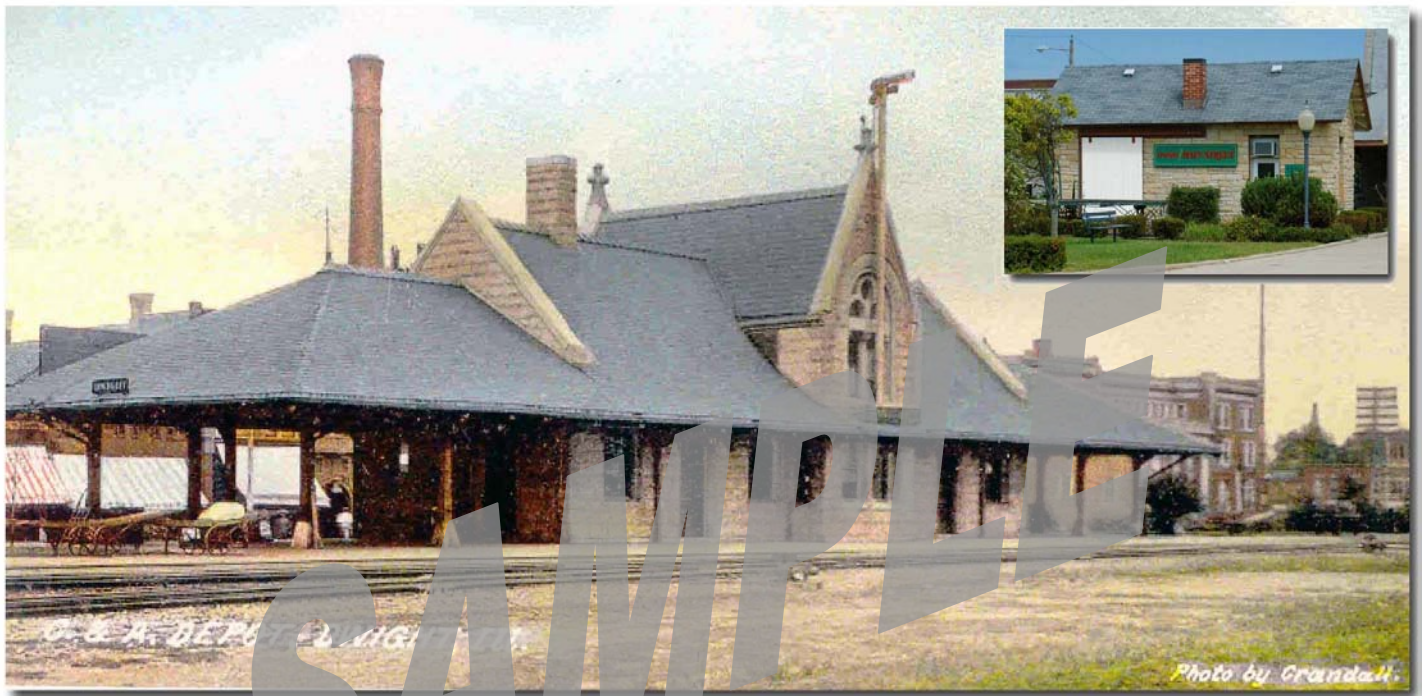


Dwight Train Station and Freight Depot

Rehabilitation

Friday, July 22, 2005



Prepared by:
History Construction Management, LLC
Odell, IL 60460

On behalf of:
Dwight Mainstreet

For the use of:
Village of Dwight

Saturday, June 25, 2005

Illinois Dept of Transportation:

The Dwight Train Station and Freight Depot is a repository for local history as well as an identified national historic landmark as recognized by the Department of the Interior's "National Register of Historic Places". The building is in need of repairs and restoration procedures to insure its' continued survival and to prepare it for its' new shared use as the home of the Dwight Historical Society and Chamber of Commerce as well as train station.

On June 14th, Sue DeLong of the Dwight Mainstreet Program commissioned History Construction Management, LLC to review and assess the work necessary to preserve the building, prepare it for its new uses and enhance its' beauty for the sake of the Commuters, Dwight Residents and tourists.

The following detailed workscope and line item estimate is based on our observations of the building in its current state in the brief time allotted and our discussion with any interested parties. The details are broken down by Masterspec categories as prescribed by the American Institute of Architects. This is how IDOT will want to see it.

All of the work described in the following pages follows the requirements of the Department of the Interior for buildings listed on the National Register of Historic Places. Most of the work included does not rely on the other tasks completion, so many of the projects represented herein can be broken down and completed separately.

Also note that while we strive to be as thorough as possible, these documents are in no way sufficient to proceed with any construction or bidding. Substantial additional workscope review, specification, design and village input will be required to be ready to begin work. IDOT refers to that work as Project Engineering II and anticipates that those costs will be included in the application for funding. A budget for PE II has been included under the General Conditions category.

We sincerely appreciate the opportunity to assist you in protecting this national treasure and look forward to providing any assistance you may need in doing so.

Sincerely,
History Construction



Paul C. Birkett



RESTORE DETERIORATING CANOPY CEILING



WINDOW REPAIR AND RESTORATION



CAULKING



NEW OUTDOOR DIRECTORY



NEW BOLLARDS



NEW BENCHES AND TRASH REC.



TREAT BASES OF COLUMNS AND REPLACE METAL PLATES



TUCKPOINTING



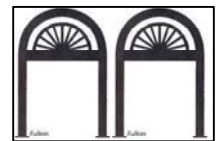
WOOD ROT REPAIR AND RESTORATION



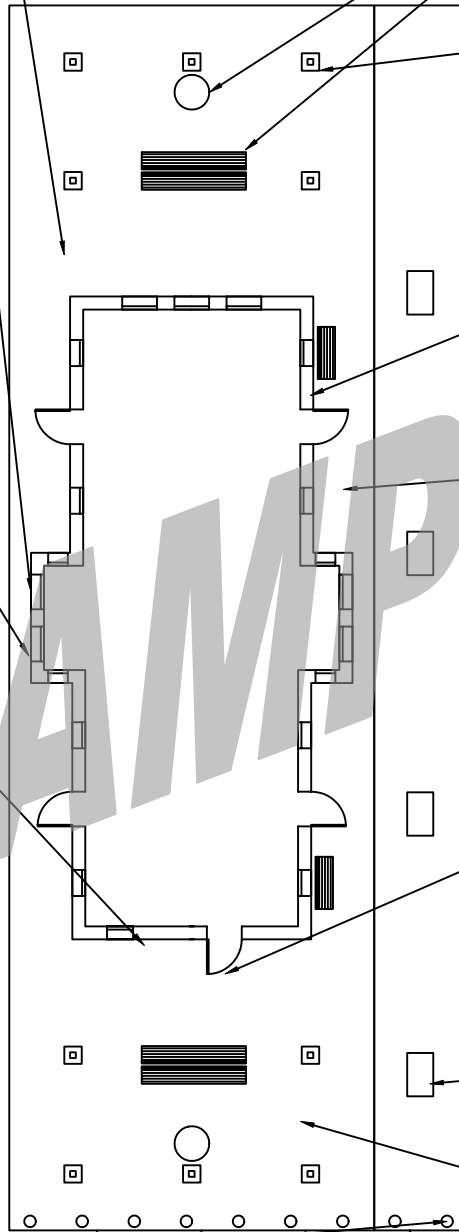
REPLACE MODERN DOORS WITH RECONSTRUCTED ORIGINALS



NEW CONCRETE PLANTERS



BIKE RACK



TRAIN STATION

Prepared by History Construction Mgmt, LLC
Not for construction
Pictures are representative of building conditions and may not be from exact location of arrows.



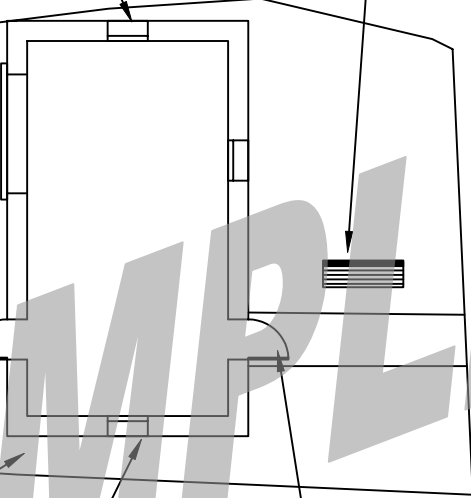
REPLACE BENCH



REPLACE MODERN WINDOWS



REPLACE AC UNIT WITH MINI-SPLIT SYSTEM



FREIGHT DEPOT



REPLACE MODERN DOORS



TUCKPOINTING



WOOD ROT REPAIR

Dwight Train Station and Freight Depot Rehabilitation Detailed Workscopes

01732 – Selective Demolition

Remove (2) site benches, remove wood decking on patio at south end of freight depot, remove window type air conditioner unit from transom in freight depot.

02870 – Site and Street Furnishings

Furnish and install new (4) 12' benches and (4) 6' benches, (2) garbage cans, (4) planters, (10) bollards with chains and commuter bike rack sufficient for 6 bicycles.

Benches estimated cost based on Trystan Site Furnishings "Heritage Series" Model TH1 with TH3 middle supports on 12' benches. Ipe selected to be used for 2X3 wood slats for its durability.

Garbage cans estimated cost based on Trystan Site Furnishings "Fairway Series" Model OEL1

Concrete planters based on Interlock Concrete Products, Inc "Santa Fe" model 5' x 36" with plain stone finish.

Bollards based on Ironsmith Victorian style M9022 Bollard with Polyurethane black finish.

Commuter bike rack estimated cost based on The Park Catalog (<http://www.theparkcatalog.com>) "Vintage Bike Racks" series, any model surface mounted. Quantity of (4).

03300 - Cast-In-Place Concrete

Provide poured bases for any benches not installed on hard surface, garbage can bases, pedestal for bronze plaque and commuter bike rack pad. Price budgeted until final determination of location of site items.

04900 – Masonry Restoration

At station and freight depot, provide grinding of mortar joints and tuckpointing with new mortar matching existing in color and composition at all areas where mortar joints have been caulked.

Allowance of \$7500 applied. To reflect local pricing, price was derived from cost paid by Odell Community Center for recent tuckpointing project. Budget should cover approximately 1,500 ft².

05580 – Formed Metal Fabrications

Furnish (40) new ¼” steel plates to match existing at base of exterior columns under canopies at train station.

06071 – Wood preservatives

After removal of all loose paint and preparation for new paint, treat all bare wood with Disodium Octoborate Tetrahydrate. 5:1 ratio on all surfaces. 1:1 ratio on any surfaces showing signs of brown or white rot.

Areas to be treated included:

Underside of wood soffit and canopy at Train Station and Freight Depot.

Base of exterior columns under canopy at Train Station

Bottom corners of windows and brick mould at Train Station and Freight Depot.

06150 – Wood Decking

Replace wood decking at south side of freight depot with new, low maintenance artificial decking.

Price based on using Trex “Accents” series decking 2 x 6 in Winchester Gray.

06200 – Finish Carpentry

Remove and reinstall deteriorated, decayed, rotted or broken corbels under building soffit for rebuilding at Train Station and Freight Depot..

Remove and reinstall window box planters as necessary to accommodate caulking by others of the bottom sash of windows at Train Station.

Install (5) new prehung wood doors (approximately 4’0” x 8’0” + 4’ transoms) and hardware on either end of the train station and (2) new doors (approximately 2’8” x 7’0” + 14” transoms) and hardware in freight depot.

Install new bulletin board / directory on exterior of train station building.

Replace damaged and missing bead board on ceilings of canopy and soffits on train station and freight depot with old growth bead board same profile, species and age material. Note: missing bead boards include those boards which have been previously replaced with flat boards.

06200b – Carpentry / Epoxy wood restoration

Using epoxy consolidant and epoxy wood replacement compound, rebuild any surfaces on soffit, fascia and corbels of train station and freight depot having defect such as cracking, checking, or minor missing parts.

07320 – Roof Tiles

Remove existing 3 tab roof on train station and freight depot and install ice and water shield 6 feet up from 1st interior wall line, 2 30# layers of felt, new copper flashings, and slate tile using copper nails.

07620 – Sheet Metal Flashing and Trim

Install copper gutters to match existing on south end of train station where missing. Drip edge, valley flashings and step flashings included under 07320.

07841 – Firestopping

Contractors required to make penetrations in any interior wall or ceiling will be required to patch such penetration with smoke and flame rated firecaulk. No openings shall be left between fire rated spaces or between floors.

07920 – Joint Sealants

Furnish and install labor and material to remove all loose caulk on train station and freight depot on all windows and doors and recaulk with a siliconized acrylic paintable caulk. Windows in train station to be caulked frame and sash.

08212 – Stile and Rail wood doors

Furnish wood doors in the type and style of the period of the building to include the following:

(5) new prehung wood doors (approximately 4'0" x 8'0" + 4' transoms) on the train station and (2) new doors (approximately 2'8" x 7'0" + 14" transoms) at the freight depot.

Includes \$2,000 budget for 4/0 doors and \$1,500 budget for 2/8 doors.

08550 – Wood Windows

Reconstruct and install (3) operable historic replica DH windows at the freight depot. Glass size per sash is 2432.

Reconstruct and install (4) inoperable windows at the Train station

Restore (26) windows (sash and frames). New windows to be inoperable (sealed shut)

Remove interior trim and install polystyrene or polyisocyanurate insulation into weight pockets and reinstall trim on all windows being restored at the train station..

08710 – Door Hardware

Furnish period replica or antique door hardware for (5) new prehung wood doors (approximately 3'6" x 7'0") on either end of the train station and (2) new doors (approximately 3'0" x 7'0" + 14" transoms) at the freight depot.

08800 – Glazing

Replace 3 insulated glass units at the train station with broken seals.

09210 – Gypsum Plaster

Includes all plaster and misc repairs to interior of both building after alarm systems installation.

09900 – Painting

Paint all windows, soffit and fascia on train building and freight depot with one coat alkyd primer and 2 coats oil base enamel.

Paint all windows and new doors both buildings.

Paint underside of canopies both buildings.

10416 - Directories and Bulletin Boards

Furnish 4' x 3' outdoor directory board with glass doors for train station.

Claridge model 548 "Outdoor Directory" used for estimate.

10425 – Signage

Install bronze plaque with historic data about train station on new pedestal on track side of station.

10520 – Fire Protection Specialties

Install new 10# ABC fire extinguishers. (4) near exits of the Train Station and (1) in Freight Depot.

13720 – Intrusion Detection

Install burglar alarm system with monitoring system in train station.

13851 – Fire Alarm Systems

Install fire alarm system with pull stations at all exits, horn strobes in main rooms at train station.

15815 – HVAC

Replace two existing furnaces in train station. Inspect, test, charge and put into service two condensor units.

Install new mini-split AC system in freight depot.

16050 – Electrical

Replace Globe on site light located near the freight depot.

Replace 3 daylight sensors on street lights and install new above bushes on pole.

Dwight Train Station and Freight Depot Rehabilitation

Category	Name		
01000	General Conditions		
01322	Photographic Documentation	\$	553.97
01403	Quality Control	\$	553.97
01500	Temporary Facilities and Controls	\$	387.78
01524	Construction Waste Management	\$	553.97
	Construction Engineering (PE II)	\$	19,388.83
	Construction Supervision & Project Management	\$	19,388.83
01732	Selective Demolition	\$	553.97
01740	Warranties & Bonds	\$	3,323.80
02000	Sitework		
02870	Site and Street Furnishings (Benches and trash receptacles)	\$	21,457.89
02870	Site and Street Furnishings (bollard and chain fence)	\$	12,033.19
02870	Site and Street Furnishings (Concrete Planters)	\$	2,215.87
02870	Site and Street Furnishings (Commuter bike racks)	\$	1,476.32
03000	Concrete		
03300	Cast-In-Place Concrete (Piers for park benches)	\$	2,769.83
04000	Masonry		
04900	Masonry Restoration	\$	8,309.50
05000	Steel		
05580	Formed-Metal Fabrications	\$	443.17
06000	Wood & Plastics		
06071	Wood Preservatives	\$	1,063.62
06150	Wood Decking	\$	1,573.26
06200	Finish Carpentry	\$	3,766.97
06200b	Epoxy wood restoration	\$	4,985.70
07000	Thermal Moisture Protection		
07210	Building Insulation		see 08550
7320	Roof Tiles	\$	229,342.13
07620	Sheet metal flashing & trim	\$	2,659.04
07841	Through-Penetration Firestop Systems	\$	487.49
07920	Joint Sealants	\$	2,215.87
08000	Doors & Windows		
08212	Stile and Rail Wood Doors	\$	14,403.13
08550	Wood Windows (Restoration)	\$	62,598.21
08710	Door Hardware	\$	1,938.88
08800	Glazing	\$	609.36
09000	Finishes		
09210	Gypsum Plaster	\$	3,877.77

Dwight Train Station and Freight Depot Rehabilitation

09900	Painting	\$	9,417.43
10000	Specialties		
10416	Directories and Bulletin Boards	\$	1,209.92
10425	Signs	\$	1,661.90
10520	Fire-Protection Specialties	\$	1,107.93
13000	Special Construction		
13720	Intrusion Detection	\$	3,656.18
13851	Fire Alarm	\$	12,796.63
15000	Mechanical Systems		
15815	HVAC	\$	7,755.53
16000	Electrical		
16050	Basic Electrical Materials and Methods	\$	1,385.17

TOTAL \$ 461,922.99

SAMPLE