

PARKFAIRFAX PARTY ROOM RENOVATION

GOAL: Update the party room so the space functions equally well as both an party space and a meeting space.

ISSUES TO ADDRESS:

Noise

Poor kitchen layout

Inadequate space in refrigerator

Inadequate oven space

Inadequate egress for room capacity

Lack of HC accessible entry and bathroom

Lack of window coverings

Lack of patio space

Lack of video (TV) capability

RAMOS ARCHITECTS (7.8.20)

Replace current HVAC system replace with ductless mini-split system

Relocate electrical panel & closet to front bedroom

Install fire suppression system

Relocate existing bathroom to the front (east) wall in bedroom and make HC accessible

Add a second HC accessible bathroom to the front (east) bedroom wall

Relocate kitchen to N-S orientation; replace cabinets, counters, plumbing & electrical

Reuse existing appliances

Remove wall between kitchen/dining area and meeting room

Replace existing rear door with 2-panel French door

Repair all finishes where necessary; paint

Install patio and rear walkway to parking lot

TOTAL PRELIM ESTIMATE: \$367,033*

* Includes applicable architectural/engineering/GC fees and mark-ups

A & PB (10.5.21)

Keep existing 2 y.o. equipment; insulate existing ductwork & encase in drywall bulkheads; resize registers (Savings ≈ \$54k)

Keep electrical panel & closet in current location (Savings = \$32k)

Fire suppression system not required per City of Alexandria Code Administration (Savings ≈ \$27K)

Add HC bathroom to side (south) wall in bedroom; refresh existing bathroom

Redesign kitchen in existing location & replace cabinets, counters, plumbing, & electrical

Replace appliances

Keep wall in place; removing requires beam and reconfiguring of HVAC ductwork (Savings ≈ \$12K)

Leave existing rear door; install 2-panel French door in SW corner allowing kitchen access to rear patio

Repair all finishes where necessary; paint

Refinish and repair floors

Install new HC accessible front entry in original location under porch

Install patio and landscaping at rear of building

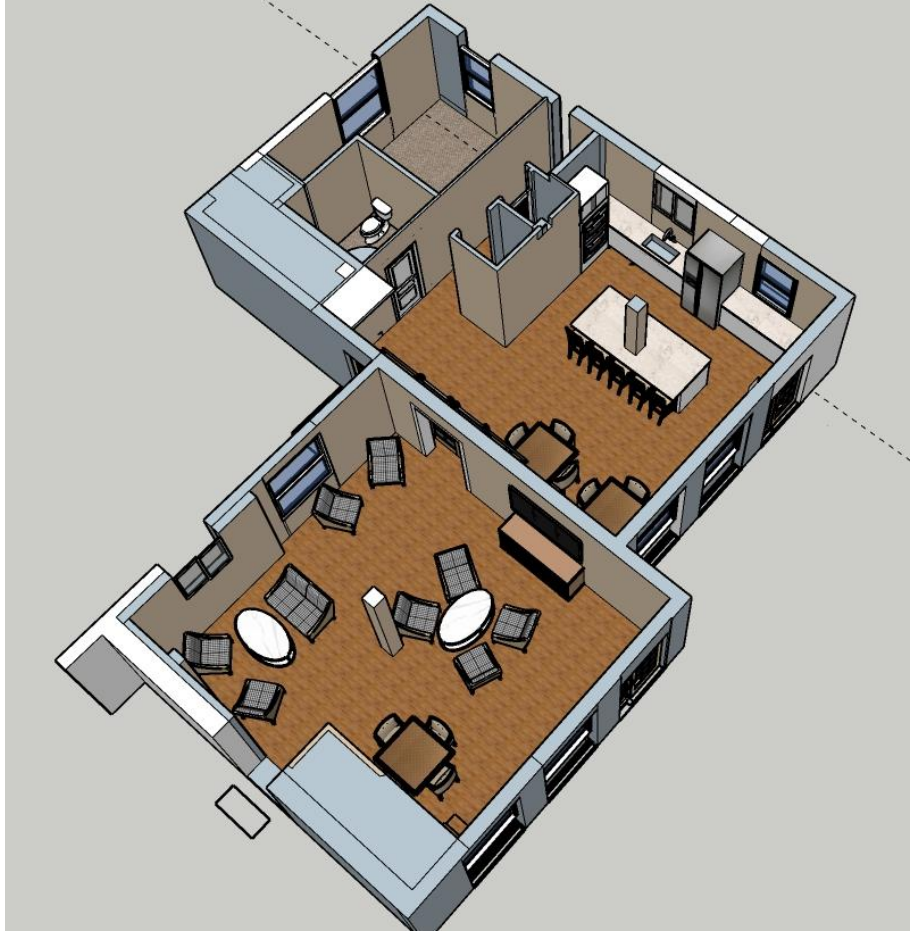
Upgrade existing lighting

Install window treatments

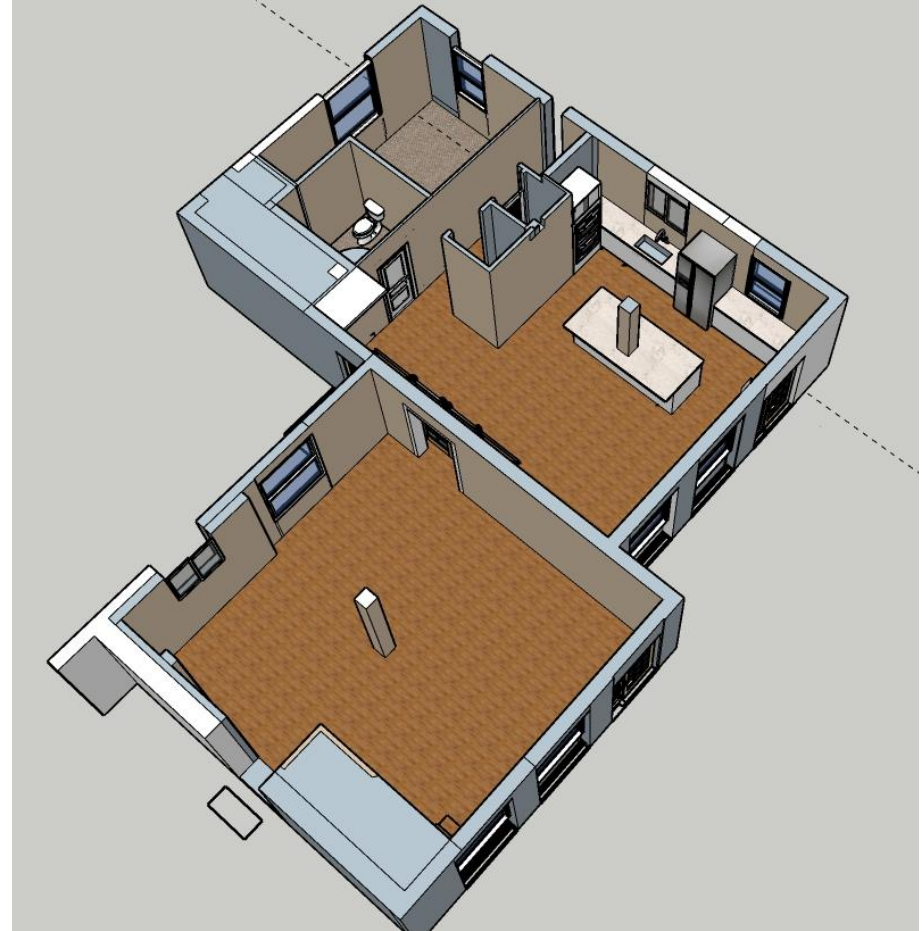
Purchase new furniture both indoor and outdoor

TOTAL PRELIM ESTIMATE: NTE \$213,000*

Single Opening Option - View with Furniture



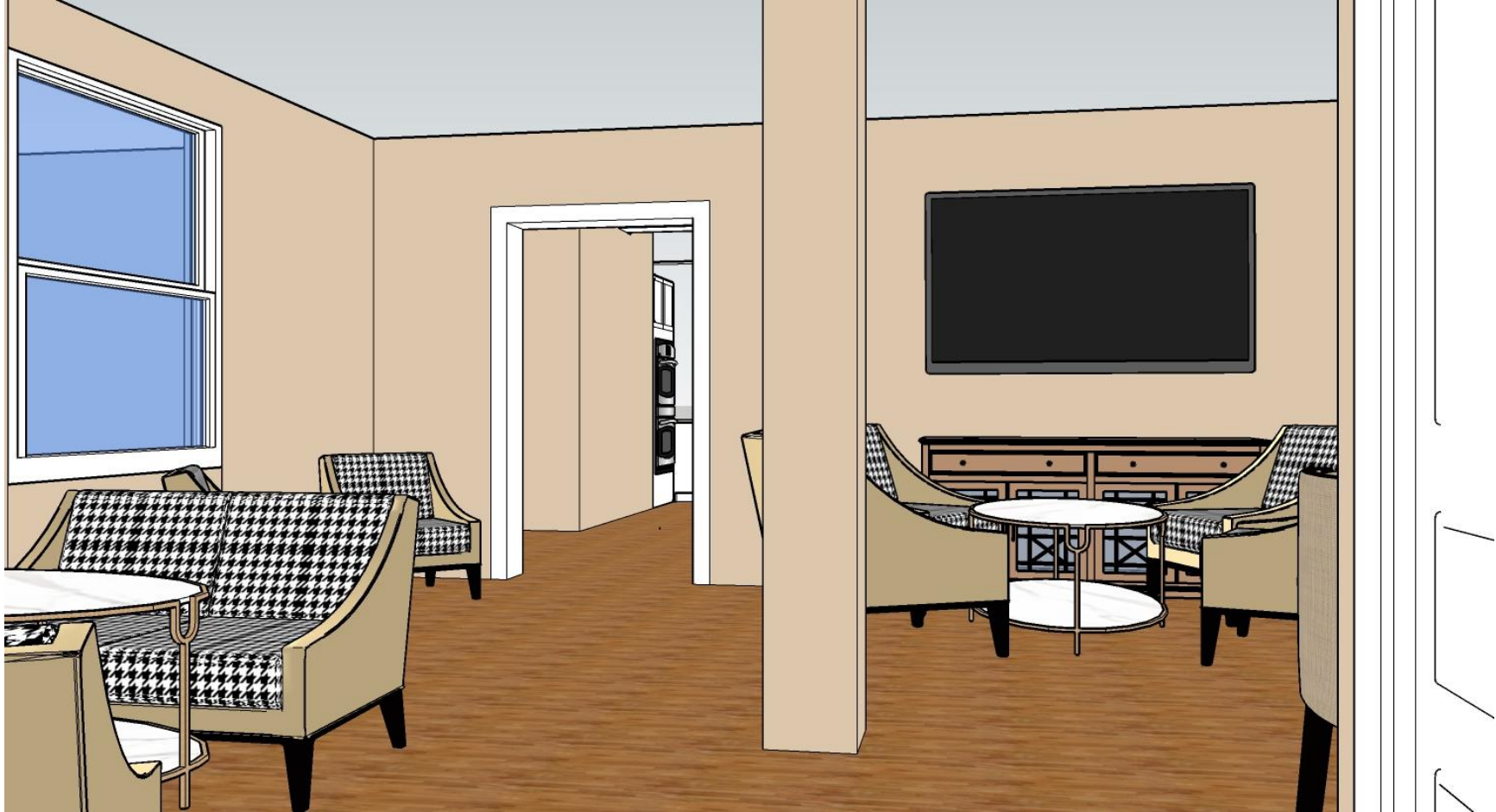
Single Opening Option - View no Furniture



Single Opening - View from Kitchen to Breezeway



Single Opening - View from Breezeway to Kitchen



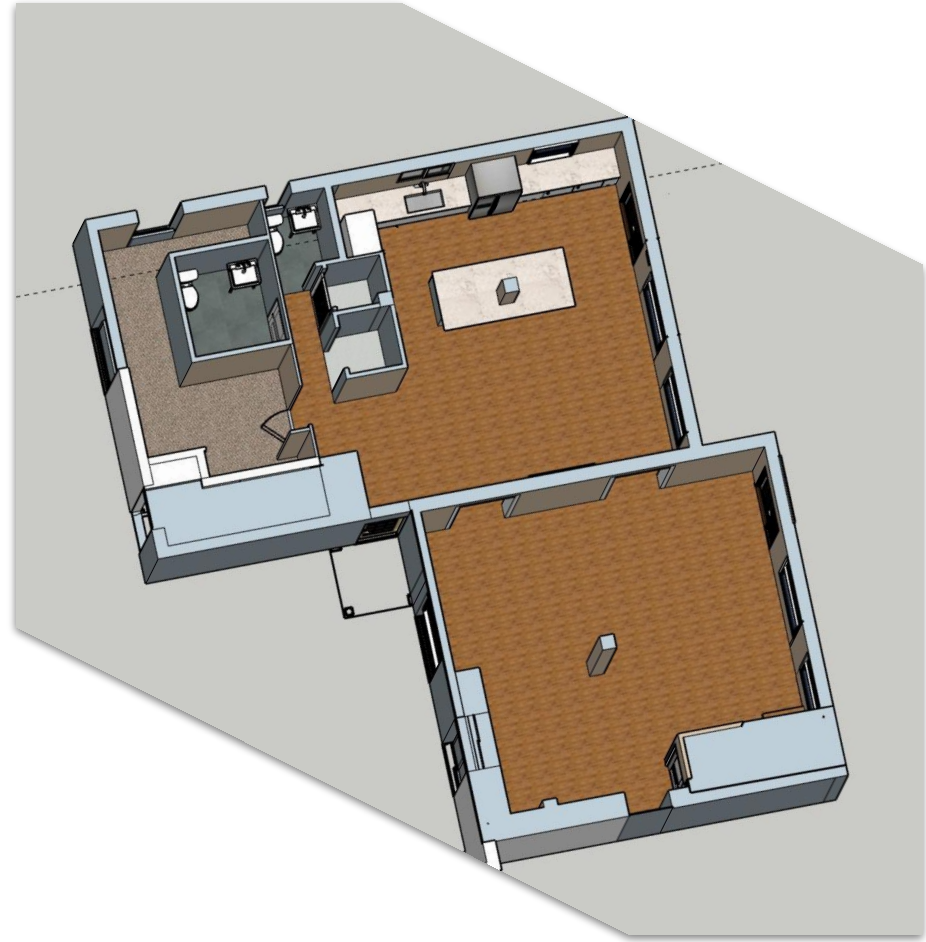
Single Opening - View from New Front Door to New Kitchen Patio Door



Double Opening Option - View with Furniture



Double Opening Option - View no Furniture



Double Opening - View from Kitchen to Breezeway



Double Opening - View from Breezeway to Kitchen



Either Option - View to Kitchen

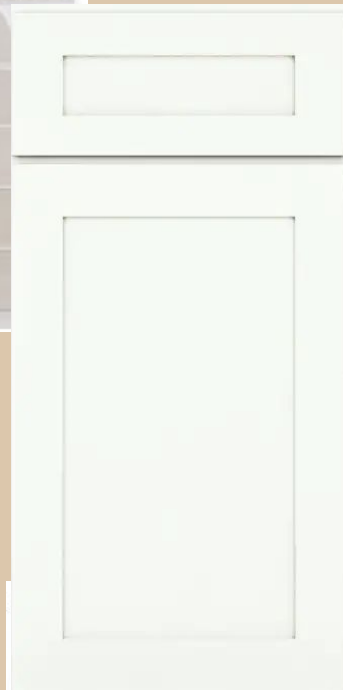


Handicap Accessible Bathroom



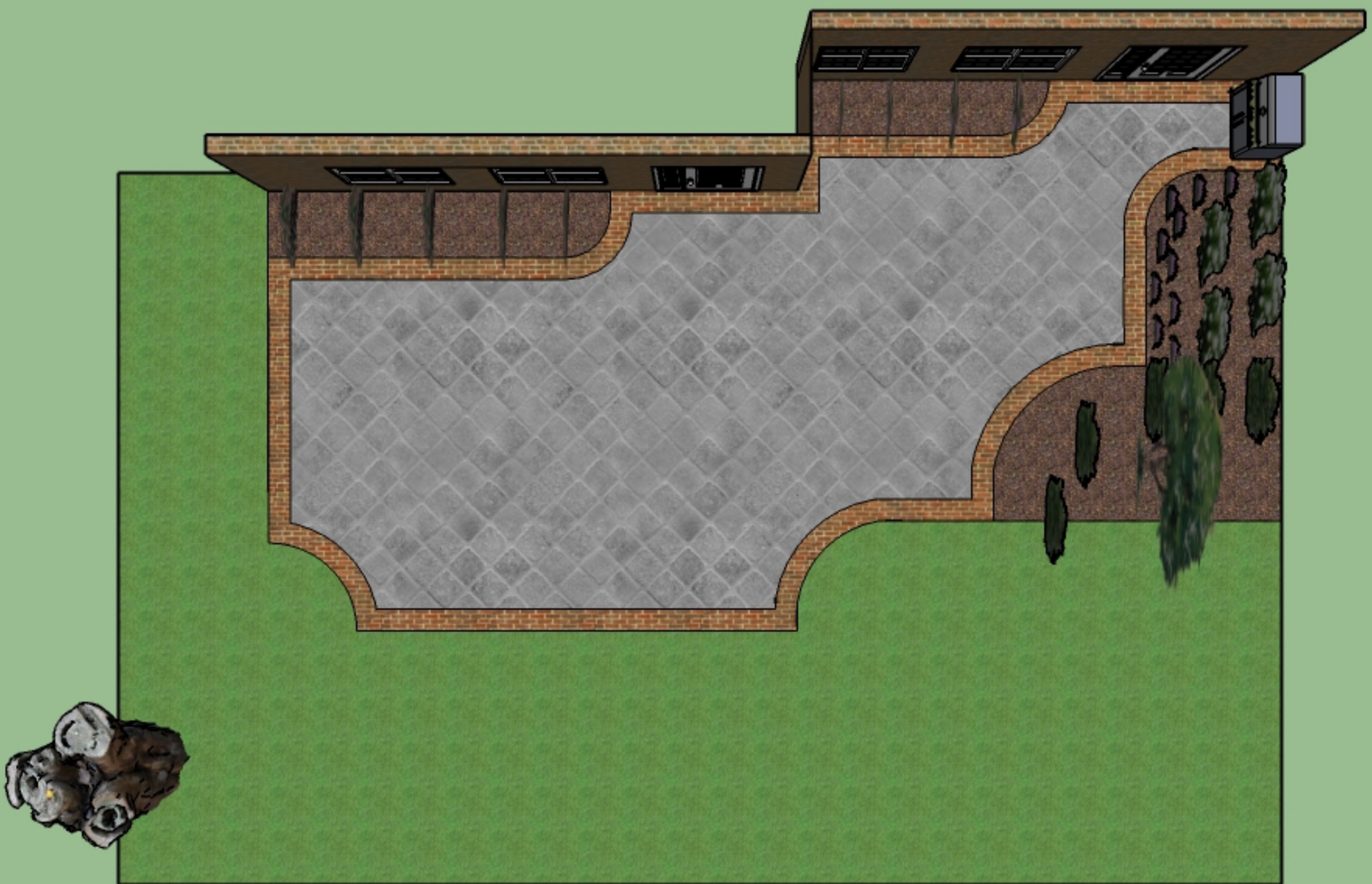


Exterior Views for Color Inspiration



**PARK FAIRFAX PARTY ROOM
INSPIRATION BOARD
OCTOBER 2021**





One more point for your consideration.....

We would ask the Board to consider, outside of this scope of work, also taking this opportunity to give a facelift to the building's main entry.

Work to include:

- Paint to match party room color scheme
- Replace light fixture with one matching party room fixtures in style and finish
- Replace tile to complement party room color scheme