

Pacifica Lighthouse Hotel Project Introduction

2019

Leaking Repair and Interior Renovation

THE PURPOSE OF THE PROJECT

The project is for fixing Building B exterior wall leaking damage issues and completing interior renovation for Building B.

PROJECT SCOPE

GC must follow the design and scope listed below to complete the project:

- Light House Façade Remodel / Renovation (By KLC)
- UPSKY Light House Hotel _ Project Manual (By KLC)

For exterior wall leaking damage:

- Install Cal Osha compliant scaffolding
- Demolition of all existing balconies and wood decorations attached to the building façade
- Removal of building envelope to expose framing
- Remove and replace all water damaged, dry rot and decayed members/frame
- Replace all metal hardware affected by rust
- Reframe wall elements in kind with new lumber DF No. 2 or better
- Install new plywood sheathing
- Install new windows and sliding doors
- Install new flashings
- Install new waterproofing for building envelope
- Install new stucco
- Install new framing
- Install new siding
- Install new trim
- Install new steel balconies and supporting structure
- Paint and protection
- Repair Light House tower caused ceiling leaking issue.
- Final clean up

For Interior Renovation:

- Remove/replace all carpet from building B including guestroom and corridor.
Quote for both labor and material
Material need to be separated from labor.
- Remove/replace all wallpaper from building B including guestroom, guestroom bathroom and corridor.
Quote for both labor and material
Material need to be separated from labor.
- Pop corn ceiling remove and texture and repaint for both guestroom and hallway.
- Replace bathroom tile
- Relocation for WIFI cable
- Install window trim

- repaint guestroom entrance doors and bathroom doors
- Install new HVAC system (quote separate)
Quote for both labor and material
Material need to be separated from labor.
- Replace 2 fireplace to be as electronic fireplace.
- Install new toilet
- Replace old tub surround
- Install heater for hallways (quote separate)

NOTES: Construction Bid must follow design document. Construction schedule, GC license and Insurance need to be attached with bidding document. All the construction needed equipment should be quoted in the bidding document. Bid need to list out both qualities and price. Hotel will assign Engineer as a coordinator to coordinate with construction team to perform instruction, guidance and inspection for the project and completion detail etc.

2019/12

