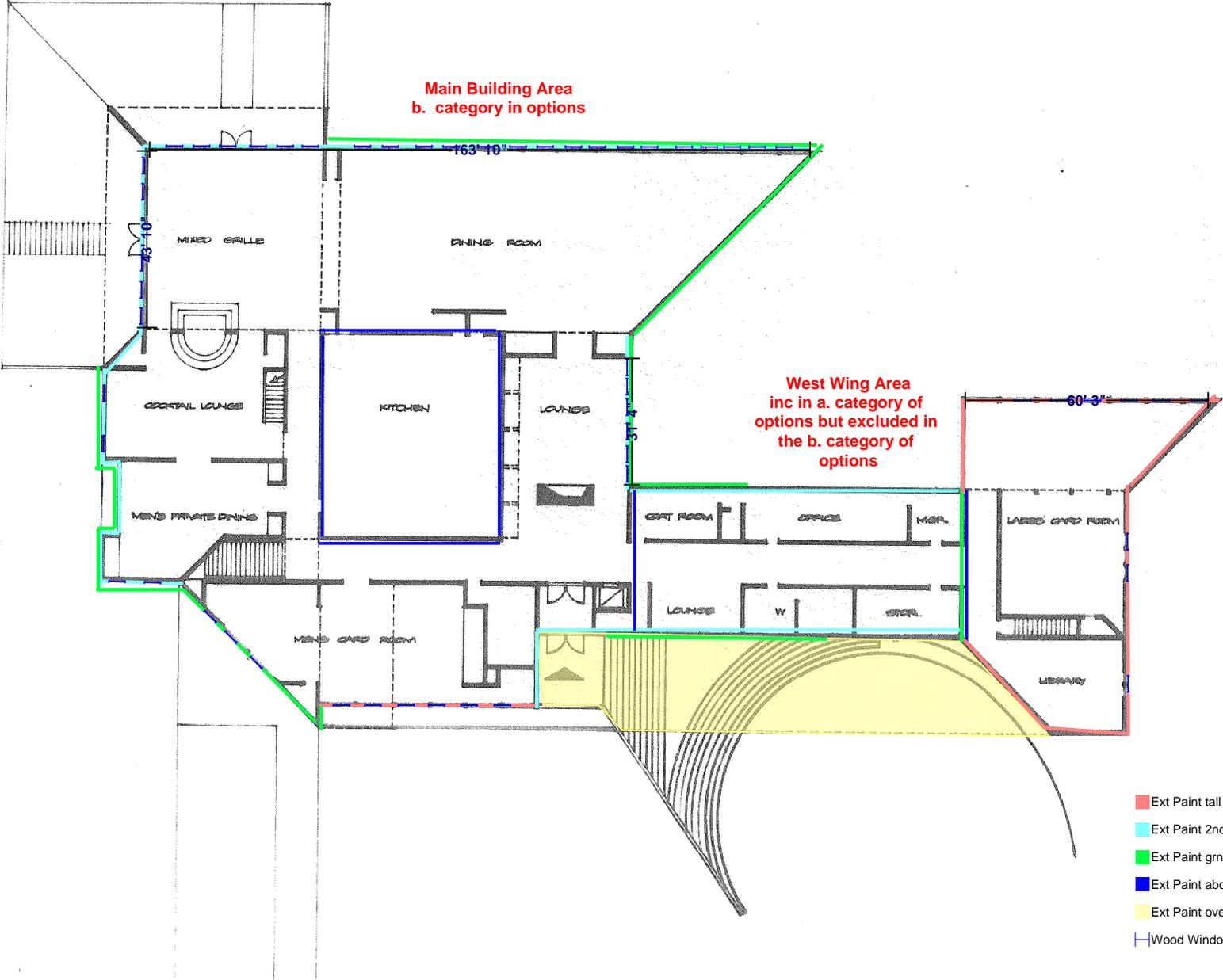
ground is built-up -
dashed line represents
grade at building. Steps
to 2nd flr elevation.
Ground fir burried down
(basement condition in
lockers)

WOODBRIDGE COUNTRY CLUB
BUILDING SECTION
1/8" = 1'-0"

Side view section. Looking at East
elevation

HERBERT S. NEWMAN, Architect
300 YORK STREET, REAR
NEW HAVEN, CONN. 06511

OPTION 1 - "Mothball"





- EPDM 18 SQ
- New Roofing 6:12 271 SQ
- EPDM up wall 516 SF

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**OPTION 1 Reference
"Mothball" Approach**

Siding

Existing: Typical existing condition; wood boards are mostly solid with areas of peeling paint

Proposed: Repaint existing wood boards and caulk around all openings



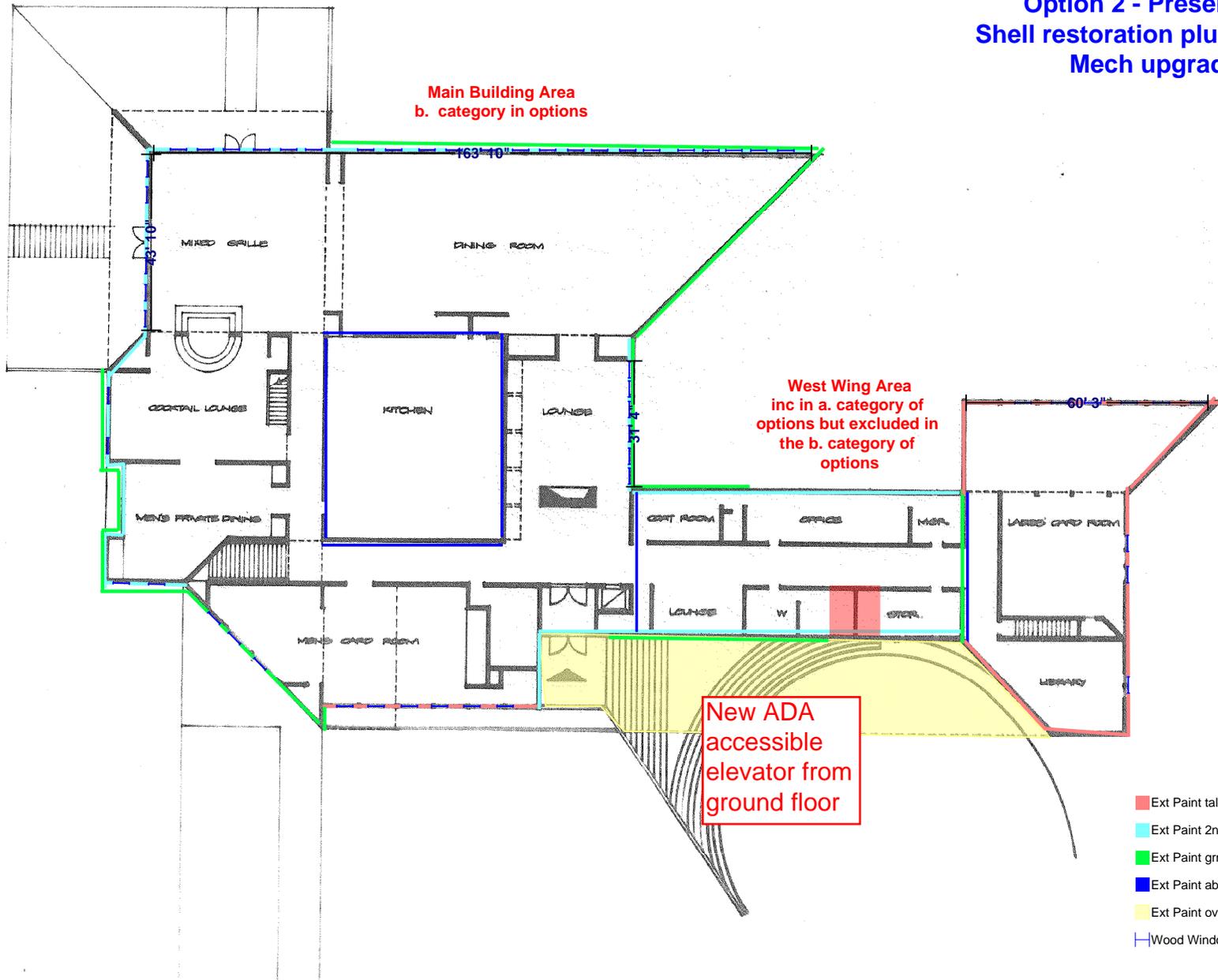
Roof:

Existing: Surpassed its life efficiency. Roof leaks evident inside the building.

Proposed: Reroof asphalt shingles; replace EPDM; reuse gutters and leaders



**Option 2 - Preservation
Shell restoration plus Selective
Mech upgrades**



- Ext Paint tall wall @ -44' 12,411 SF
- Ext Paint 2nd flr wall @ -14.4' 7,893 SF
- Ext Paint grd level @ -12' 5,781 SF
- Ext Paint above connector @ -18'3" 4,751 SF
- Ext Paint overhang ceiling flat 2,618 SF
- Wood Windows +/- 5' w x 4' h 55 EA



- EPDM 18 SQ
- New Roofing 6:12 271 SQ
- EPDM up wall 516 SF

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**OPTION 2 Reference
Preservation with ADA access**

Envelope

Existing: Siding and roofing in need of repair

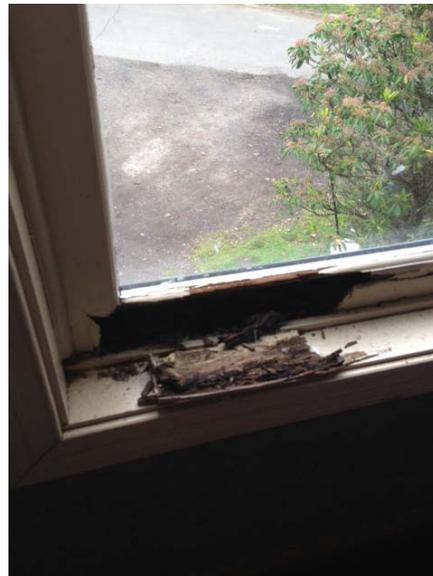
Proposed: Repaint siding and replace all roofing areas. New gutters and leaders



Interior:

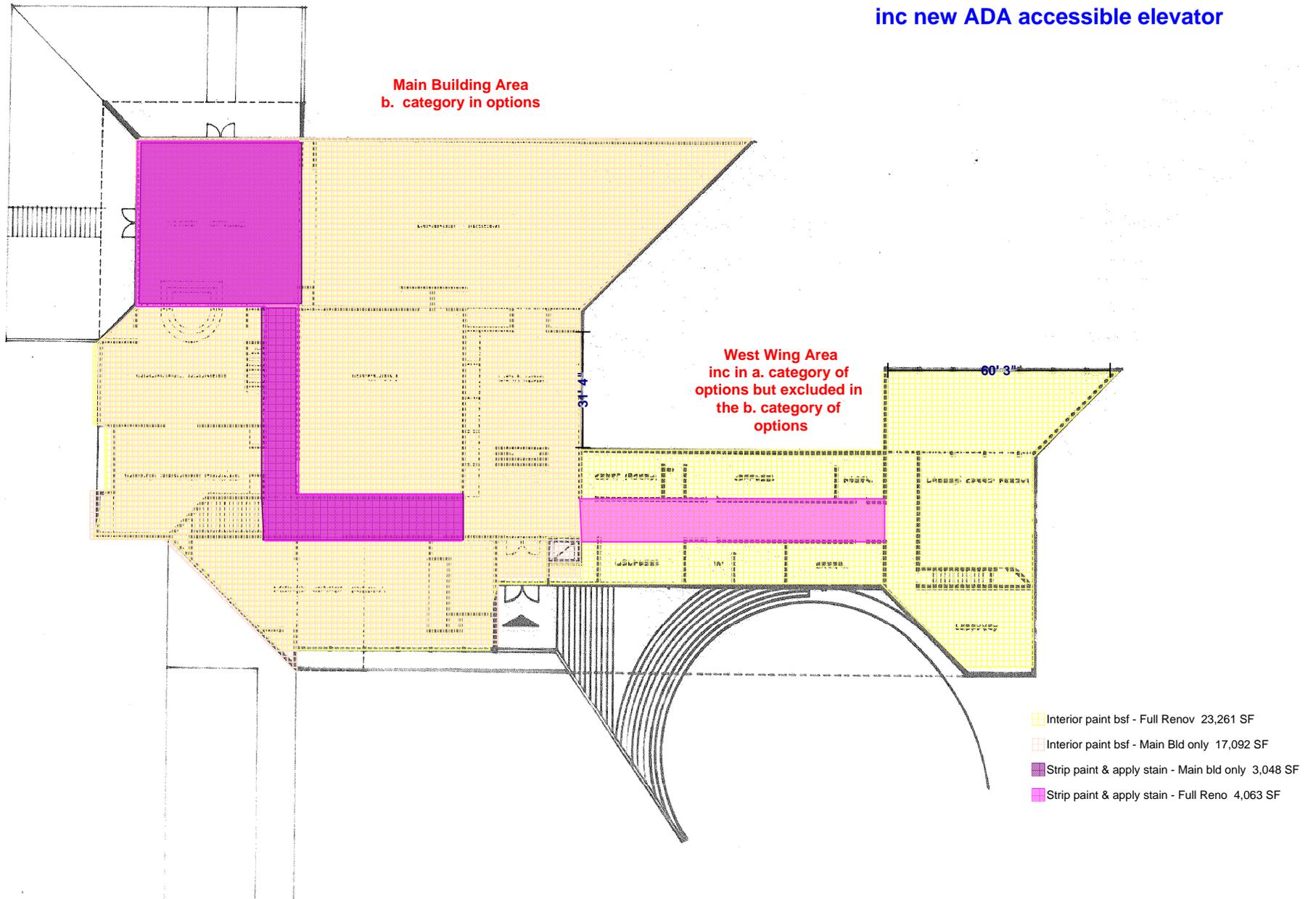
Existing: Remove water damaged areas. Replace ceiling all tiles.

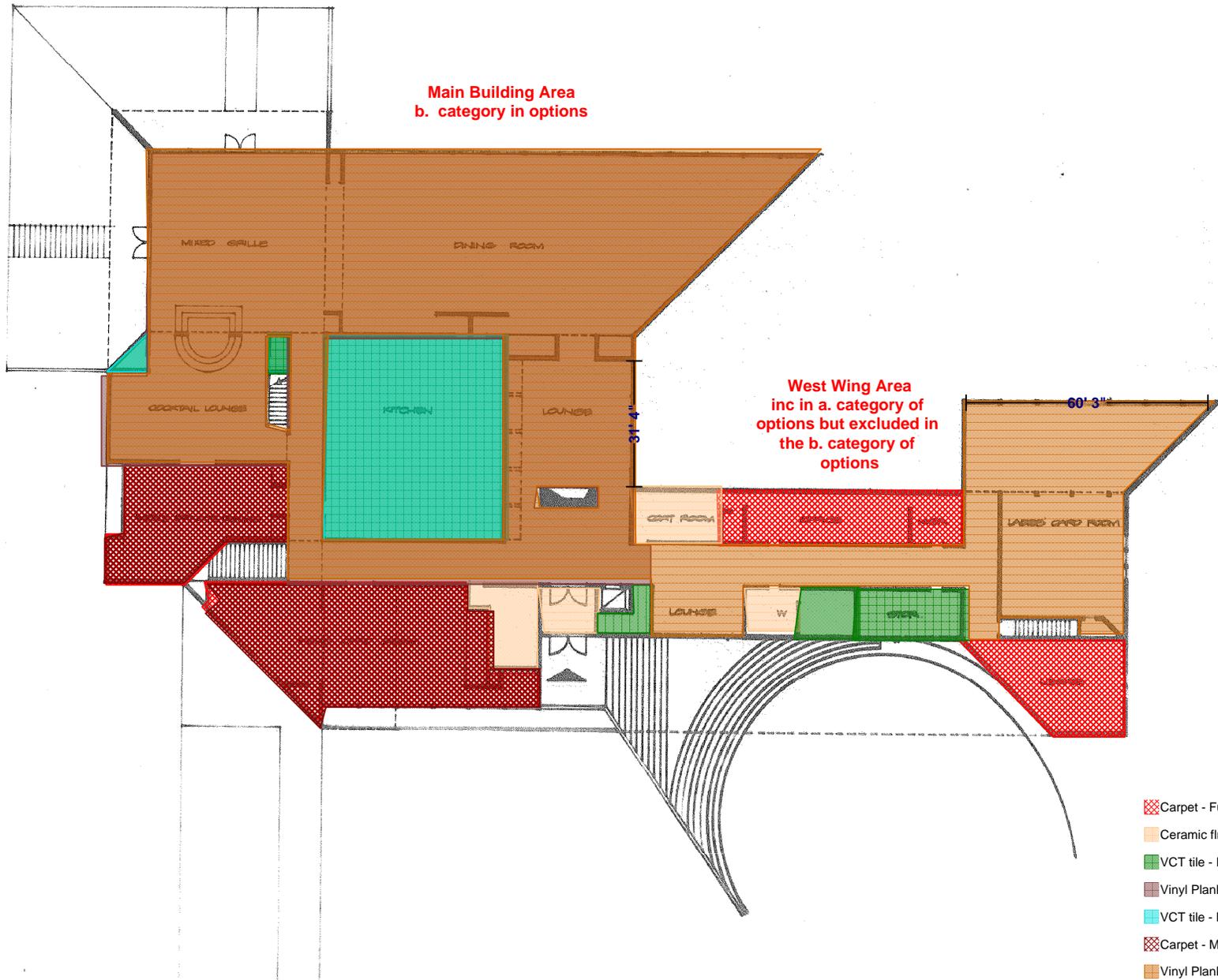
Proposed: Replace ceilings, window frames and drywall where needed. Paint new gypsum. Add new ADA accessible elevator. Miscellaneous boiler repair, evaluate electrical and replace missing kitchen equipment.

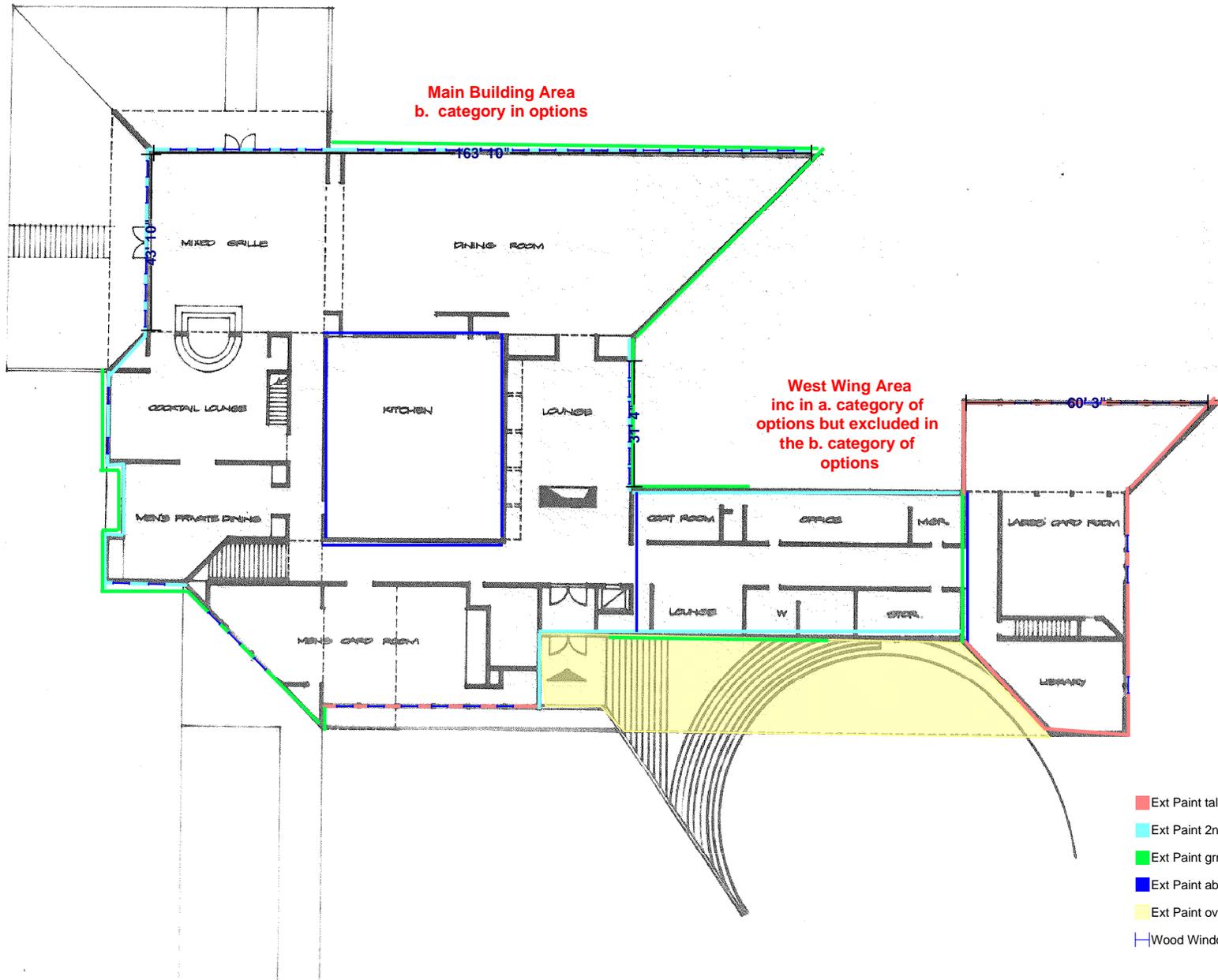




**OPTION 3 a or b - Renovation
inc new ADA accessible elevator**







- Ext Paint tall wall @ -44' 12,411 SF
- Ext Paint 2nd flr wall @ -14.4' 7,893 SF
- Ext Paint grd level @ -12' 5,781 SF
- Ext Paint above connector @ -18'3" 4,751 SF
- Ext Paint overhang ceiling flat 2,618 SF
- Wood Windows +/- 5' w x 4' h 55 EA



- EPDM 18 SQ
- New Roofing 6:12 271 SQ
- EPDM up wall 516 SF

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**OPTION 3 Reference
Renovation**

Envelope

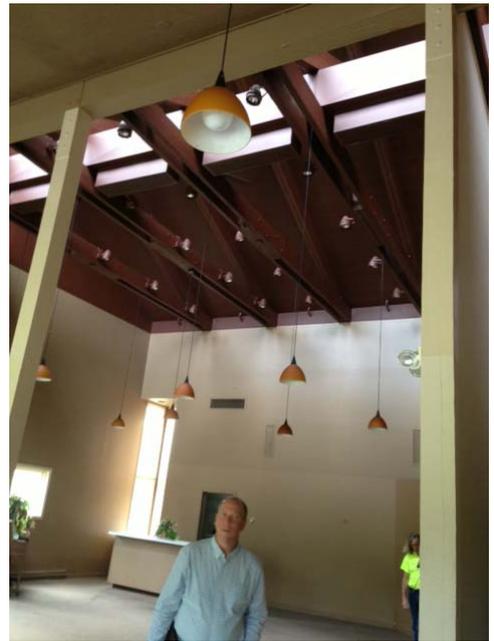
Proposed: Repaint siding and replace all roofing areas. New gutters and leaders. New elevator. Includes allowance for pool and spa renovation



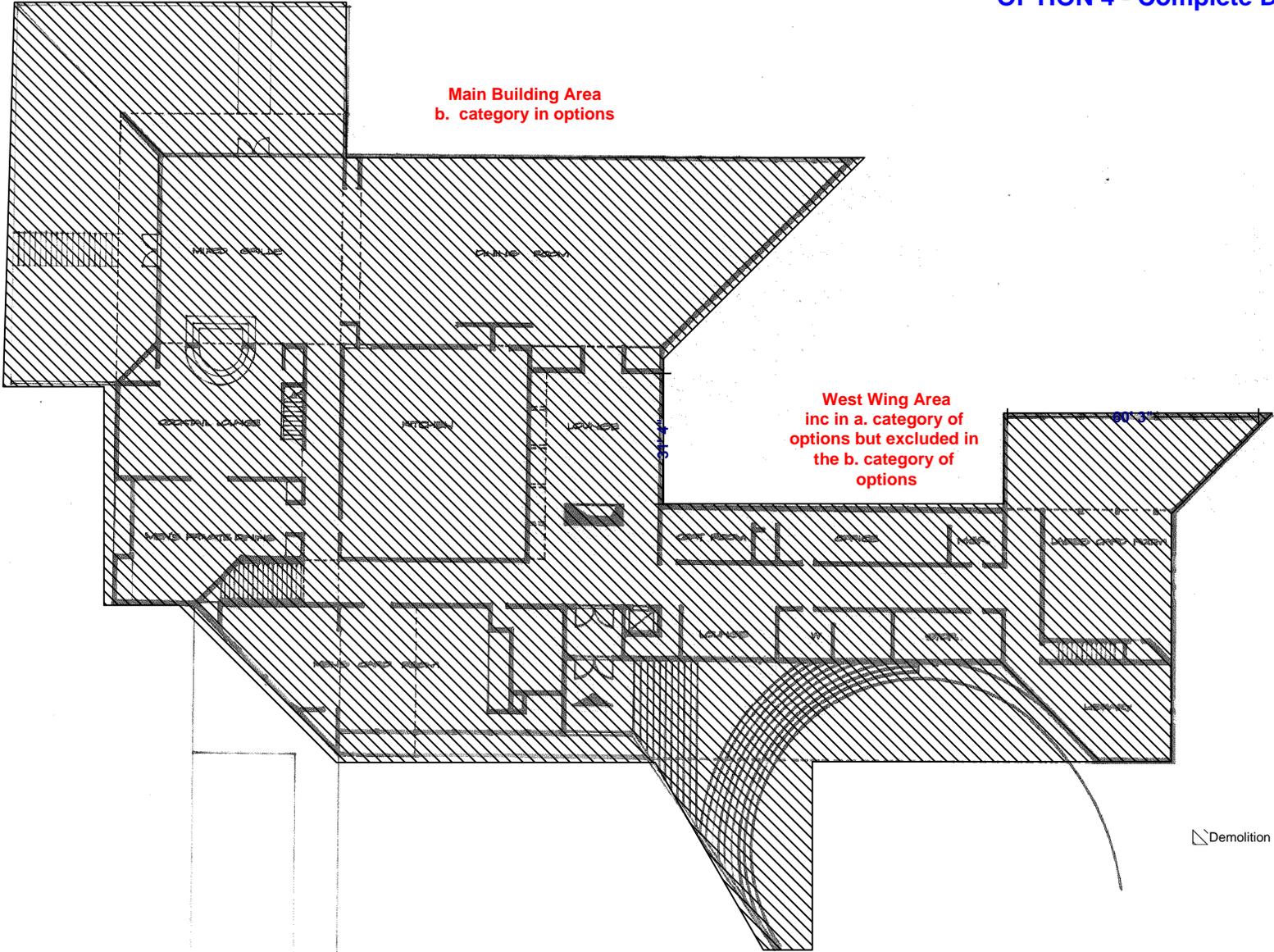
Interior:

Proposed: Upgrade 2nd floor finishes to builder's grade. Add new elevator and reconfigure toilets for wheelchair access. Open up hidden windows and skylight.

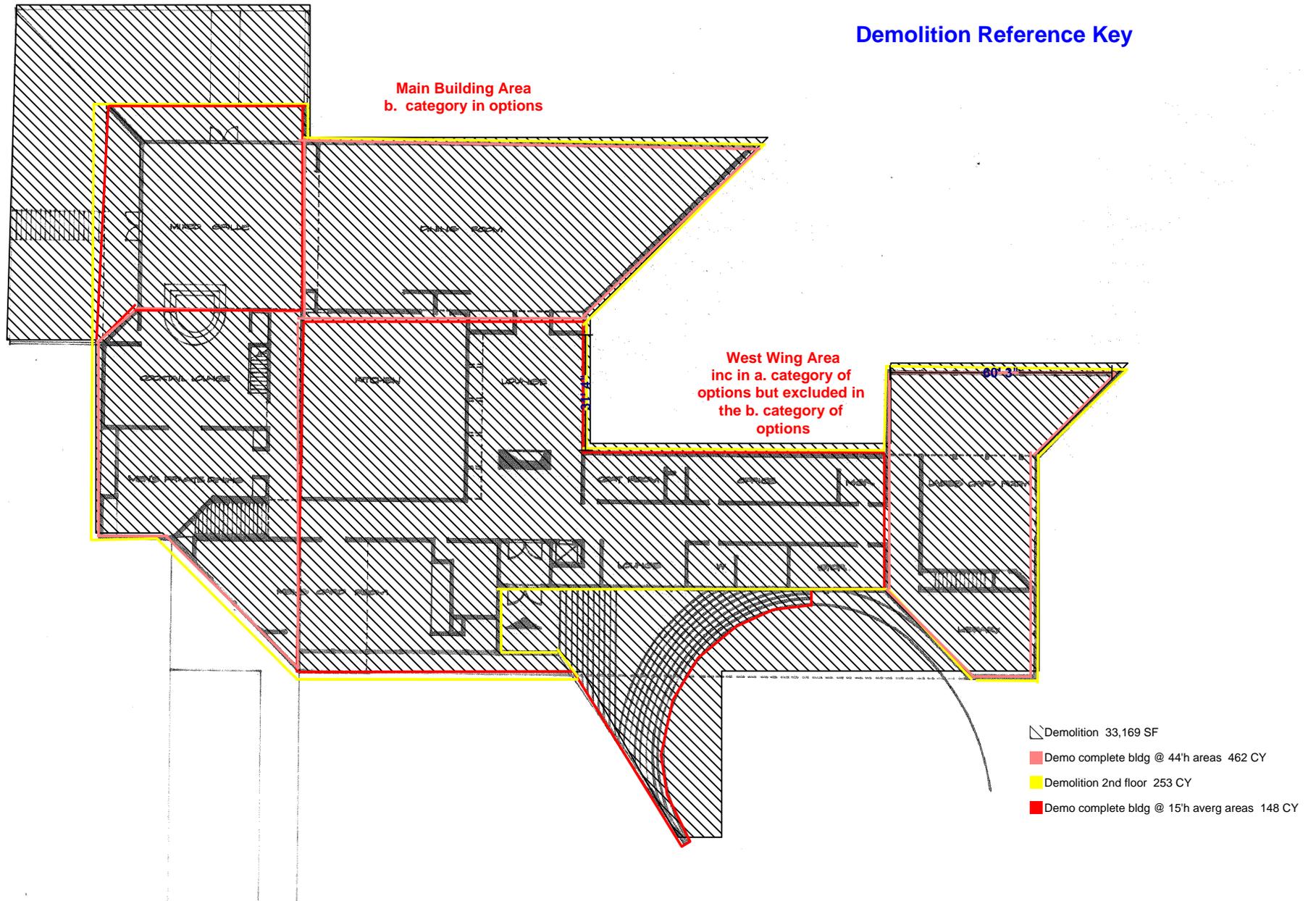




OPTION 4 - Complete Demolition



Demolition Reference Key



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**OPTION 4 Reference
Demolition**

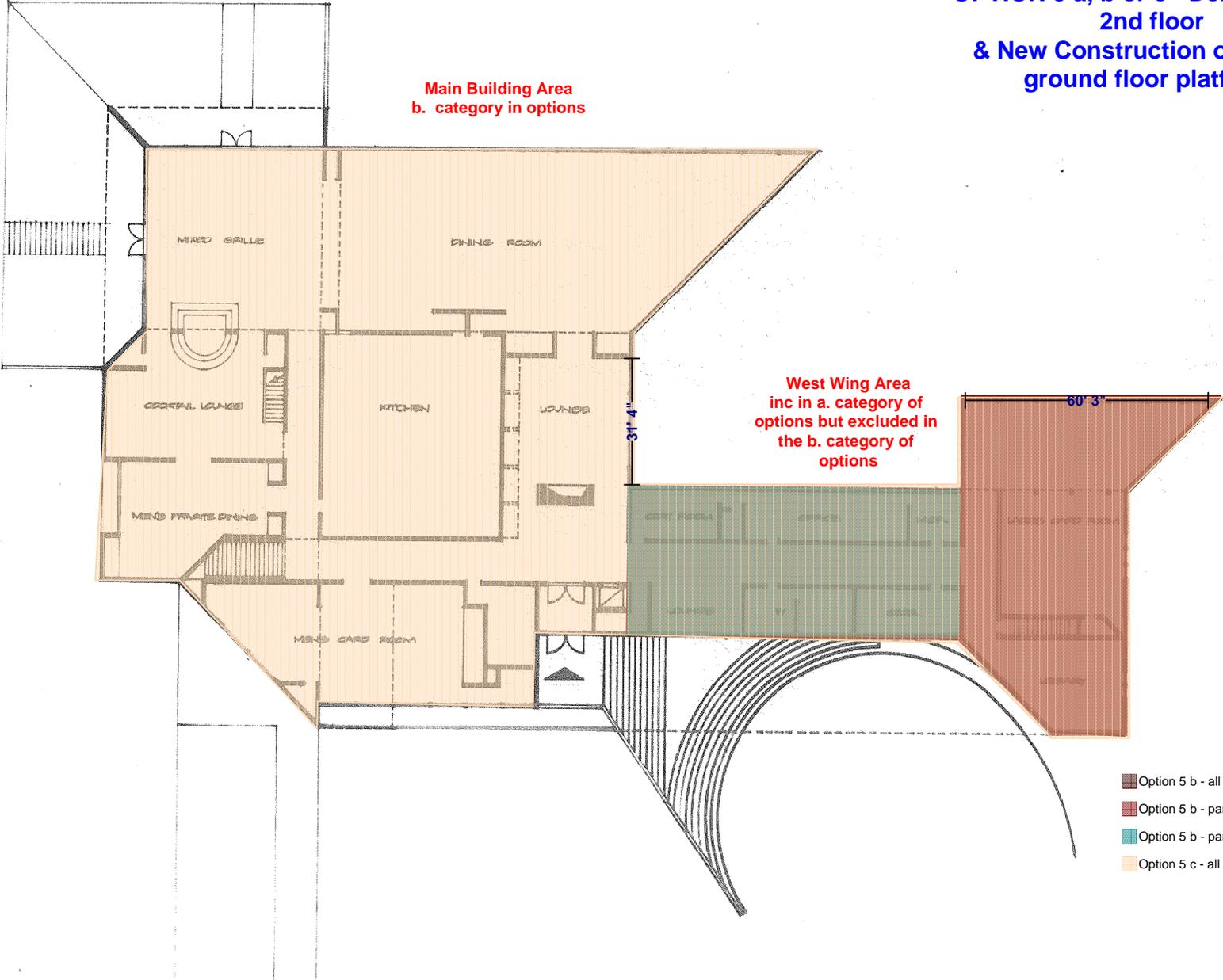


Demolition of Main building except Pool area

Proposed: Remove existing building structure up to the pool concession area. Regrade and seed to match terrain.

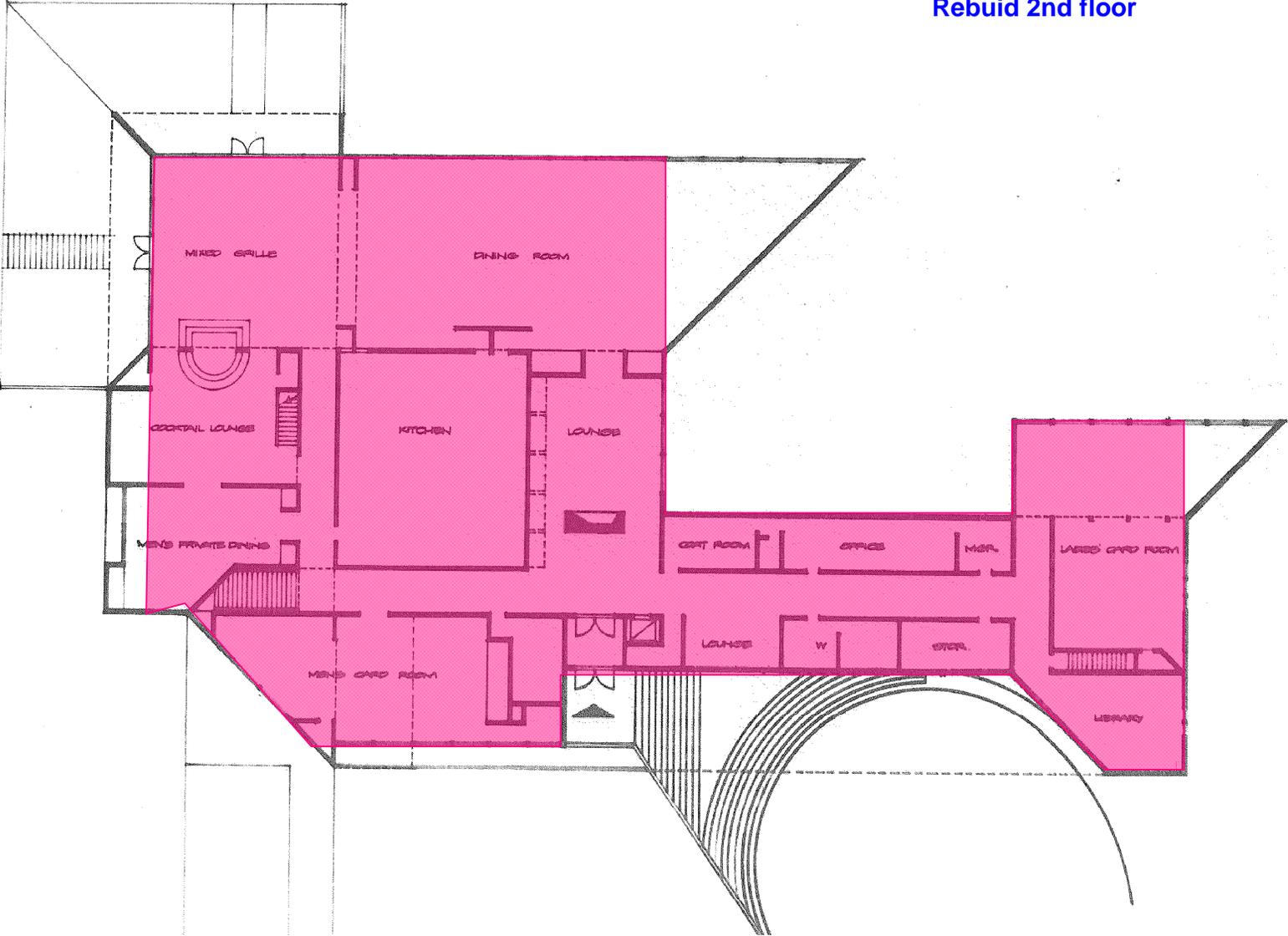


OPTION 5 a, b or c - Demolition of 2nd floor & New Construction on top of ground floor platform

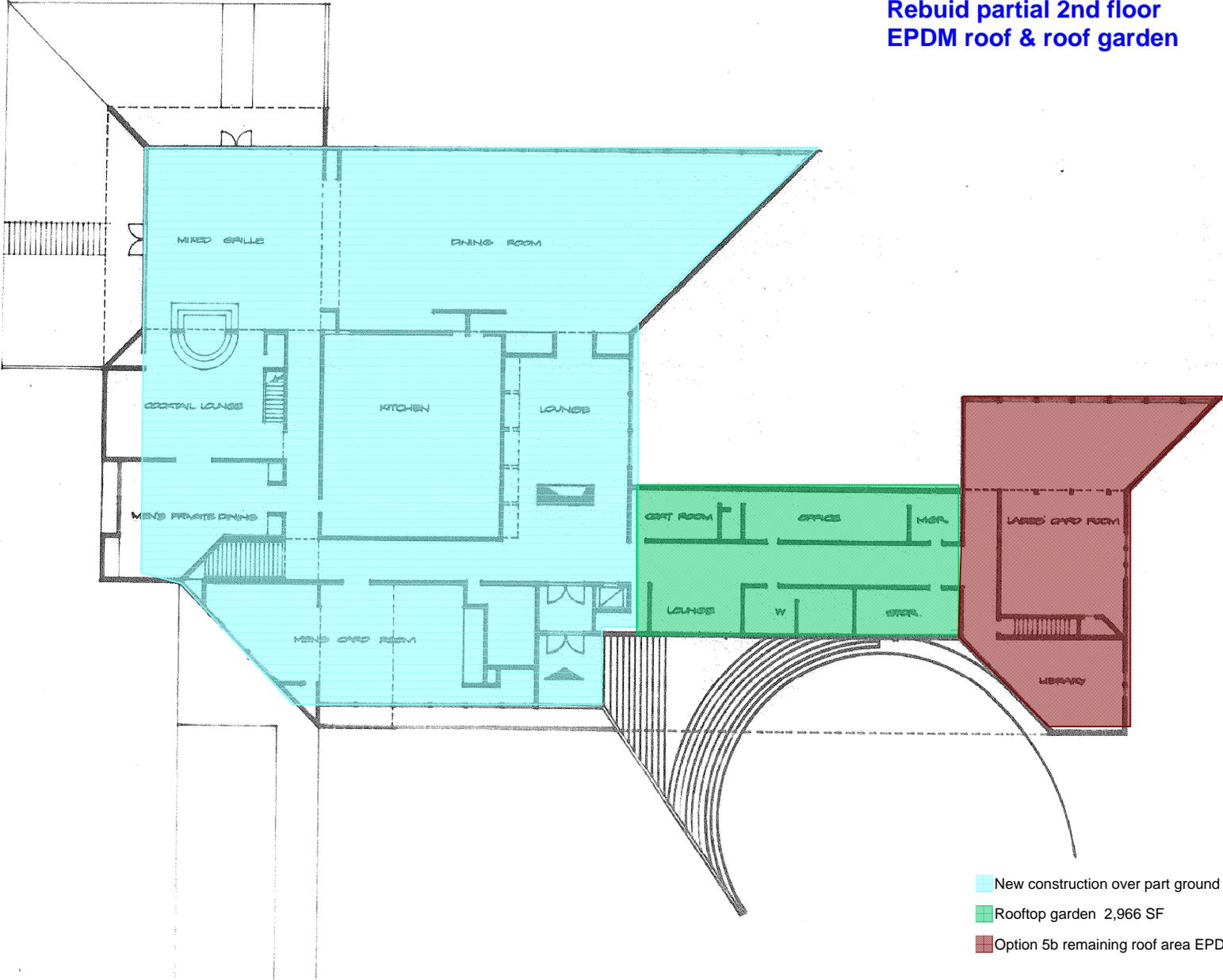


- Option 5 b - all EPDM 65 SQ
- Option 5 b - part EPDM part rooftop garden 35 SQ
- Option 5 b - part rooftop garden (part EPDM) 29 SQ
- Option 5 c - all EPDM 239 SQ

Option 5a
Rebuild 2nd floor

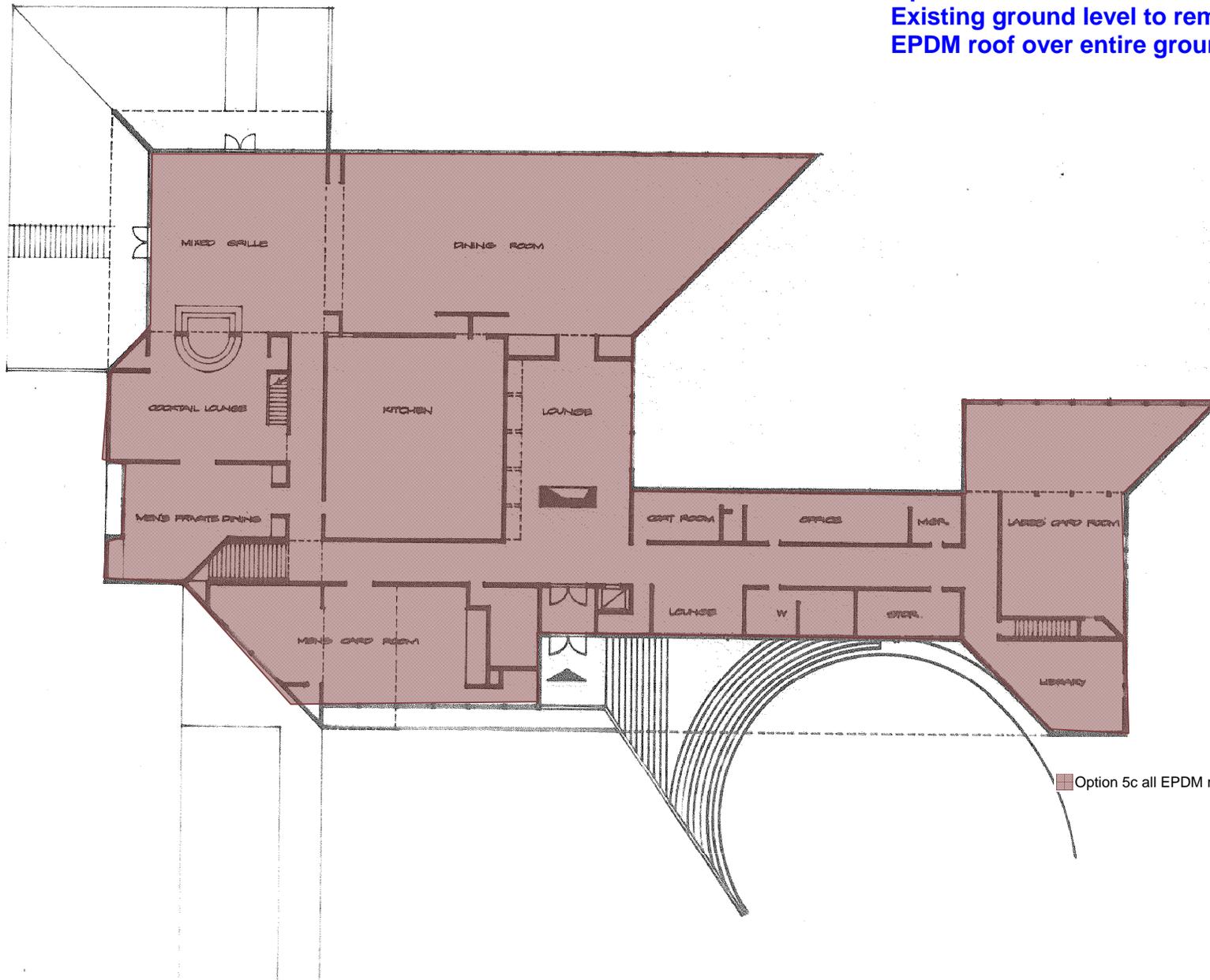


Option 5b
Rebuild partial 2nd floor
EPDM roof & roof garden



- New construction over part ground floor platform 17,025 SF
- Rooftop garden 2,966 SF
- Option 5b remaining roof area EPDM 3,457 SF

Option 5c
Existing ground level to remain as is
EPDM roof over entire ground level



Option 5c all EPDM roof over ground floor 23,247 SF

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**OPTION 5 Reference
New construction of 2nd floor**

Demolition of 2nd floor only

Proposed: Remove existing upper level of the main building. Replace with new construction above the ground floor platform.



SECTION 4

Exclusions 06/02/16

GENERAL CONDITIONS

DIVISION 1

1. CT state gross receipt sales taxes.
2. Prevailing wage rates.
3. Builders risk insurance.
4. Mold remediation, monitoring, control and/or containment.
5. BIM modeling.
6. Liquidated damages provisions.
7. Blower door testing.
8. Municipality fees beyond building permit.
9. Utility assessment fees.
10. Health department fees.
11. Hazardous material testing.

SITE

DIVISION 2

1. Site retaining walls.
2. Engineered well point systems.
3. Hazardous material abatement.
4. Handling or removal of contaminated ground water.
5. Handling or removal of contaminated soils.
6. Temporary shoring and underpinning.
7. Seismic monitoring.
8. Lawn irrigation systems.
9. Rock excavation.
10. Removal, disposal and replacement of unsuitable/fill materials below sub-grade.
11. Remediation, removal, disposal and replacement of contaminated/polluted soil.
12. Meter pits.
13. Bike racks.
14. Site benches.
15. Site signage.
16. Dumpster fencing/enclosures.
17. Site light poles/bases (site lighting to be building-mounted) other than detailed and quantified.
18. Repaving existing driveway or parking lots.
19. Any and all work related to tennis courts.
20. Pool and spa related work other than detailed and quantified.
21. New foundation(s).
22. Site bollards.
23. A2 Survey.

CONCRETE

DIVISION 3

Building Concrete

1. Barrier One.
2. Gypcrete.
3. Parging exposed cast in place concrete.
4. Epoxy coated rebar.

5. Corrosion inhabiting admixture/sealers.

MASONRY**DIVISION 4**

1. Spray-applied or roll-on air/vapor barrier.
2. Fireplace related related work.
3. Chimney caps, cleaning, lining or any other related work

STEEL**DIVISION 5**

1. Moment connections.
2. Architecturally exposed structural steel.

FINISH CARPENTRY**DIVISION 6**

1. Pre-finished/stained trim.
2. Plastic laminte cabinet interiors.
3. Interior window/door casing.
4. Fireplace mantles.
5. Crown moldings, chair rails or wood paneling

SIDING AND WALL CLADDING**DIVISION 7**

1. Siding:
 - A. PVC trim at openings, end walls or corners.
 - B. Hidden fasteners for PVC trim.

THERMAL AND MOISTURE**DIVISION 7**

1. Spray fireproofing.
2. Air sealing systems (such as "Energy Complete").
3. Spray foam insulation.
4. Full insulation replacement, only selective as detailed and quantified.

DOORS, WINDOWS AND GLAZING**DIVISION 8**

1. Replacement windows or doors (repair only other than option 5 as detailed and quantified)
2. Hurricane testing.
3. Master keying.

FINISHES**DIVISION 9**

1. Drywall
 - a. High-abuse drywall.
 - b. Complete drywall replacement; only selective as detailed and quantified.
 - c. Textured ceilings.
2. Flooring:

- a. Anti-fracture and waterproof membranes for ceramic tile.
- b. Any ceramic at walls except 4" base.
3. Paint
 - a. Wall covering.

SPECIALTIES**DIVISION 10**

1. Fireplace.
2. Flagpoles.
3. Mailboxes.
4. Sound baffles.
5. Kitchen appliances, only selective as detailed and quantified.
6. Hood exhaust system, only selective as detailed and quantified

FURNISHINGS**DIVISION 12**

1. Window treatments.
2. Free-standing furnishings or accessories

CONVEYING SYSTEMS**DIVISION 14**

1. Any work in existing elevator.
2. Custom elevator cab finishes for new elevator.

DIVISION 15

FIRE PROTECTION

1. New fire pump (reuse existing)
2. New fire tank (reuse existing).
3. Temporary fire protection NFPA 241.

PLUMBING**DIVISION 15**

1. Radon mitigation.
2. Additional roof drains.
3. New domestic water connections or holding tank (reuse existing).
- 4.

HVAC**DIVISION 15**

1. Grease ductwork other than selective conditions as detailed and quantified
2. Air conditioning work other than detailed and quantified
3. Geo-thermal sytem installation – please see a separate add-on option

ELECTRICAL**DIVISION 16**

1. Lightning protection.
2. Switchgear studies.

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3. Television and AV equipment.
4. Solar system installation – please see a separate add-on option
5. Site lighting other than selective conditions as detailed and quantified
6. Added light fixtures (in-place replacement) other than detailed and quantified

*** End of document ***



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