

I. INCLUSIVE PROJECT SCOPE DESCRIPTIONS: The following scopes are proposed for this project as illustrated by the attached drawings and narrative.

A. Exterior

1. Windows & Doors (Include abatement of asbestos window glazing.)
 - a. Restore exterior wood trim including 4 doors and frames.
 - b. Restore 42 windows (including replication of 2 previously altered to be exits).
 - b. Provide low-profile aluminum storms at 40 windows.
 - b. Restore feature Peck stained glass window and two stained glass transoms.
 - e. Provide vented protective glazing for Peck window and two stained glass transoms.
2. Exterior Masonry: Replace/reconstruct 600 sf of severely deteriorated brick at exterior face, especially west elevation. Repoint remaining 6,200 sf of brick and stone foundations.
3. Exterior Walks & Stoop: Repair front entry landing and ramp. Provide new concrete exiting walks at west side of building.
4. North Entry Exterior Metal Railings: Prep and repaint metal railings at front steps and ramp.

B. Basement

1. Reconfigure rear basement access stairs and exit to improve first floor egress.
2. Infill and cap former well to reduce potential for water infiltration.
3. Undertake miscellaneous repairs to and reinforcing of wood joist ceiling framing.
4. Provide new concrete floor slab with moisture barrier, subsurface drainage, sumps, sump pumps, and dehumidifier to control moisture levels.
5. Repair and repoint perimeter and interior foundation walls to sound condition.
6. Coordinate with construction of new elevator shaft and footings.
7. Abate friable asbestos pipe wrap and associated areas.

C. First Floor

1. Modify lower portions of front and rear stairs to improve life safety.
2. Reconfigure plan to accommodate new elevator, new drinking fountains, and two new toilet rooms while retaining circulation, primary historic spaces, and functional features.
3. Abate asbestos tile floor and modify rear wing for new staff toilet and kitchenette facilities.
4. Construct new, compatible exit porches with roofs at southwest and northwest corners.
5. Provide automatic door openers to improve accessibility at 4 key locations.

D. Second Floor

1. Restore entire floor including walls, ceilings, floors, stage framing, backstage areas, incorporating new shaft and elevator, a platform lift up to stage level, fire safety modifications to the rear exit stairs, supplementary storage space (for loose chairs), and handrail provisions to assist with accessibility.
2. The balcony will be renovated nominally for projection use and lighting, but not be open to the public.
3. Restore and secure acoustic fiber board wall and ceiling coverings. Abate disturbed asbestos mastic.

E. Attic

1. Replace roof access ladder, repair general framing, close off bird, bat, and squirrel. access openings, and provide electrical as noted.
2. Provide additional floor insulation and catwalks for access.

F. Roof

1. Replace all roofing in kind with enhanced flashing and underlayment protection.
2. Replace the lift-off roof hatch with a new hinged and insulated hatch assembly.
3. See reference to solar roof panel system.
4. Reinstall historic metal cresting at upper flat roof.
5. Include abatement of asbestos roof flashing and other products.

G. Mechanical, Electrical, Plumbing, and Sprinkler

1. HVAC: Provide new electric heat pump heating and cooling systems for the first and second floors with mechanical ventilation and dehumidification for the basement.
2. Electrical: Provide new electrical including power, generator, detection, alarm and lighting inside/outside.
3. Plumbing: Provide new plumbing systems throughout the building including three new toilet rooms, one new and one modified kitchenette, and an accessible drinking fountain.

4. Sprinkler: Provide new service entrance and sprinkler protection throughout the building, including attic and basement.
5. Solar: Provide new roof-mounted solar panels at the south and west sides subject to SHPO approval.

H. New Elevator & Shaft

1. Provide new LULA elevator and concrete block shaft (extending from the basement up through the balcony per drawings) to serve first and second floors.

II. SPECIFIC SUBJECT SCOPE DESCRIPTIONS: The following scopes are included, where applicable, in the overall project work described above, but combined here for clarity.

A. Accessibility (Scopes and cost estimates are included in separate categories.)

1. Elevator: Provide front-rear opening LULA elevator with shaft from basement to second floor. Include structural framing support for penetrated floors and corresponding modifications to adjacent finished construction. Include new electrical service to serve elevator plus back-up generator for emergency power. Include phone in elevator, two-way communications outside elevator, and related fire detection and alarms.
2. Drinking Fountain: Provide accessible drinking fountain and associated plumbing at first floor.
3. Automatic Door Openers: Provide automatic, wireless automatic door openers for four (4) primary entry doors at first floor lobby and relocated library entrance.
4. Auditorium Access: Provide handrails at sloped entrance to second floor auditorium space plus solid partitions to attach them to and relocate balcony support posts to allow sufficient width for wheelchair access to seating.
5. Platform Lift: Provide platform lift with back-up power for access from auditorium floor to stage level with accommodating alterations to installation area.
6. Signage: Provide accessible route and egress guidance signage throughout the building.
7. Front Ramp: Repair existing concrete access ramp to front entry door.

B. Energy Conservation (Scopes and cost estimates are included in separate categories)

1. Note window restoration and addition of storm windows.
2. Note roof-top solar panels at less obtrusive west and south locations.
3. All lighting will be upgraded to high efficiency with occupancy sensors where applicable.
4. Note new heat pump HVAC and domestic hot water systems, high efficiency, all electric.
5. Attic floor insulation will be enhanced to exceed minimum standards.
6. Insulation of exterior walls where possible without affecting historic character.
7. New thermostats will be programmable for energy conservation.

C. Hazardous Materials: Based on 8/15/25 Limited Building Survey for Asbestos Material at Peck Memorial Library by Lakeland Environmental, Inc. / Homer, NY. (Scopes and cost estimates are included in separate categories)

1. Abatement of +/- 90 LF of pipe wrap in the basement plus widespread dispersal of particles.
2. Abatement of mastic adhering fiber board to walls and related surfaces in the auditorium space.
3. Abatement of asbestos-containing window glazing, typical.
4. Abatement of asphaltic flashing cement at various roofing conditions.
5. Owner-provided air monitoring and/or clearance testing associated with abatement scopes.