

2025 Dranesville Tavern Treatment Plan

The Fairfax County Park Authority has made several improvements to the structure in the recent years. These include the following: roof replacement, insulation replacement to specific areas in building including over bathrooms, long porch repairs to railing, ceiling and flooring, gutter repairs, siding and trim repairs and exterior painting – including siding, eaves, windows, doors, shutters, complete repair to eastern wall from old termite damage and rot, including log replacement with chinking and daubing. To account for these improvements, the associated line items and cost estimates have been removed from the 2020 Treatment Plan for Dranesville Tavern. Additionally, the 2025 Dranesville Tavern Treatment Plan utilizes the Consumer Price Index to account for inflation between 2020 and 2024.

Structure	Estimated Total for Required Treatment Plan	Estimated Total with CPI Cost Adjustment
Tavern	\$292,955.00	\$345,942.00

Dranesville Tavern - Approved Work Plan

Totals	Column1
Total Projected Cost	
Total Actual Cost	
Total Difference	

Structure	Sub-Category	Description	Year #	Quarter #	Date of Completion	2020 Treatment Plan Cost	Curator's Proposed Adjusted Cost	Actual Cost
Tavern	Exterior-Misc.	Remove vegetation (including vines) touching the building and the ramp and cut back to a distance at least 1' from the bldg.				\$1,855.00		
Tavern	Exterior-Misc.	Remove insect nests and clean left over traces				\$500		
Tavern	Exterior-Misc.	Install clip for downspout on the west side of the building				\$56.00		
Tavern	Exterior- Foundation	Fill concrete gaps at the foundation for the storm cellar door				\$152.00		
Tavern	Exterior -Walls	Replace rotted wood, finish to match adjacent surfaces. Minor cracks to be filled with two part epoxy				\$1,736.00		
Tavern	Exterior -Walls	Assess areas of wood rot in exterior siding. Repair or replace as needed. Depending on condition, may require complete replacement.				\$50,000.00		
Tavern	Exterior- Foundation	Clear away piles of leaves and organic material from the foundation, walls and beneath the porches.				\$680.00		
Tavern	Exterior- Foundation	Remove PC mortar and cracked mortar and repoint with lime based mortar.				\$566.00		
Tavern	Exterior- Foundation	Clean stone with appropriate cleaning solutions due to biological growth or staining				\$112.00		
Tavern	Exterior- Foundation	Replace stones as needed due to the existing damage, matching sandstone should be used				\$1,967.00		
Tavern	Windows- Hardware	Install s-shaped holdbacks for shutters with missing holdbacks				\$885.00		
Tavern	Doors- Repair	Repair damaged areas of door frames, prepare and repaint				\$836.00		
Tavern	Exterior- Shutters	Repair damaged areas of shutters, prepare and repaint				\$2,090.00		
Tavern	Doors- Maintnance	Install weather stripping at the windows and doors				\$2,542.00		
Tavern	Windows- Repair	Replace the window pane in Room #201				\$331.00		
Tavern	Exterior- North Porch	Install replicated balusters as needed				\$11,298.00		
Tavern	Exterior- North Porch	Reattach detached balusters as needed				\$3,264.00		
Tavern	Exterior- North Porch	Prepare and repaint the flaking off or wearing thin areas as needed				\$2,643.00		
Tavern	Exterior- North Porch	Remove and replace all rotted wood and missing sections as needed				\$5,684		
Tavern	Exterior- North Porch	Repair of the out of plane wood floorboards as needed				\$9,596		
Tavern	Exterior- Porch	Wash down the surfaces of both North and South Porches and the metal surface of the upper balcony				\$2,643		
Tavern	Chimney- Maintanance	Cleaning of the sandstone with appropriate cleaning solutions due to biological growth or discoloration				\$896		
Tavern	Chimney- Maintanance	Remove the concrete seal, clean and apply new proper seal at the top of the chimney				\$4,684		
Tavern	Chimney- Maintanance	Remove and repoint mortar as needed				\$12,733		
Tavern	Pests	Apply extermination to remove all insects				\$500.00		
Tavern	Interior-Flooring	Repair basement floors renew the finishes as needed (repair any water filtration damages prior to refinish and paint)				\$6,396.00		
Tavern	Interior- Walls	Repair basement walls and repair any water filtration damages prior to refinish and paint				\$8,779.00		
Tavern	Interior- Misc.	Inspection for rising damp at the basement				\$2,500.00		
Tavern	Interior -Walls	Retain and repair plaster walls as necessary				\$25,644.00		
Tavern	Interior -Walls	Strip off and repaint as needed on the plaster or wood substrate				\$28,294.00		
Tavern	Interior -Walls	Retain and repair wood trim as necessary				\$6,112.00		
Tavern	Attic	Replace insulation at the attic and Room #205				\$1,290.00		
Tavern	Interior- Walls	Remove all paint at the fireplace in Room #106				\$831.00		
Tavern	Interior- Misc.	Repoint the deteriorated stonework at the most of the fire boxes as needed				\$2,547.00		
Tavern	Inteiror- Walls	Inspect Room#201 for the wall substrate for poor surface adhesion and repair as needed				\$2,648.00		
Tavern	Fire Suppression	Fire Sprinkler system				\$33,820.00		
Tavern	Fire Suppression	Domestic Water Line				\$1,045.00		
Tavern	Fire Suppression	Backflow Preventer				\$1,139.00		
Tavern	Fire Suppression	Service Valve				\$1,245.00		
Tavern	Plumbing-Misc.	Allowance for replacement of 3 plumbing fixtures to meet code				\$4,326.00		
Tavern	Plumbing-Misc.	Domestic Hot Water Heater				\$2,682.00		
Tavern	Plumbing-Misc.	Semi-instantaneous Hot Water Heater				\$1,548.00		

Structure	Sub-Category	Description	Year #	Quarter #	Date of Completion	2020 Treatment Plan Cost	Curator's Proposed Adjusted Cost	Actual Cost
Tavern	Mechanical	Remove existing HVAC equipment and provide new, as outlined: Sencible AHU, Fresh Air Unit 1000 cfm				\$13,560.00		
Tavern	Electrical	Allow for total electrical gut and re-wire of the property including, but not limited to panel board with main circuit breaker, 1" conduit, GFCI outlet, overcurrent protection device, LED lighting fixtures, daylight sensor, dimmer switch, photocell, motion sensor, integral emergency battery pack, test switch, pilot light, fire alarm strobe, pull station, electrical ground system, lightning protection system.				\$30,300.00		
Treatment Plan Total:						\$292,955.00		

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Structure	Sub-Category	Description	Year #	Quarter #	Date of Completion	2020 Treatment Plan Cost	Curator's Proposed Adjusted Cost	Actual Cost
Tavern	Roof -Repair	Inspect roof				\$2,520.00		
Tavern	Roof -Repair	Strip down to roof timbers and re-roof entirely, including new flashing, lath and underfelt				\$26,860		
Tavern	Roof -Repair	Replace any missing or compromised roof shingles				Excluded in report		
Treatment Plan Total:						\$29,380.00		