Proposed Cottrell Farm Park
Steering Committee Meeting No. 2
October 17, 2018
Project Progress

- Preliminary Meeting with Middlesex County Planning and Engineering Department
- Preliminary Meeting with OBMUA
- Meeting with Conservation Officer/Forrester and Shade Tree Commission member
- Coordination with Office of Emergency Management and Fire Marshal and Construction Code Official
- Compiled and addressed Steering Committee Comments
- Investigation of Funding Opportunities with Middlesex County and State
- Internal Design Meetings and Conceptual Design Refinement
Committee Comments Architectural

- Farm House to be limited to 50 person occupancy 1st floor, Office 2nd Floor

- CMU Garage to be used as Office/Community Room(s) (Four Seasons): Rehab restroom & provide internal ADA ramp, remove door on east side of bldg, remove front windows and replace with doors, replace both garage doors for insulation purposes, demo existing internal wall & add partition for use as multi-purpose space when required.

- Pool Cottage to be used for Storage (Two Season) Refurbish building and replace doors

- Prefabricated Restroom Building
Revised Recommended Building Uses

The Cottrell Farm House  (Main House - 3,469 SF) - Four Seasons
• Meeting Hall, Lecture Hall, Warming Kitchen, and Administrative Offices.

The Barn   (Barn - 1,375 SF) - Three Seasons
• Large event space with option for a Mezzanine.

The Stone Garage   (Stone Garage - 947 SF) - Three Seasons
• Events space.

The Shop Building   (CMU Garage - 1,890 SF) - Three Seasons
• Medium size events space, Community/Meeting Room(s)
• Overflow space for large events in conjunction with large events in the Barn.

The Pool Cottage   (Rear Garage - 720 SF) - Two Seasons
• Storage Building
GENERAL COMMENTS:
1. PROVIDE TESTING FOR ASBESTOS, LEAD PAINT, UNDERGROUND HEATING OIL TANKS AT BUILDING. ABATE AREAS AS REQUIRED.
2. PEST CONTROL/REMOVAL REQUIRED.
3. PROVIDE DRAINAGE AT INTERIOR AND EXTERIOR.
4. PROVIDE FURNITURE, APPLIANCES.
5. PROVIDE LOW VOLTAGE TELECOMMUNICATION, SECURITY SYSTEMS.
6. MAINTAIN EXISTING DOORS AND WINDOWS TO REPAIR, REPLACE. REPLACE FOR PAINTING. MAKE MINOR ADJUSTMENTS AS NEEDED.
7. REPLACE AND REPAIR DAMAGED INTERIOR WOOD MOLDING THROUGHOUT BUILDING.
8. PAINT ALL CEILINGS THROUGHOUT BUILDING.
9. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY CODE.
10. REPAIR EXTERIOR WALLS, FILL CRACKS, REPOINT MASONRY.
11. REPLACE EXISTING LIGHT BULBS WITH LED BULBS.
12. EXISTING LIGHT SWITCH LOCATIONS SHALL REMAIN, DO NOT DELOCATE.
13. REMOVE EXISTING SURFACE MOUNTED RECEPTACLES. REMOVE KOHS AND TUBING WIRING WHERE POSSIBLE. REMOVE UNUSED OR ABANDONED LOW VOLTAGE WIRING THROUGHOUT BUILDING.
14. PROVIDE EMERGENCY LIGHT FIXTURES AT EACH LEVEL. TO PROVIDE LIGHT ALONG PATHS OF EGRESS.
15. PROVIDE SELF-CONTAINED EXIT SIGNS WITH BATTERY BACK-UP AT EACH FORCES DOOR AND PATHWAY.
16. PROVIDE FIRE ALARM SYSTEM THROUGHOUT INCLUDING SMOKE DETECTORS, ALARM/STROBE COMBINATION ANNUNCIATORS, STROBE IN TOILET ROOMS, AND MANUAL CALL STATIONS AT EGRESS DOORS.

RECOMMENDATIONS:
DEMOLITION
91 REMOVE EXISTING CARPETING, VINYL FLOORING, CURTAINS THROUGHOUT THE BUILDING.
92 REMOVE EXISTING PLUMBING FIXTURES, EXHAUST FAN & DUCTWORK, CABINETRY, WALLS AND FINISHES AT THE FIRST FLOOR BATHROOM.
93 REMOVE EXISTING WOOD PANELING AT ROOM 103.
94 REMOVE BUTLER DOORS BETWEEN KITCHEN AND DINING ROOM.
95 REMOVE NARROW AT ENCLOSED PORCH.
96 REMOVE SANITARY PIPES, WATER LINES AND DRYER EXHAUST AT ROOM 107.
97 REMOVE VESTIBULE 108 SINK AND PIPING.
98 REMOVE EXISTING CONCRETE STEPS AT MAIN ENTRANCE AND WEST EXTERIOR STAIRS. PROVIDE NON-SLIP WATCHMEN, STAIRS AND HANDRAILS.

BUILDING EXTERIOR
101 CAREFULLY REMOVE EXISTING SIDING FROM EAST WALL AND EAST ELEVATION OF ROOM 101. INSPECT FRAMING AND REPLACE EXISTING OR MISSING PIECES TO MATCH EXISTING. PROVIDE NEW TRIM AND FLASHING AT GAP BETWEEN CHIMNEY AND SIDING.
102 REMOVE EXISTING EXTERIOR WINDOW SHUTTERS. REPLACE IF BEEFIT ALLOWS.
103 EXISTING EXTERIOR OF BUILDING REQUIRES PROFESSIONAL PAINTING. REPLACE EXISTING LDG-PAINT. REPAIR ALL BUILDING EXTERIOR INCLUDING TRIM WORK AND GUTTERS/LEADERS AT FRONT PORCH.

NEW WORK
104 PROVIDE NEW REINFORCED CONCRETE SLAB AT FRONT PORCH.
105 MAKE ALL OPERABLE FIREPLACES INOPERABLE/DECORATIVE.
106 INSPECT AND REPLACE STAIR TREADS AND RISERS, HANDRAILS AND GUARDS.
107 PROVIDE NEW BARRIER-FREE ACCESSIBLE HARDWARE AT SELECTED LOCATIONS FOR ACCESSIBLE ENTRANCE AND PRIMARY ENTRANCE TO THE BUILDING.
108 WASH EXISTING UPHOLSTERED AND LOWER KITCHEN CABINETRY, GARDEN AND REFRESH SPACE CABINETS AT KITCHEN/SINK AREAS. REMOVE DOCTOR. PROVIDE NEW SOLID SURFACE COUNTERTOP.
109 REFRESH EXISTING HARDWOOD FLOORS TO REMAIN.
110 PROVIDE NEW VINYL PLANK FLOORING AT KITCHEN.
111 PROVIDE NEW TILES FLOORING AT NEW TOILET ROOMS.
112 PROVIDE NON-SLIP TILES OVER WOOD STAIRS.
113 PROVIDE NEW TOILET ROOMS AS SHOWN. INCLUDE NEW PLUMBING FIXTURES, EXHAUST FANS, TOILET COMPARTMENTS AND ACCESSORIES, AND TROWEL DRAG.
114 REPAIR OR REPLACE EXISTING FINISHED TUBE AND COVER UNDER SINK AT VESTIBULE.
115 REPLACE EXISTING THERMOSTATS WITH INSUL. PROVIDE ADDITIONAL THERMOSTAT AT ENCLOSED PORCH.
116 ADJUST CHANDELIER FIXTURES TO BE ABOVE 7'-0" AFF.
117 REMOVE EXISTING GRASS-CLOTH WALL-COVERING.
118 REMOVE AND REPLACE DAMAGED/STAINED COUNTER.
119 NEW EXTERIOR ACCESSIBLE RAMP.
GENERAL COMMENTS:

1. PROVIDE TESTING FOR ASBESTOS & LEAD PAINT, ABATE AREAS AS NEEDED.
2. INSTALL CONTROL/REMOVAL, REMOVAL.
3. PROVIDE SEALANTS AT INTERIOR AND EXTERIOR.
4. PROVIDE FURNITURE, APPLIANCES.
5. PROVIDE LOW VOLTAGE TELECOMMUNICATION, SECURITY SYSTEM.
6. REMOVE EXISTING DOORS AND WINDOWS TO REMAIN. REPLACE, PROP FOR PAINTING, MAKE MINOR ADJUSTMENTS AS NEEDED.
7. REFINISH & REPAIR DAMAGED INTERIOR WOOD MOLDING THROUGHOUT BUILDING.
8. PAINT ALL CEILINGS THROUGHOUT BUILDING.
9. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY CODE.
10. REPAIR EXTERIOR WALLS, FILL CRACKS, REFINISH MASONRY.
11. REPLACE EXISTING LIGHT BULBS WITH LED BULBS.
12. EXISTING LIGHT Switch LOCATIONS SHALL REMAIN, DO NOT REDUCE.
13. REMOVE EXISTING SURFACE MOUNTED RECEPTACLES. REMOVE KNOBS AND TUBE MOUNTING WHERE POSSIBLE. REMOVE UNPLUGGED OR ABANDONED LOW VOLTAGE WIRING THROUGHOUT BUILDING.
14. PROVIDE EMERGENCY LIGHT FIXTURES AT EACH LEVEL. TO PROVIDE LIGHT ALONG PATHS OF ESCAPE.
15. PROVIDE SELF-CONTAINED EXIT SIGNS WITH BATTERY BACK-UP AT EACH EXCESS DOOR AND STAIRWAY.
16. PROVIDE THE ALARM SYSTEM THROUGHOUT INCLUDING SMOKE DETECTORS, HYDRANT/ALARM COMBINATION ANNUNCIATORS, SIRENS IN TOILET ROOMS, AND MANUAL PULL STATIONS AT EXCESS DOORS.

RECOMMENDATIONS:

REMOVAL

1. REMOVE EXISTING CARPETING, VINYL FLOORING, CURTAINS THROUGHOUT THE BUILDING.
2. REMOVE EXISTING PLUMBER FIXTURES, EXHAUST FAN & SUMPWORK, CASING, WALLS AND FINISHES AT THE SECOND FLOOR BATHROOM ACCESSED FROM THE HALLWAY.
3. REMOVE EXISTING SURFACE MOUNTED RECEPTACLES, REMOVE KNOBS AND TUBE WIRING WHERE POSSIBLE. REMOVE UNPLUGGED OR ABANDONED LOW VOLTAGE WIRING.

NEW WORK

1. MAKE ALL OPERABLE FIREPLACES INOPERABLE/DECORATIVE.
2. INSPECT AND RESTORE STAIR TREADS, STAIRS, HANDRAILS, AND GUARDS AT STAIR TO ATTIC.
3. REFURBISH EXISTING HARDWOOD FLOORS TO REMAIN. PROVIDE NEW TILE FLOORING AT NEW TOILET ROOMS.
4. RECONFIGURE EXISTING BATHROOM INTO TWO NEW TOILET ROOMS AS SHOWN. INCLUDE NEW PLUMBING FIXTURES, EXHAUST FANS, ACCESSORIES, AND FLOOR DRAINAGE.
5. ADJUST CHANDELIER FIXTURES TO BE ABOVE 7'-0" APP.
6. REPAIR/REMOVAL EXISTING TILE FLOOR/WALLS.
Barn

GENERAL COMMENTS:
1. PROVIDE TESTING FOR ASBESTOS, LEAD PAINT, UNDERGROUND HEATING OIL TANKS AT BUILDING. ABATE AREAS AS REQUIRED.
2. POST CONTROL/DEMONSTRATE REQUIRED.
3. PROVIDE SIGNS AT INTERIOR AND EXTERIOR.
4. PROVIDE PEST CONTROL, APPLIANCES.
5. PROVIDE LOW VOLTAGE TELECOMMUNICATION, SECURITY SYSTEMS.
6. MAINTAIN EXISTING DOORS AND WINDOWS TO REMAIN.
7. REPAIR AND REPLACE DAMAGED INTERIOR WOOD MOLDING THROUGHOUT BUILDING.
8. PAINT ALL CEILINGS THROUGHOUT BUILDING.
9. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY CODE.
10. REPAIR EXTERIOR WALLS, FILL CRACKS, REPOINT MASONRY AT FOUNDATION.
11. REPAIR EXISTING CONCRETE SLABS, FILL CRACKS.
12. MAINTENANCE ROOF, REPAIR SHingles AS REQUIRED.
13. PROVIDE LED LIGHT FIXTURES AND LIGHT SWITCHES.
14. PROVIDE DUAL-PURPOSE LIGHTS FOR INTERIOR ITEMS ON MAIN FLOORS, REGULAR DUAL-PURPOSE AT MEZZANINE.
15. PROVIDE EMERGENCY LIGHT FIXTURES AT EACH LEVEL TO PROVIDE LIGHT ALONG PATHS OF EGRESS.
16. PROVIDE SELF-CONTAINED EXIT SIGNS WITH BATTERY BACK-UP AT EACH EXITS DOOR AND PATHWAY.
17. PROVIDE FIRE ALARM SYSTEM THROUGHOUT INCLUDING SMOKE DETECTORS, HORN/STROBE COMBINATION ANNUNCIATORS, STROKES IN TOILET ROOMS, AND MANUAL PULL STATIONS AT EXITS DOORS.
18. PROVIDE NEW 90-AMP PANEL MINIMUM, 100-AMP PANEL RECOMMENDED. PROVIDE CONDUIT FROM BARN TO MAIN BUILDING FOR FUTURE INSTALLATION OF WIRE/DATA CABLES BY OTHERS.
19. PROVIDE DUAL-SEASON HEATING FOR THIS BUILDING EXISTING NATURAL VENTILATION SHALL REMAIN. PROVIDE LARGE DE-STRATIFICATION FANS.
20. PROVIDE AIR CONDITIONING (AS AN OPTION). SPLIT DUCT SYSTEM OR DUAL-CIRCUIT SYSTEM.
Stone Garage

GENERAL COMMENTS:
1. PROVIDE TESTING FOR ASBESTOS, LEAD PAINT, UNDERGROUND HEATING OIL TANKS AT BUILDING ASSET AREAS AS REQUIRED.
2. REPAIR/RENEW BUILDING AS REQUIRED.
3. PROVIDE FAINT AND EXTERIOR LANDSCAPING.
4. PROVIDE LIGHTING, APPLIANCES.
5. PROVIDE LOW VOLTAGE TELECOMMUNICATION, SECURITY SYSTEMS.
6. REMOVE EXISTING STONE WORK AT EXTERIOR/INTERIOR AS REQUIRED.
7. MAINTAIN EXISTING FENCES AND LANDSCAPING.
8. REMOVE AND REPLACE DROSSED PAINT MOLDING THROUGHOUT BUILDING.
9. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY CODE.
10. MAINTAIN EXISTING CONCRETE SLABS, FILL CRACKS, REPAIR MASONRY.
11. REPAIR EXISTING BRICK WALLS, FILL CRACKS, REPAIR MASONRY.
12. MAINTAIN EXISTING BRICK WALLS, FILL CRACKS, REPAIR MASONRY.
13. PROVIDE EXISTING BRICK WALLS, FILL CRACKS, REPAIR MASONRY.
14. PROVIDE EXISTING BRICK WALLS, FILL CRACKS, REPAIR MASONRY.
15. PROVIDE EXISTING BRICK WALLS, FILL CRACKS, REPAIR MASONRY.
16. PROVIDE SELF-CONTAINED EXIT SIGNS WITH BATTERY BACK-UP AT EACH EXIT.
17. PROVIDE SELF-CONTAINED EXIT SIGNS WITH BATTERY BACK-UP AT EACH EXIT.
18. PROVIDE SELF-CONTAINED EXIT SIGNS WITH BATTERY BACK-UP AT EACH EXIT.
19. PROVIDE SELF-CONTAINED EXIT SIGNS WITH BATTERY BACK-UP AT EACH EXIT.
20. PROVIDE AIR CONDITIONING (AS AN OPTION), SPLIT DIRECT SYSTEM OR COOLING PACKAGE WITH DUCTWORK; VAT OR MINT-SPLIT SYSTEM.

RECOMMENDATIONS:

- DEMOLITION
- REMOVE PLASTER/LIGHT AT INTERIOR OF STONE GARAGE
- REMOVE EXISTING OIL-FIRED BOILERS, FUEL, EXHAUST FAN AND ASSOCIATED PIPING.
- REMOVE EXISTING DUMP AND TWO FARM DUMP TANKS.
- REMOVE EXISTING FLOOR MOUNTED FARM EQUIPMENT.
- REMOVE WINTERIZED FILTER.
- REMOVE EXISTING FLOOR MOUNTED FARM EQUIPMENT.
- REMOVE WINTERIZED FILTER.

NEW WORK:
1. INSTALL NEW CONCRETE AFRONS AT GARAGE DOORS.
2. INSTALL PERIMETER GATE AFRONS AROUND BUILDING.
3. REPAIR CRACKS OVER GARAGE DOORS.
4. REPLACE EXISTING GROWN MOLDING AT NORTH AND SOUTH EXTERIOR FACES OF BUILDING. PROVIDE METAL DRIP EDGE ABOVE GROWN MOLDING TO INHIBIT PREVALENT SLIT DRAINAGE. REPAIR SURFACES, REPAIR FLASHING AT DRAINAGE AT NORTH SIDE.
5. REMOVE PORTIONS OF INTERIOR WOOD TRIM FOR INSTALLATION OF NEW INTERIOR FURNITURE.
6. REPAIR/REPLACE ELEMENTS REMOVED DURING CONSTRUCTION. REPAINT AND REPAINT DAMAGED AREAS.
7. BRUSH/POWER WASH Underside of Ceiling/Floor Boords and beams. Dry and seal. Repair/replace loose blocks.
8. REMOVE HP BLADES AT ROOF AND PROVIDE NEW FLASHING. INSPECT FLAT ROOF AREA. PROVIDE GUTTER AT SOUTH ELEVATION.
9. REPLACE/PAINT EXISTING DOORS, FRAMES, AND WINDOWS. REPAINT WINDOWS AS REQUIRED.
10. PROVIDE NEW PAINTED GYPSUM BOARD OVER METAL STUD FURRING ON THE INTERIOR OF THE BUILDING.
CMU Garage Proposed Exterior

10/12/2018
CMU Garage Proposed Interior

GENERAL COMMENTS:

1. PROVIDE TESTING FOR ASBESTOS, LEAD PAINT, UNDERGROUND HEATING OIL TANKS AT BUILDING, AS I BE ANY AS REQUIRED.
2. PEST CONTROL/REMOVAL REQUIRED.
3. PROVIDE SHEETING AT INTERIOR AND EXTERIOR.
4. PROVIDE FURNITURE, APPLIANCES.
5. PROVIDE LOW VOLTAGE TELECOMMUNICATION, SECURITY SYSTEMS.
6. PROVIDE OUXLUE OUTLETS FOR INTENDED USE.
7. PROVIDE SELF-CONTAINED EXTRACTORS WITH BATTERY BACK-UP AT EACH GAMES ROOM AND PATIO.
8. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY CODE.
9. REPAIR EXTERIOR WALLS, FILL CRACKS, REPAIR MASONRY, YYYY EXTERIOR STUCCO AND REPAINT.
10. REPAIR EXISTING CONCRETE SLABS.
11. REMOVE EXISTING DOMESTIC WATER SERVICE.
12. PROVIDE 4-SEASON HEATING THROUGHOUT THE BUILDING.
13. PROVIDE AIR CONDITIONING (AS AN OPTION), SPLIT SYSTEM OR DUCTWORK PACKAGE WITH OUTDOOR, VRV OR VAV SPLIT SYSTEM.

RECOMMENDATIONS:

NEW WORK

1. PARTIALLY CLOSE EXISTING DOOR OPENING – COORDINATE HEIGHT WITH NEW WINDOW.
2. PROVIDE NEW WINDOW WITH INSULATED GLAZING IN EXISTING OPENING.
3. REPLACE EXISTING GARAGE DOORS WITH NEW INSULATED DOORS.
4. PROVIDE NEW SEALURED CONCRETE SLAB OVER EXISTING.
5. PROVIDE INSULATION BETWEEN EXISTING CEILING JOISTS.
6. PROVIDE NEW GYPSUM BOARD SHEETING BELOW CEILING JOISTS.
7. PROVIDE NEW RAMPS, LANDINGS AND HANDRAILS.
8. PROVIDE NEW DECORATIVE DOORS AND SIDELIGHTS AS REQUIRED BY CODE.
9. PROVIDE NEW LIGHTING FIXTURES.
10. PROVIDE FIRE ALARMS SYSTEM, SMOKE DETECTORS, HORN STROBES, PULL STATIONS, CARBON MONOXIDE DETECTION AS REQUIRED BY CODE.
11. PROVIDE 2" ROCK INSULATION BETWEEN METAL FURRING.
12. TURN-OUT INTERIOR OF EXISTING EXTERIOR WALLS WITH GYPSUM BOARD OVER METAL FURRING & PAINT FINISH.
13. RENOVATE TOILET ROOM; NEW FIXTURES, ACCESSORIES, FINISHES.

EXTERIOR

1. UNDERPIN FOUNDATION AT EXTERIOR WALL.
2. REPLACE UNDERGROUND GUTTER WITH SURFACE DRAIN.
3. MAINTAIN EXISTING ROOFING (PROVIDE NEW HISTORIC ASPHALT SHINGLES ROOF SYSTEM AS AN ALTERNATE).
4. PROVIDE NEW ELECTRICAL SERVICE.
5. REPLACE EXISTING UTILITY METER WITH NEW METER.
6. PROVIDE UNDERGROUND CONDUIT FROM STONE GARAGE FOR FUTURE PHONE/DATA.

DESTRUCTION:

1. REMOVE EXISTING OIL-FIRED WARM AIR FURNACE.
2. REMOVE EXISTING TOILET ROOM PLUMBING FIXTURES AND PIPING.
3. REMOVE EXISTING WOOD-FRAMED PARTITIONS AND WOOD STAIRS.
4. REMOVE EXISTING GLAZING AND PORTION OF WALL FOR NEW DOOR AND FRAME.
5. REMOVE EXISTING DOOR AND FRAME.

COTTRELL FARMS
Shop Building (CMU Garage) - Proposed Floor Plan

Cottrell Farm Park Steering Committee Presentation 2

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GENERAL COMMENTS:
1. PROVIDE TESTING FOR ASBESTOS, LEAD PAINT, UNDERGROUND HEATING OIL TANKS AT BUILDING, ASIZE AREAS AS REQUIRED.
2. MEST CONTROL/REMOVAL REQUIRED.
3. PROVIDE STORAGE AT INTERIOR AND EXTERIOR.
4. PROVIDE FURNITURE, APPLIANCES.
5. PROVIDE LOW VOLTAGE TELECOMMUNICATION, SECURITY SYSTEMS.
6. PROVIDE DUAL RECEPTACLES FOR INTENDED ITEMS.
7. PROVIDE SELF-CONTAINED EXIT SIGNS WITH BATTERY BACK-UP AT EACH EXITS DOOR AND PATHWAY.
8. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY CODE.
9. REPAIR EXTERIOR WALLS, MILL CRACKS, REPOINT, MASONRY, PATCH EXTERIOR STUCCO AND RIMJOINT.
10. REPAIR EXISTING CONCRETE SLABS.
11. REMOVE EXISTING DOMESTIC WATER SERVICE.
12. PROVIDE 4-SEASON HEATING THROUGHOUT THE BUILDING.
13. PROVIDE AIR CONDITIONING (AS AN OPTION), SPLIT DIRECT SYSTEM OR COOLING PACKAGE WITH DUCTWORK, VRF OR MINI-SPLIT SYSTEM.

RECOMMENDATIONS:

NEW WORK
1. PARTIALLY CLOSE EXISTING DOOR OPENING – COORDINATE HEIGHT WITH NEW WINDOW.
2. PROVIDE NEW WINDOW WITH INSULATED GLAZING IN EXISTING OPENING.
3. REPLACE EXISTING GARAGE DOORS WITH NEW INSULATED DOORS.
4. PROVIDE NEW SEAL CONCRETE SLAB OVER EXISTING.
5. PROVIDE THERMAL BATT INSULATION BETWEEN EXISTING CEILING JOISTS.
6. PROVIDE NEW GYPSUM BOARD SHEATHING BELOW CEILING JOISTS.
7. PROVIDE NEW RAMP, LANDINGS AND HANDRAIL.
8. PROVIDE NEW DOORS AND H/W FRAMES AS INDICATED.
9. PROVIDE NEW LIGHTING FIXTURES.
10. PROVIDE FIRE ALARMS SYSTEM, SMOKE DETECTORS, HORN STROBES, PULL STATIONS, CARBON MONOXIDE DETECTION AS REQUIRED BY CODE.
11. PROVIDE 2" RIGID INSULATION BETWEEN METAL PURLINS.
12. FURR-OUT INTERIOR OF EXISTING EXTERIOR WALLS WITH GYPSUM BOARD, PAINT FINISH.
13. NEW MOBILE HOME PARTITION.
14. REMOVED TOILET ROOM, NEW FIXTURES, ACCESSORIES, FINISHES.
15. PROVIDE NEW FULL HEIGHT MASONRY PIALS.

RECOMMENDATIONS:
DESTRUCTION
1. REMOVE EXISTING OIL FIRED FURNACE.
2. REMOVE EXISTING TOILET ROOM PLUMBING FIXTURES AND PIPING.
3. REMOVE EXISTING WOOD FURRED PARTITIONS AND WOOD STAIRS.
4. REMOVE EXISTING CEILING AND PORTION OF WALL FOR NEW DOOR AND FRAME.
5. REMOVE EXISTING MASONRY PARTITION.
6. REMOVE EXISTING DOOR AND FRAME.

RECOMMENDATIONS:
EXTERIOR
1. UNDERPIN FOUNDATION AT EXTERIOR WALL.
2. REPLACE UNDERGROUND GUTTER WITH SURFACE DRAIN.
3. MAINTAIN EXISTING ROOFING, NEW HISTORIC ASPHALT SHINGLED ROOF SYSTEM.
4. PROVIDE NEW ELECTRICAL SERVICE.
5. REPLACE EXISTING UTILITY METER WITH NEW METER.
6. PROVIDE UNDERGROUND CONDUIT FROM STONE GARAGE TO BUILDING FOR FUTURE VOICE/DATA.
GENERAL COMMENTS:
1. Provide testing for asbestos, lead paint, underground heating oil tanks at buildings. Asbestos areas as required.
2. Pest control (fumigation) required.
3. Provide low-voltage telediagcommunication, security systems.
4. Maintain existing doors and windows to remain. Recheck these for painting, make minor adjustments as needed.
5. Remove and repair damaged wood molding throughout building.
6. Provide fire extinguishers as required by code.
7. Repair exterior walls, fill cracks, repaint masonry.
8. Repair existing concrete slabs, fill cracks, provide new leveling compound as required.
9. Maintain existing roof, repair shingles and power wash as required.
11. Provide duplex receptacles on main floor.
12. Provide emergency light fixtures to provide light along paths of escape.
13. Provide self-contained exit signs with battery back-up at each egress door and hallway.
14. Provide fire alarm system throughout including smoke detectors, horn/ strobe combination annunciators, strobes in toilet rooms, and manual pull stations.
15. Provide new 60-AMP panel window, 100-AMP panel recommended.
16. Sink and hot water heater shall be modified as required for winterization.

RECOMMENDATIONS:
DEMOLITION
1. Remove loose plaster/lath at interior & stucco at exterior.
2. Remove kitchen counters, cabinets and appliances and associated wiring.
3. Remove existing garage door.
4. Remove existing floor finish in existing kitchen area.
5. New Work
   1. Install new concrete apron at garage door.
   2. Install perimeter grade drains around building.
   3. Repair cracks over doors.
   4. Replace damaged fascia and crown molding at exterior faces of building. Provide metal drip edge along crown moldings to mitigate inadequate flat coverings. Repair spf, replace flashing at chimney at north side.
5. Provide new wood sectional roll up door.
7. Inspect flat roof area, provide new gutter.
8. Restore/repair existing doors, frames, and windows, replace windows as required.
9. Patch interior plaster finish at all loose areas, removed during demolition and repaint walls.
10. Patch exterior stucco finish at all loose areas, removed during demolition and repaint all walls.
11. Paint existing gypsum board ceiling.
12. Provide new utility sink.
13. Existing hot water heater to remain.
Committee Comments Concept Plan

- Town Center District Standards for streetscape along CR516 & Cottrell Road
- Emergency access for ambulances & police from Bradford Drive (Old Bridge Mews)
- Additional hydrants within the site
- Realignment of internal driveway to preserve heritage trees
- Dedicated left turn lanes from Cottrell Road and CR516, no left turns from CR516 driveway
- Coordination of CR516 driveway entrance with commercial development
- Relocation of key site features closer to parking areas
- Site identification signs for historical buildings, heritage trees and nature walk
Site Features

- Prefabricated Restroom Building
- Park Pavilion
- Farm Themed Playground
Site Signage

- Cordite Trail
- Sturgeon Creek Greenway Trail
- Northeast Pioneers Greenway
- Harts Trail
- Sentier Cloutier Trail
- Bishop Grandin Greenway Trail

Heritage Tree Signage

Memorial Walkway

Building Signage
Revised Concept Plan
Next Steps

- Public Information Meeting – October 26, 2018, 7pm Courtroom

- Pursue additional means of funding

- Determine Project Cost Estimate and Phasing

- Prepare Phased contract plans and specifications

- Phase I Public Bid and Award

- Phase I Construction Spring 2019