

DRAFT- Phase I Recommendations

Sigma Tau Chi House Renovation

Chapel/Living Room

1. Patch ceiling and finish with sand paint
2. Remove all paneling, plaster and lath to the studs
3. Insulate exterior walls
4. Fasten 12 ft of 7/16 inch OSB from floor to ceiling
5. Fasten birch plywood or finished wainscoting from floor to 4 feet
6. Sheetrock from top of paneling to ceilings (8ft)
7. Paint sheetrock
8. Stucco interior fireplace chimney to a smooth surface
9. Replace hearth tile in front of fireplace
10. Sand and refinish existing Adams' flooring
11. Repair two doors to chapel
12. Install new light fixture or chandelier

Dance Floor/ Dining Room

1. Seal exterior to prevent rodent entry
2. Repair or ensure that current roof does not leak
3. Replace entire ceiling with sheetrock and reinsulate
4. Paint ceiling with sand paint
5. New cove trim on ceiling
6. Leave east (Montcalm) side of room as is
7. Northern window-replace only the portion of the window that is part of the room (not the storage area behind the kitchen)
8. Replace several floor boards under the new windows (currently plywood)
9. Sand and refinish floor
10. Install ceiling light fixtures (2)
11. Make new MDF covers for the new windows
12. Install new heat/air ducts to room

Front Entrance/Main Hallway

1. Repair/refinish existing door with new hardware (no glass)
2. Replace side entrance windows with shatterproof Lexan
3. Repair hole and install inlaid vinyl in hallway
4. Remove existing paneling and install birch plywood or wainscoting
5. Install new ceiling light fixtures (2)
6. Repair newels connected to stair banister

Bronson Street hallway

1. Install new inlaid vinyl in hallway and Penthouse entrance

The following items should be addressed (no priority order) in future phases of the project:

- Fireplace in Chapel
- 2nd floor bath facing Montcalm St (include shower)
- Ceiling in front hallway
- Front porch
- Back party deck
- Cap garage wall
- Install sprinkler system
- Repair back stairs to 2nd floor
- Repair 2nd floor hallway by telephone
- Refinish floors on 2nd level
- Bathroom off the Alligator Room
- Replace/repair Sig Tau window going to 3rd floor
- Insulate 3rd floor
- Remodel kitchen
- Pave driveway and parking areas

We are prepared to obtain estimates for any or all of the above pending approval of STCAA Executive Council.

YIB,

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