

# Memorandum

DATE:

FROM: BMO

TO: Opns (P&E - Greg Shoemaker)

SUBJ: Bldg 2615

1. Submit an ESR to PWD for all exterior repairs to Bldg 2615. Attached is the list you gave me. We will approach the interior problems later. I'll get back to you on that.

ESR - M-1 funding - FY 87 →

2. Ensure all exterior <sup>repairs</sup> except the canopy is included.

WMKris

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10/10/10

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W. M. P.

27 MAR 1986

11000  
MAIN

Base Maintenance Officer  
Assistant Chief of Staff, Facilities

REPAIRS REQUIRED FOR BLDG 2615, PARADISE POINT OFFICERS' CLUB

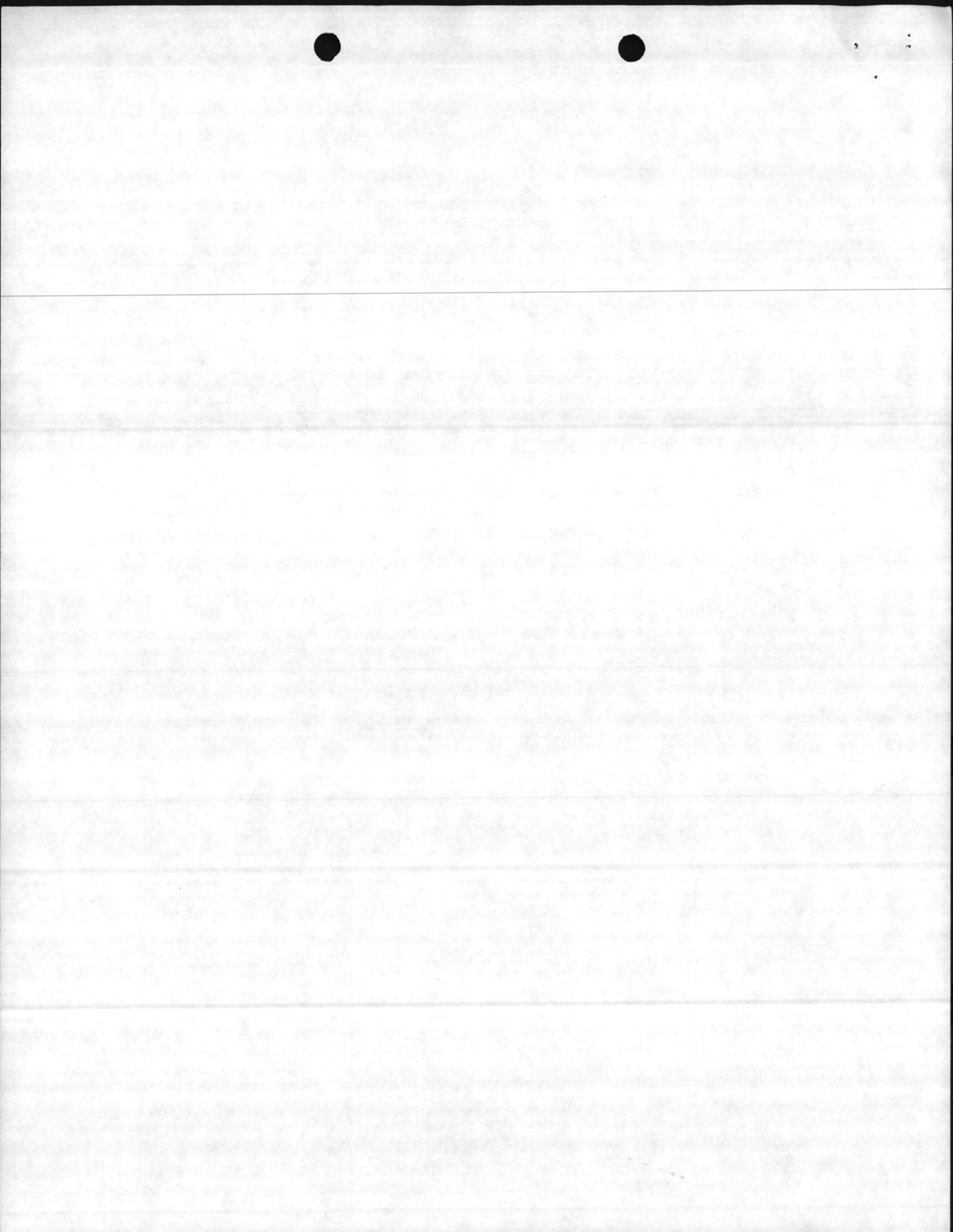
Encl: (1) List of Repairs Required

1. The annual inspection of the subject facility has been completed and a report of deficiencies identified is provided as the enclosure. Major repairs to this facility have been held in abeyance pending a decision on renovations planned. As the decision was made to table any major renovations, it is recommended that we be authorized to proceed in the development of a M-2 project for accomplishment in FY87/88. This would have to be submitted as FY86 supplemental in order to get the work done in FY87. This is a large job, but if we don't get it done, the costs will escalate drastically.

W. M. RICE

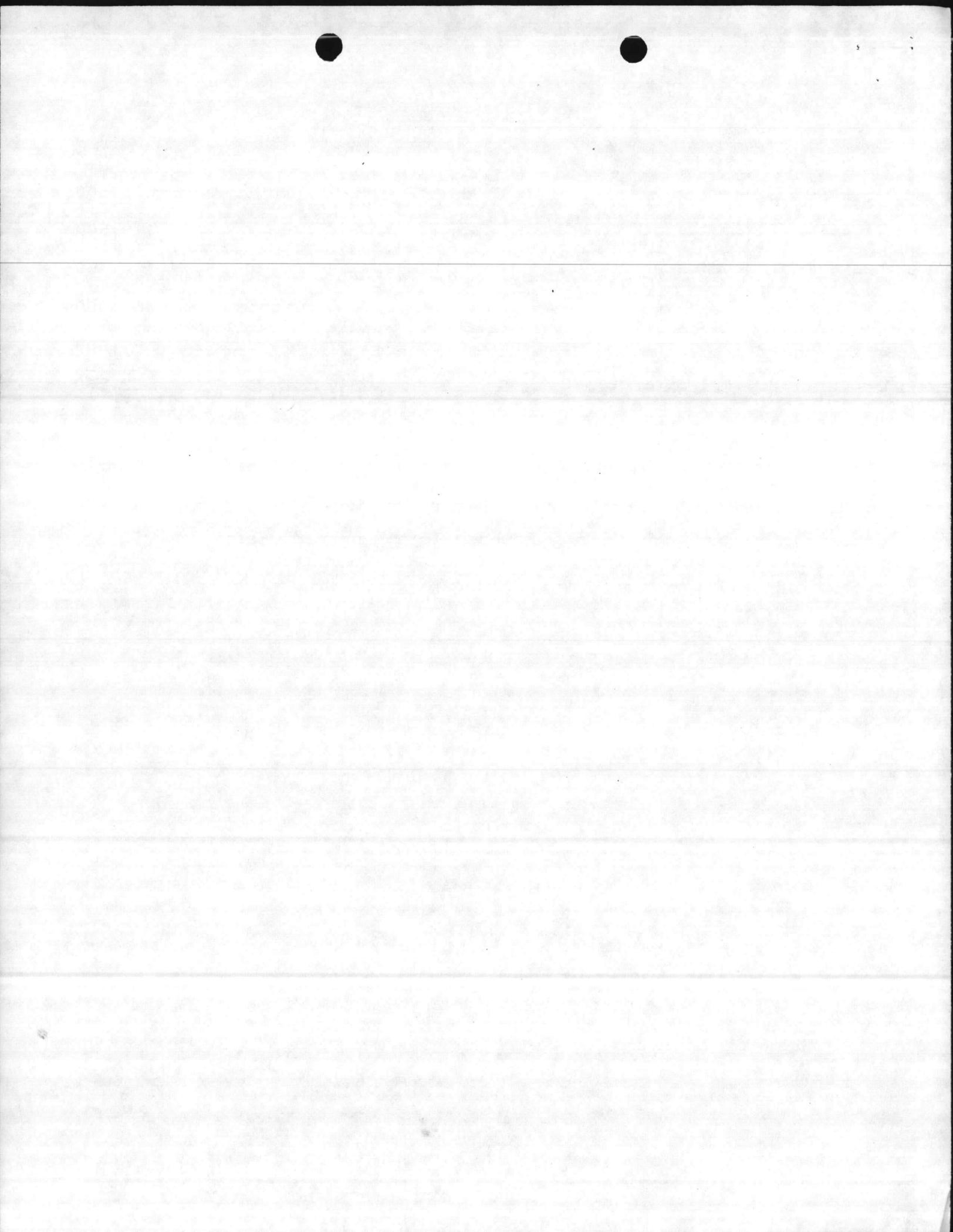
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OIC, CCMS

Writer: W. M. Rice, X2511  
Typist: C. Kowalski, 27 Mar 86



SUMMARY COVER SHEET

Structural Repairs		323,800
Electrical Repairs		119,500
Mechanical Repairs		140,700
	Subtotal	584,000
Overhead 15%		87,600
Labor (Taxes & Insurance) 18%		52,560
	Subtotal	724,160
Profit 10%		72,416
	Subtotal	796,575
	Rounded Total Contract Cost	796,600



## STRUCTURAL REPAIRS

ESTIMATED  
COST

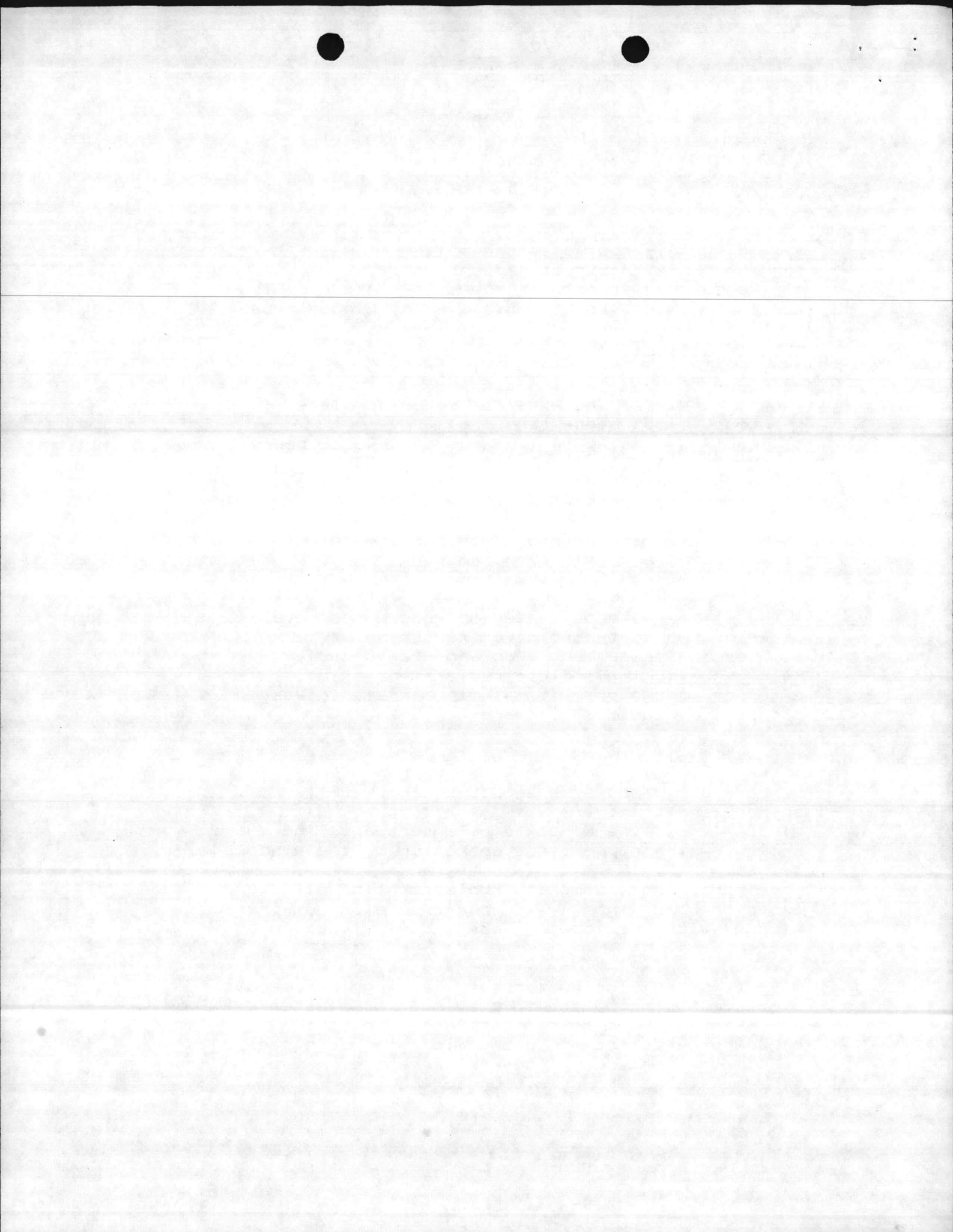
Roof: a) The shingle roof over the boiler room is sagging badly. (Structurally unsound)  
b) The built up roof over the life-guard room is leaking. (Needs to be replaced with shingle type roof)  
Recommendation: Replace deteriorated roof areas. 20,500

Exterior Wood Work: a) The exterior needs complete painting. (50% needs scraping)  
b) FASCIA boards, SOFFIT boards and FREEZE board are rotting in numerous places.  
c) The German siding on the gable ends needs to be completely replaced.  
Recommendation: Repair rotten wood and completely cover exterior wood surfaces with vinyl siding and trim components. 40,000

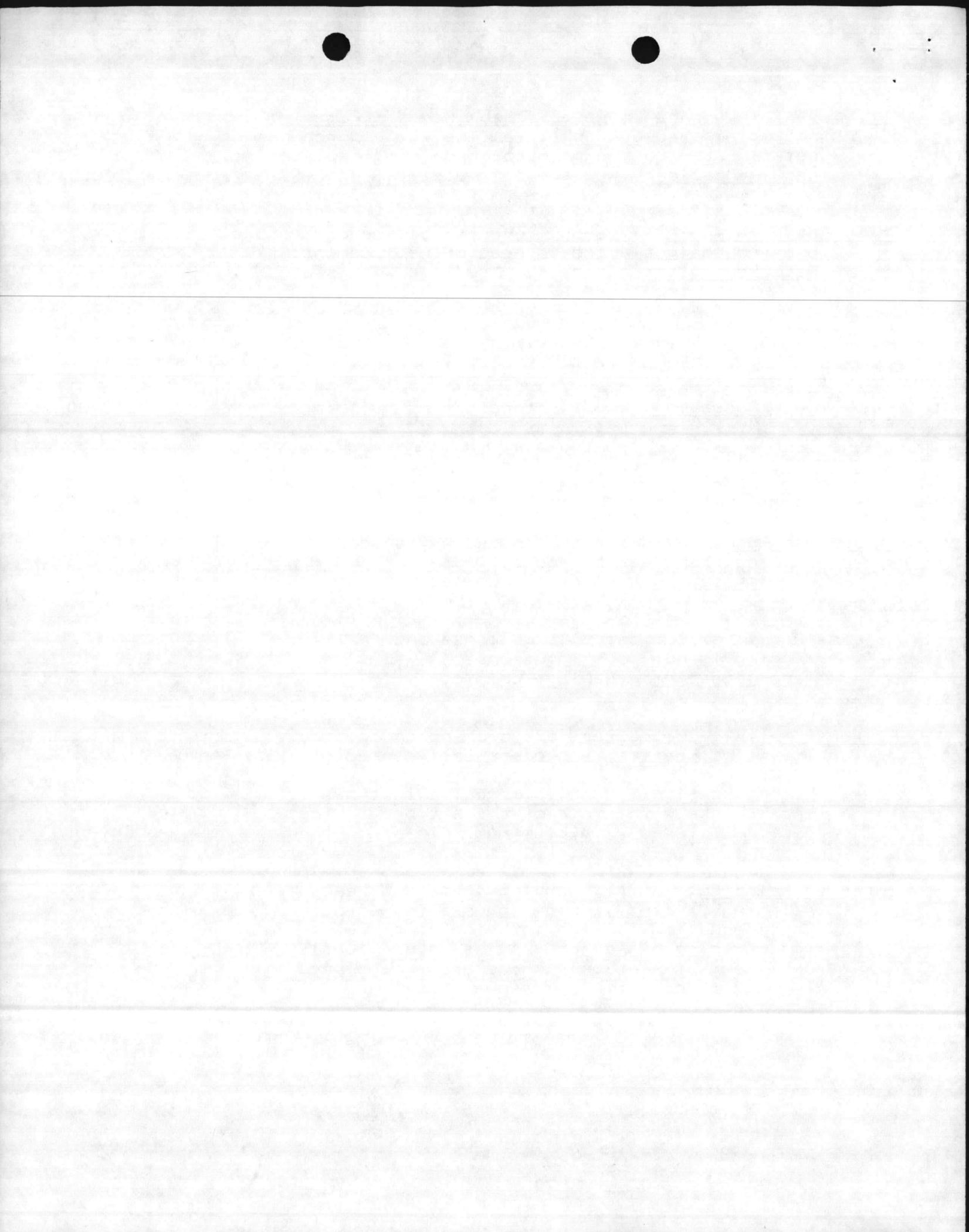
Exterior Doors: a) Numerous exterior wood doors have deteriorated to the point of replacing.  
b) Door jambs are banged up and scared badly.  
Recommendation: Complete replacement of all exterior wood doors with aluminum framed glass doors with required hardware. 63,000

Exterior Windows: a) Windows need to be replaced.  
b) Numerous windows have rotten window sills, sashed, and trim.  
c) Nearly all the window's balancers and liners are broken; which hampers the operation of the window sashes.  
Recommendation: Complete replacement of all exterior wood windows with baked on aluminum framed windows with thermopane glass and vinyl screens. 55,300

Built In Gutters: a) The gutters are leaking in numerous places, causing damage to the interior plaster ceilings and exterior wood soffit and fascia boards.  
b) Down spouts are stopped up in numerous places.  
Recommendation: Complete replacement of existing copper gutters and down spouts. 18,000



<u>Porch Roof Over Front Entrance to the Men and Women's Locker and Shower Rooms:</u> a) The whole porch has deteriorated to the point of requiring replacement. <u>Recommendation:</u> Replace completely.	8,000
<u>Front Entrance and Rear Canopy Covers:</u> a) The covers are old and unsightly and in need of replacement. <u>Recommendation:</u> Completely replace with state of the art type covers.	35,000
<u>Interior Plaster Walls and Ceilings:</u> a) Plaster has numerous deteriorated location in the working areas of the club. <u>Recommendation:</u> Repair throughtout building.	1,500
<u>Interior Doors:</u> a) Five doors are in need of repair. <u>Recommendation:</u> Replace the five doors.	1,500
<u>Life Guard Room:</u> a) Has deteriorated walls and ceiling from leaking roofs. <u>Recommendation:</u> Renovate completely.	1,000
<u>Lejeune Room:</u> a) Ceiling tile is loose and falling: Sagging in numerous locations. <u>Recommendation:</u> Replace completely.	6,000
<u>Reefers:</u> a) All the reefers are old and antiquated. The walls, ceiling and doors are in need of major repairs. <u>Recommendation:</u> Remove old built in type reefers and replace with state of the art prefabricated type. (Covered with aluminum skin)	54,000
<u>Interior Painting:</u> a) All working areas and heads need painting. Paint is peeling in a few areas. <u>Recommendation:</u> Paint interior completely, if the building has major repairs as previously outlined. (Paint only those areas mentioned with innhouse forces if major renovation is not approved)	20,000
SUBTOTAL	323,800



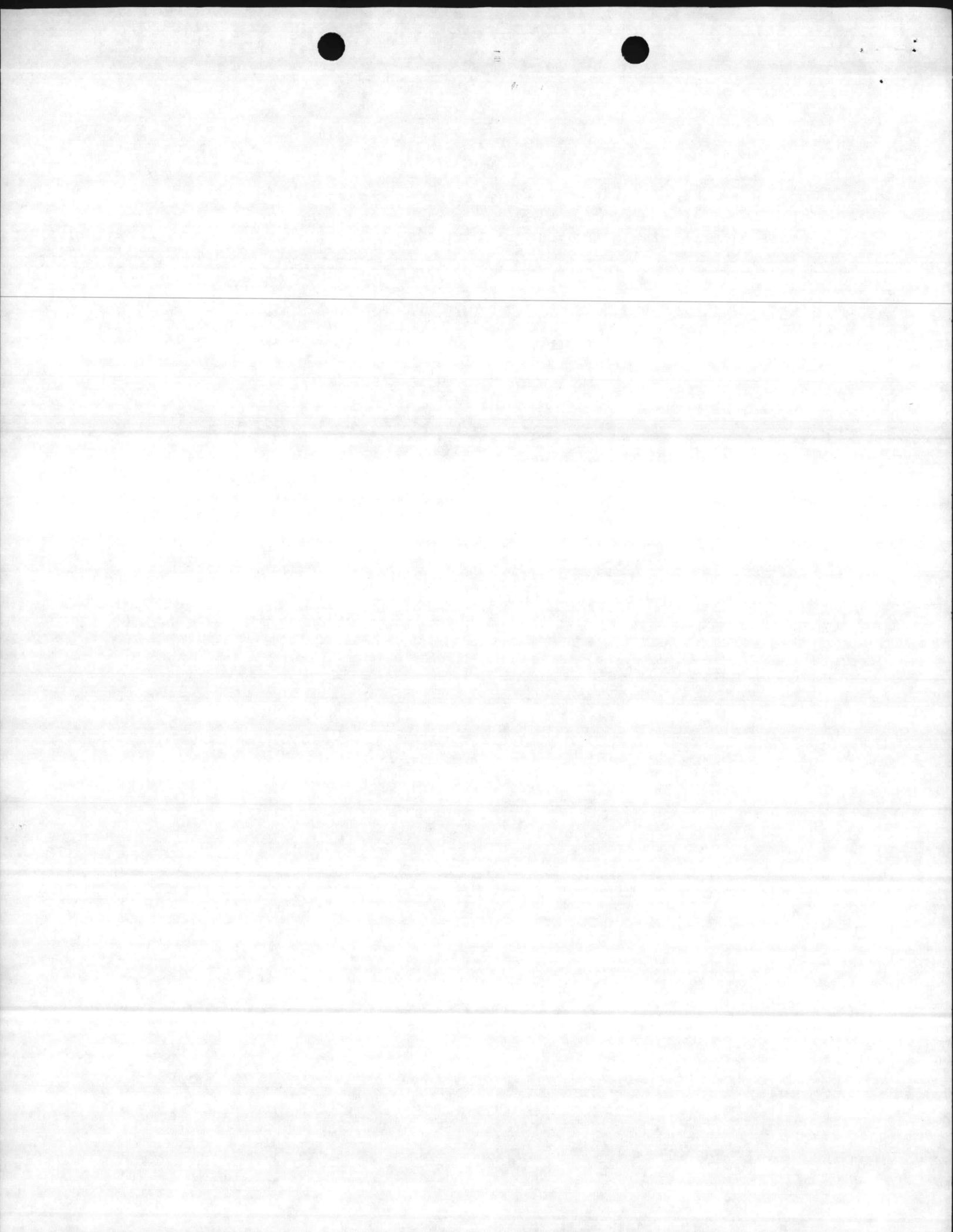
ELECTRICAL REPAIRS

Recommendation: The building needs to be completely rewired. The existing wiring and panels are resulting in hazardous conditions.

119,500

SUBTOTAL

119,500



MECHANICAL REPAIRS

Steam and Condensate Lines: a) The existing steam and condensate lines are deteriorated and leaking and are covered with asbestos insulation which is friable.

Recommendation: Completely replace steam and condensate lines with related equipment and fittings.

56,000

Potable Water System: a) Hot and cold water lines are old and deteriorated. The water lines are also insulated with asbestos insulation which is friable.

Recommendation: Completely replace all hot and cold water piping along with halves, faucett and hot water tank.

68,000

Sewage Waste Lines: a) The 2" galv. and/or steel lines have deteriorated badly. (Rusted out)

Recommendation: Completely replace all galv. or steel sewer lines.

3,500

Plumbing Fixtures: a) The existing plumbing fixtures are old and antiquated with worn out valves.

Recommendation: Completely replace with state of the art type that meet current health codes.

13,200

SUBTOTAL

140,700

