

Comprehensive Addition / Remodeling / Renovation

Project Scope of Work Summary

Exterior

Remove a large oak tree in back of property as well as at left side of existing home that were within the foot print of the new addition

Demolition and removal of enclosed porch and stairs at back side of existing home that conflicted with new dental office layout

Removal of original siding containing asbestos at select areas around the building that was to be affected by the new construction

Excavation and standard installation of several footing pads and block columns to serve as structural support for the addition to the back of the existing building to be used as dental patient rooms

Construct new footings and concrete block foundation support walls in basement and at outside perimeter of existing building to remedy structural failure conditions and to shore up interior floor system

Partial removal and repairs of sagging sections of existing roof and new overbuild of existing roof in other areas requiring integration of the new roof over the addition with the existing roof

Demolition, removal and reconstruction of a large area of the original interior floor over crawlspace due to significant out of level conditions related to sub-standard original construction.

Remove the original front porch, porch columns and adjacent foundation footings due to sub-standard construction. All areas re-built per current building code

Complete framing of subfloor, walls and roof over-build of addition and integration into existing structure

Addition of new side porch/steps with roof overbuild for use as private employee entrance

Remove existing shingle roof and installation of all new underlayment, shingle roof and flashings

Installation of new windows and private entrance door at the new addition and secured basement area

Installation of new siding, soffits and trim around the original building as well as the new addition

Construct of new handicap accessible access ramp and hand railings leading from parking lot to front porch/entrance door per commercial building code requirements. Grading and installation of commercial code compliant blacktop paved parking lot

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Installation of access steps and security bars from main office level to access door at secured basement housing the specialty mechanical, plumbing and generator/power equipment required for a dental office

Completion of new landscaping features around the property

Interior

Demolition and removal of several interior walls not in keeping with the layout of the future Dentist office

Demolition and removal of two large areas of sagging floors in the existing structure due to sub-standard floor framing

Demolition and removal of the interior bath, kitchen and all related components as well as removal of several areas of interior drywall at walls and ceilings

Remove significant amount of mechanical ducting, electrical wiring, switches, outlets, light fixtures, plumbing lines and fixtures. Done due to new layout requirements as well as non-compliance with current building codes

Rewire, plumb and duct existing building as well as install new wiring, ducting and plumbing lines in new addition in conjunction with building code and Henry Schein specialty dental equipment provider requirements

Add new floor, walls, ceiling and attic insulation and install and finish new drywall at all walls and ceilings

Repair, add new, sand and refinish all wood floors throughout the original building and new addition

Install new interior trim window and door casings, baseboard and related door hardware

Install new cabinets and countertops in original Kitchen space dedicated to use as the dental work shop and storage room. Install new cabinets and countertops in front receptionist area

Install new closet shelving throughout as needed

Install new security system throughout

Install new plumbing fixtures and safety grab bars in new code compliant handicap accessible public restroom as well as completion of the restroom in the Dentist's private office area

Install new switches, cover plates, outlets, light fixtures, plumbing fixtures and HVAC system equipment and vents as well as code required interior and exterior signage

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Install all new specialty dental equipment including operatory chairs, supply and waste lines, gas lines, dedicated x-ray room equipment, site built framed, insulated and sound-proof generator closet and generator in basement and other miscellaneous specialty machines and equipment as required

Prep and paint ceilings, walls and interior trim throughout