

# ATTACHMENT # 4

**Wright, Gwen**

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**From:** Astorga, Alvaro  
**Sent:** January 26, 2004 3:25 PM  
**To:** Wright, Gwen; Zyontz, Jeff  
**Cc:** Dwyer, Michael; Straw, Les  
**Subject:** Kensington Cabin

Jeff and Gwen:

I apologize if I already sent you an email with this information but I did keep a record so like usual I'm lost.

The Central Maintenance trades crews have made an assessment of the conditions of the Kensington Cabin. They have provided me with an estimate of \$23,750.00 to repair the cabin and bring back to pre-closing conditions. This does not include any work to make the Cabin ADA compliant. The biggest concern is the sewer line leaving the building and crossing the creek is broken. To repair the line is going to take acquiring permits both from WSSC and MDEP (to cross the creek), a very rough estimate for this work is \$38,000. If there is going to be any additional fixtures installed, such as an additional bathroom you may also be required to pay SCD charges.

I will be back to you on the routine maintenance cost for the cabin, as well as the list of buildings which are on our inventory to maintain and which are not.

thanks  
al.



10/29/03

To: Lynn Raufast, Mayor  
Town of Kensington  
3710 Mitchell St.  
Kensington, MD 20895  
Via Fax # 301 949-4925

Ref: Kensington Cabin

Sub: Revised Proposal for Construction

Dear Mayor Raufast,

I am pleased to provide this revised proposal for the renovation of the Kensington Cabin. This proposal is based on plans by GTM Architects dated 2/8/01.

You will recall that my initial proposal, dated 6/14/01 was limited in scope so as to include the handicap entry and baths areas only.

This revised proposal expands Macon's scope of work to include not only the handicap entry and bath areas, but also repairs to the rest of the building.

I have included the most technical and demanding aspects of the work in this proposal, knowing the it will still be necessary to draft volunteers for the simpler aspects of the work, such as painting, final cleaning and landscaping.

There are also some potential areas of work that have not been considered on the drawings or in this proposal.

These areas of concern include:

- Is the existing water service adequate to serve the new sprinklers?
- Are sprinklers actually required in such a small building?
- Are structural repairs to the front wall or floors required?
- What others issues will present themselves during the preparation of permit drawings?

Scope of Work:

New Bathroom and Entry Areas

Demolition

- Remove, salvage existing bath fixtures
- Remove drywall, interior partitions, finishes
- Remove section of existing roof as required

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Masonry

- Cut-in new door opening
- Extend approx. 20'x2' of C.M.U. wall
- Parge new and existing walls

Framing

- Build new roof, gables
- Sheath new roof w/5/8" plywood
- Raise new bathroom floor on wood sleepers
- Build new interior partitions

Insulation

- Provide R-13 at new exterior walls
- Provide R-30 insulation at new roof areas

Drywall

- Hang and finish drywall at the new bathroom and foyer

Roofing

- Provide new asphalt shingles with ice and dam shield at the new roof section
- Tie-in to existing roofing as required

Electrical

- Rough-in three lights with switches, 1 g.f.i. plug, 1 bath exhaust fan and switch
- Re-locate the water heater circuit

Plumbing

- Remove and re-install the existing bath fixtures
- Raise the waste and water lines to accommodate the raised floor
- Re-locate the existing water heater

Interior doors, hardware and trim

Ceramic tile at the new bath floor and base

Vinyl flooring at the new foyer

Scope of Work

Existing Cabin Areas

Sprinklers

- Install approx. eight sprinkler heads, served by the existing water service

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**HVAC**

Repair/ replace the existing gas hot-air furnace

**Electrical**

Design and install a simple fire alarm system  
Provide improved lighting in the main room, and storage areas

**Windows**

Make misc. repairs to the existing windows and screens

**Flooring**

Provide new carpet or vinyl flooring in the main room

**Concrete Access Ramp**

Excavate and form as required for the new access ramp  
Provide, place and finish the concrete as required

The cost of the work outlined above is \$49,560.00

The following items have not been included

Building permit fees, plans, engineering  
Termite inspection or treatment  
New electric, water, gas or telephone services, if required  
Lead paint or asbestos abatement, if required  
Structural repairs, if required  
Painting, landscaping, and final cleaning

Please let me know if I can provide any additional information.

Thank you,



Carl N. Mahany, Vice-Pres.

Macon Construction Inc.