

Hannah P. Clark Enyedi-Approved Work Plan

Main House

Totals	Amount with 20% Contingency
Total Projected Cost	
Total Actual Cost	#REF!
Total Difference	#REF!

TOTALS

Year 1	
Year 2	0
Year 3	0
Year 4	0
Year 5	0

Tririga ID	Structure	Sub-Category	Description	Year #	Quarter #	Date of Completion	Treatment Plan Cost	Curator Adjusted Cost	Actuals 1.13.2021
3549832	Main House	Chimney- Maintenance - Flashing	Evaluate flashings, if existent, at secondary roof and chimney to-roof interface. Repair or install flashing any deteriorated or missing flashings.	1	3		\$676.00		
3463576	Main House	Chimney- Maintenance - Cap	Evaluate cap flashing to determine if metal needs to be cleaned and corrosion inhibit coating applied. Replace cap flashing if missing material due to corrosion is observed.	1	3		\$419.00		
3464889	Main House	Doors - Misc.	Replace deteriorated weatherstripping at doors to ensure they are weathertight.	1	2		\$550.00	\$750.00	
3549850	Main House	Electrical - Misc.	Provide power for proposed dehumidifier in basement.	1	3		\$500.00		
3549851	Main House	Electrical - Misc.	Add GFCI receptacles in toilet rooms off the main bedrooms.	1	1		\$650.00		
3549853	Main House	Electrical - Repair	Replace non-functioning light fixtures.	1	1	Aug-20	\$1,500.00		\$1,648.26
3549854	Main House	Electrical - Repair	Replace non-grounded receptacle.	1	1	Jul-20	\$30.00		
3549855	Main House	Electrical - Repair	Replace four above-counter receptacles with GFCI receptacles. Provide two of these receptacles with dedicated circuits.	1	4		\$200.00		
3549856	Main House	Electrical - Repair	Replace smoke detectors. Fairfax County recommends installing smoke detectors in each sleeping room, outside each sleeping area and in the immediate vicinity of sleeping rooms, and on each story, including the basement. Recommend installing wireless interconnected building-powered smoke detectors with battery back-up in lieu of battery powered only smoke detectors.	1	1	Aug-20	\$600.00		\$145.34
3549857	Main House	Electrical- Misc.	Clean all interior light fixtures.	1	1		\$900.00		\$780.00
3464892	Main House	Electrical- Repair - Room 100	Replace light fixture in room 100 due to heat hazard.	1	1	Jul-20	\$250.00		\$588.94
3464081	Main House	Exterior - Concrete	Clean ferrous staining from concrete surfaces in the cellar using the most gentle cleaner possible. Minimize water coming into contact with ferrous metals.	1	3		\$45.00	\$300	
3464088	Main House	Exterior - Misc.	Replace broken glass at light fixture on north facade.	1	2		\$200.00	\$75	
3549858	Main House	Exterior - Misc.	Clean all exterior light fixtures.	1	2		\$200.00		
3463577	Main House	Exterior-Walls	Repair cracks in wood siding where possible.	1	3		\$120.00	\$130	
3464070	Main House	Exterior-Walls	Evaluate locations of missing areas of wood in siding. Minor missing material may remain; however, if missing material begins to expose flashing or the joints between wood siding a wood dutchman should be performed.	1	2		\$100.00	\$525	
3464075	Main House	Exterior-Walls	Reattach any wood siding and trim pieces that are no longer fully attached.	1	3		\$22.50	\$65	
3464323	Main House	Foundation - Maintenance	Seal around pipe penetrations through foundation to minimize water infiltration.	1	3		\$55.00		
3464957	Main House	Grounds Maintenance	Remove abandoned embedments and seal holes in order to prevent water infiltration.	1	4		\$240.00	\$425	
3464565	Main House	Mechanical - Maintenance	Clean and inspect all existing supply and return ductwork and registers/grilles	1	3		\$750.00		
3464566	Main House	Mechanical - Misc.	Provide an exhaust fan for all the bathrooms	1	3		\$1,050.00		

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3464573	Main House	Mechanical - Misc.	Provide a dehumidifer for the basement.	1	4	Oct-20	\$500.00		
3464955	Main House	Pests	Perform insect and pest control measures to minimize insect activity.	1	2		\$450.00		\$91.92
3464903	Main House	Plumbing - Maintenance	Inspect the well water system by a plumbing contractor.	1	4		\$350.00		
3464576	Main House	Plumbing - Misc.	Provide new clothes dryer.	1	1	Jul-20	\$1,500.00		\$738.93
3464578	Main House	Plumbing - Misc.	Provide splash blocks at all downspouts.	1	1		\$250.00		
3464579	Main House	Plumbing - Repair	Insulate exposed domestic hot and cold water piping.	1	3		\$750.00		\$137.12
3464580	Main House	Plumbing - Repair	Replace all of the water closets.	1	2		\$1,150.00		828.00
3463562	Main House	Roof- Gutters	Evaluate sizing and placement of gutters to ensure they are adequate for water flow. Clean gutters and downspouts to verify they are clear.	1	2	May-20	\$250.00		\$250.62
3464574	Main House	Structural - Misc.	Engage a structural engineer to perform an investigation at areas of potential structural concern	1	3		\$2,028.00		
3463567	Main House	Structural - Roof	Reset or sister rotated rafter at the Period II section of the attic and monitor to ensure rotation does not occur again.	1	2		\$5,850.00	\$530	
3464583	Main House	Windows	Feeders to HVAC may be reused if sized correctly for the proposed equipment.	1	4		\$700.00	\$455	\$342.20
3464903	Main House	Windows- Hardware	Repair hinged ventilation windows in the cellar to close and replace screens, or other type of permeable material, to allow for ventilation of the space while minimizing openings for animals.	1	1		\$150.00	\$260	
3549835	Main House	Doors - Exterior - East Facade	Replace non-historic storm doors at the east facade.	2			\$600.00		
3549852	Main House	Electrical - Repair	Replace (1) 100A 120/240V panelboard in stair landing with GFI and AFCI circuit breakers.	2					
3464077	Main House	Exterior-Walls	Clean and repaint wood siding once repairs have been made.	2			\$4,950.00	\$6,200.00	
3464082	Main House	Exterior-Walls	Remove all loose, soft, and deteriorated wood. Perform wood dutchman or full member replacement where required.	2			\$825.00	\$3,600	
3464083	Main House	Exterior-Walls	Remove all loose and deteriorated paint to a clean wood substrate.	2			\$18,150.00	\$12,400.00	
3464575	Main House	Mechanical- Repair	Remove and replace existing HVAC system (outdoor unit, indoor furnace, humidifer, and thermostat.)	2					
3464585	Main House	Windows - Hardware	Inspect all rope lifts, sash locks, weatherstripping, and other hardware to permit for full and unhindered operation, replacing in-kind where required.	2			\$1,014.00	Rows 76-79: 17000	\$415.58

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3464587	Main House	Windows - Misc.	Once cracked glazing lites are replaced, repair areas of deteriorated glazing putty. Remove deteriorated glazing putty using a knife grade traditional linseed oil based putty. Any cracked glazing pieces will be replaced.	2			\$525.00		
3464895	Main House	Windows - Misc.	Remove flaked and deteriorated paint at shutters and window surfaces, including sash channels and sills.	2			\$300.00		
3464901	Main House	Windows - Misc.	Remove soft and deteriorated wood. Perform repairs at deterioration observed such as installation of consolidant, epoxy patches, isolated dutchman repairs, and wood pinning at any loose or disengaged elements. Perform repairs with infill repairs using in-kind material and rebuilding of joinery if necessary	2			\$55.00		
3464588	Main House	Windows - Misc.	Replace cracked glazing lites.	2			\$550.00	\$750.00	
3549837	Main House	Doors - Exterior - South Facade	Rout and seal cracked step on the south facade.	3			\$20.00	\$180	
3464886	Main House	Doors - Exterior	Clean and repaint all doors once repairs, if required, have been made.	3			\$405.00	\$1,630	
3549838	Main House	Doors - Exterior - South Porch	Reset/adjust slightly displaced French door at the south porch.	3			\$150.00	\$65	
3464888	Main House	Doors - Hardware	Replace missing historic doors and hardware with materials appropriate of the historic time period.	3			\$1,200.00	\$2,500	\$530.00
3549840	Main House	Doors - Hardware	Evaluate isolated areas of separation at door joinery to determine if repairs are required to re-engage connection.	3			\$100.00	\$240	
3549843	Main House	Doors - Interior - Room 103	Replace damaged non-historic door to room 103.	3			\$250.00		
3549845	Main House	Doors - Misc.	Remove all loose and deteriorated paint at doors to a clean substrate.	3			\$195.00	\$520	
3549846	Main House	Doors - Misc.	Clean and repaint or refinish all doors. Repair at joinery and areas of minor damage where needed.	3			\$4,410.00		
3549848	Main House	Doors - Misc.	Replace any missing thresholds.	3			\$120.00		
3464085	Main House	Interior- Flooring	Remove paint on wood floors and refinish in a manner that represents a typical interior finish of the time period of historic significance.	3			\$10,800.00		\$156.06
3464557	Main House	Interior- Millwork	Reattach crown molding trim pieces that are becoming detached in isolated locations.	3			\$45.00	\$105	
3464558	Main House	Interior- Millwork	Replace missing baseboards with appropriate profiling and dimensions typical of the time period of significance.	3			\$2,100.00	\$2,665	
3464561	Main House	Interior- Walls & Ceilings	Minor cracks, damage, and deterioration in finishes should be repaired in place by filling cracks or damaged areas with compatible new material. Some material, particularly at water-damaged plaster, may need to be removed until sound material to ensure any compromised material is	3			\$2,695.00		\$1,529.89
3464562	Main House	Interior- Walls & Ceilings	Repaint walls and ceilings to represent the typical interior finishes of the period of historical significance.	3			\$19,600.00		\$4,583.37
3464898	Main House	Mechanical - Repair	Replace kitchen hood as it was not working during inspection.	3		Jul-20			\$130.00
3464581	Main House	Plumbing- Repair	Clean or replace all plumbing fixtures and appliances as required. Existent fixtures are not historic.	3		Nov-20	\$2,400.00		\$7,701.56
3464068	Main House	Exterior - Porch	Reinstall handrails at the east open porch steps.	4			\$2,000.00		
3463561	Main House	Roof - Repair	Replace asphalt shingle roof.	4			\$17,550.00		\$410.08
3463563	Main House	Structural - Roof	Coordinate structural evaluation of sapling rafters at the Period I section of the house with partial or full replacement of asphalt shingles.	4			\$676.00		
3549841	Main House	Doors - Interior	OPTION - Replace contemporary doors, doors dating after 1960, with more historic appropriate doors.	5			\$4,500.00	12,750	
3464321	Main House	Interior- Flooring	Remove and replace non-historic linoleum floor tiles with considerable staining or damage. Consider replacing with materials that may have been in place if archival documentation is found.	5			\$1,250.00		\$950.45
3464563	Main House	Interior- Walls & Ceilings	Evaluate potential use for Room 103 and consider removing wall paneling to exposed original wood siding along the south wall. Proposed: Restore porch at Room 103 to original design using historic photographs and evidence found under paneling.	5					
3464902	Main House	Windows - Misc.	OPTION - Replace non-historic window shutters with more era-appropriate shutters if archival documentation can be found to inform general dimensions and design.	5			\$4,125.00	\$11,550	
3553195	Main House	Grounds Maintenance	Overgrowth removal, grounds improvements and maintenance						\$562.26
			Monitor areas with previous water damage to ensure there are no active leaks				\$676.00	\$480	
New ID	3553714	Studio	Studio Repairs						\$1,568.98
New ID	3553713	Main House	Landscape Beautification						\$1,365.00
New ID	CREATE ID	Main House	Mechanical- Air Purifier						\$372.76
New ID	CREATE ID	Main House	Structural- Cellar						
									25827.32