

RENOVATION PLAN May 2013



# KERRYHILL COURT CONDOS



Deep River Condo Renovation Plan for Fall 2013 Completion

*by Kirby J. Gallagher and Sheila Gallagher*

## Kerryhill Court \$2.6 Million Renovation Project Plan

### Exterior

Windows (All Suites and Rooms)  
Entrance Doors & Windows Above  
Exterior Walls  
Roofs  
Privacy Fence

Parking Lot & Walkways  
Landscaping  
Exterior Lighting  
New Security Access System – in 25 only

### Interior

Stairwell Doors and Side Panels  
Stairwells  
Corridors  
Suite Entry Doors  
Common Rooms – Party and Fitness  
New washrooms – in 27 only  
New kitchens – in 27 only

New flooring and baseboards – in 27 only  
Skim-coated Walls – in 27 only  
Gas-fired On Demand Hot Water with Air Handler  
& Related Duct Work – in 27 only  
Central Split-system Coil in Air Conditioning  
Air Conditioning – in 27 only  
Washer/Dryer Combination – in 27 only

### Mechanical & Electrical

New roof top corridor make up air units  
Plumbing lines inspected and serviced

Main electrical distribution system thermally  
scanned and serviced

\*Reserve Fund will have \$150,000 after renovations are completed.

### Description of Exterior Renovations

#### Exterior Walls

- 2" Roxul Insulation
- Decorated metal siding by Garland Canada

#### Entrance Doors and Windows Above

- Four entrance doors: new commercial grade, clear anodized aluminum framed doors
- Side glass and windows above entrance doors: new energy efficient 1" sealed glass units

#### Windows (All Suites and Rooms)

- New Roberge PVC slider windows with premium PVC interior sills and framing  
20 year warranty on window seals. 25 year warranty on framing

**Roofs**

- Raised roof top parapet (both buildings); new flashing
- New roof at 25 Tamarack: 3-ply roof membrane with proper sloped insulation. 10-year minimum warranty
- Restored roof at 27 Tamarack: a new restorative coating to provide better slopes to the drains and longer life expectancy. Full 10 year warranty

**Parking Lot and Walkways**

- Complete removal of asphalt – parking areas and walkways – and replaced with 50mm of new HL3 hot mix asphalt

**Landscaping**

- New permanent property identification sign (Kerryhill Court sign)
- Replacement of storm drain man holes including new covers
- 6-foot Privacy fence on the inside of front walkways blocking view of the parking lot
- Flower beds
- Common garden
- 2 new covered and screened-in permanent Gazebos
- Picnic tables
- Several new patio areas – for patio furniture and picnic tables

**Exterior Lighting**

- Parking area lamp posts replaced energy efficient lamp posts
- New lighting bollards installed along all walkways
- Decorative landscape lighting throughout

**Description of Interior Upgrades****Stairwell Doors and Side Panels**

- New steel framed doors and side panels at all stairwell entrances. Ceramic glass for both doors and side panels – provides better penetration of natural light

**Stairwells**

- Main entrance stairwells in both buildings: new slip resistant porcelain tiles on all landings and steps
- New vinyl flooring for secondary entrance stairwells
- Painted stair railings and wall
- New energy efficient lighting
- New heaters

**Corridors**

- Existing ceilings replaced with new t-bar style ceiling with decorative lay-in tiles
- New energy efficient light fixtures
- All walls painted
- New decorative rubber backed carpet tile and base

**Suite Entry Doors**

- All suite entry doors replaced with new fire rated, insulated steel doors with new lever handles and deadbolt locks
- Door surrounds: new laminate door surrounds with suite plate and number

**Laundry Rooms**

- Completely renovated laundry rooms in both buildings: new ceiling, lighting, flooring, laundry machines (note: raised floor below new dryers for ease of access), new venting, new sinks, new counter area
- Drywall repaired or added to cover top of the cinder block
- Walls painted

**Common Room(s)**

- Existing common room in 25 Tamarack: new flooring (carpet and or laminate flooring based on buyer feedback), walls painted, new appliances and lighting, new round tables and chairs, and television and stand with cable connection
- New common room in 27 Tamarack: fitness room with equipment

**Mechanical and Electrical Systems****25 Tamarack**

- New roof top corridor make up air unit
- Three (3) new roof top washroom exhaust fans
- Main electrical distribution system thermally scanned and serviced. Replacement of components nearing the end of their useful life
- New security access system with card readers at both entrances
- All plumbing lines inspected and serviced

**27 Tamarack**

- New roof top corridor make up air unit
- Note: New roof top washroom exhaust fans were installed in 2010
- Main electrical distribution system thermally scanned and serviced. Replacement of components nearing the end of their useful life

- New washrooms in all suites complete with new sanitary drain lines and new water supply lines
- New washer and dryer
- Central air conditioning

**Reserve Fund**

While the intent of this renovation plan is to bring all common areas to new or like-new condition, Gallagher Property Services Inc. will contribute \$150,000 to the Condominium Reserve Fund upon completion of all renovations. This will ensure sufficient funds are available for unexpected expenses after completion of the renovations.