

Dr. Still Historic Office Preservation Plan
Cost Estimate Update 2018

Account	Description	Quantity	Unit	Unit Cost	Amount	Alternate
	LEVEL 1 - STABILIZATION					
L.1.1	Remove/Reset Porch Posts @ South Porch - Inspect	4	EA	\$700.00	\$2,800	
	- Epoxy Consolidation of Porch Post Bases - 6" Wide	4	EA	\$450.00	\$1,800	
L.1.1.A	Replace Porch Posts @ South Porch	4	EA	\$1,350.00		\$5,400.00
L.1.2	Remove Stucco form Porch Foundation	78	SF	\$5.00	\$390	
	- Rake Out & Repoint	78	SF	\$28.00	\$2,184	
	- Brick Replacement @ Piers	30	EA	\$100.00	\$3,000	
L.1.3	Remove Stucco from Chimney Stack	143	SF	\$5.00	\$715	
	- Rake Out & Repoint	143	SF	\$28.00	\$4,004	
	- Brick Replacement @ Piers	25	EA	\$100.00	\$2,500	
L.1.4	Sister Crack Ceiling Joist @ 1st Floor	1	EA	\$450.00	\$450	
L.1.5	Minor Repairs @ Windows - 1st - Dutchman/Consolidate Sills	7	EA	\$500.00	\$3,500	
	- Replace Glazing Putty @ All Windows	266	SF	\$15.00	\$3,990	
L.1.6	Restore Wood Cornice	66	LF	\$30.00	\$1,980	
	- Replace Cornice - Assume 30%	28	LF	\$75.00	\$2,100	
	- Replace Acorn Drops - Missing	2	EA	\$350.00	\$700	
	- Partial Replacement of Acorn Drops & Brackets	5	EA	\$225.00	\$1,125	
L.1.7	Scrap/Prep/Prime/Paint Exterior Woodwork	1	LS	\$10,000.00	\$10,000	
L.1.8	New Footings @ Northwest Wall	15	LF	\$300.00	\$4,500	
	- Partial Reconstruction of Stone Foundation Wall	15	LF	\$200.00	\$3,000	
L.1.9	Remove Loose/Deter. Parging @Foundation Wall	1,542	SF	\$2.00	\$3,084	
	- Rake Out and Repoint	1,542	SF	\$20.00	\$30,840	
	- Replaster Interior Walls	1,096	SF	\$10.00	\$10,960	
L.1.10	Sister Decayed Joists @ NE Corner of Basement - 4" Long	3	EA	\$300.00	\$900	
L.1.11	Remove Concrete Paving Along East Foundation Wall	47	LF	\$25.00	\$1,175	
	- Regrade Area for Positive Drainage	1	LS	\$500.00	\$500	
	- New Slate Pavers	47	LF	\$100.00	\$4,700	
	Subtotal				\$100,897	
	Contingency	15%			\$15,135	
	Subtotal				\$116,032	
	General Requirements	20%			\$23,206	
	TOTAL LEVEL 1 STABILIZATION COST				\$139,238	
	Add 5% for every year (10 yrs)	5.00%	10		\$208,857	

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Account	Description	Quantity	Unit	Unit Cost	Amount	Alternate
	LEVEL 2 - PRESERVATION & INVESTIGATION					
L.2.1	Remove Interior Finishes @ 1st Floor	1,090	SF	\$10.00	\$10,900	
	- Dismantle Kitchen Cabinets	10	LF	\$200.00	\$2,000	
	- Dismantle Sink/Range	2	EA	\$350.00	\$700	
L.2.2	Remove Interior Finishes @ East Wall of East Addition	208	SF	\$5.00	\$1,040	
	- Remove Bath Tub	1	EA	\$400.00	\$400	
L.2.3	Selective Removal of Exterior Siding @ Within North Porch	178	SF	\$6.00	\$1,068	
L.2.4	Conduct Paint Analysis	1	LS	\$3,500.00	\$3,500	
	Subtotal				\$19,608	
	Contingency				\$2,941	
	Subtotal	15%			\$22,549	
	General Requirements				\$4,510	
	TOTAL LEVEL 2 PRESERVATION & INVESTIGATION COST	20%			\$27,059	
					\$31,569	
	Add 5% for every year (10 yrs)	5.00%	10		\$47,353	

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Account	Description	Quantity	Unit	Unit Cost	Amount	Alternate
	LEVEL 3 - RESTORATION					
L.3.1	Remove Asphalt Shingle Roofing w/Plywood Decking	1,309	SF	\$4.00	\$5,236	
	- New Hand Split Cedar Shingles @ Roofing - Custom 7" Exp	1,309	SF	\$18.00	\$23,562	
	- Replace Shingle Lath - Assume 10%	131	SF	\$3.00	\$393	
	- Reconstruct Pole Gutter - Lead Coated Copper	121	LF	\$75.00	\$9,075	
	- Gutter Linings/Downspouts/Flashing - Lead Coated Copper	1	LS	\$10,000.00	\$10,000	
	- Replace Deteriorated Rafters & Sheathing @ Chimney	1	LS	\$5,000.00	\$5,000	
	- Sister Rafter Ends	5	EA	\$275.00	\$1,375	
L.3.1.A	New Hand Split Cedar Shingles @ Roofing - Custom - 8"	1,309	SF	\$16.50		\$21,598.50
L.3.2	Remove Exterior Siding - Aluminum	1,517	SF	\$2.00	\$3,034	
	- Selective Removal of Clapboard As Needed	1	LS	\$1,500.00	\$1,500	
L.3.3	Dismantle/Demolish East Addition	208	SF	\$15.00	\$3,120	
	- Conduct Paint Analysis	1	LS	\$1,500.00	\$1,500	
L.3.4	Dismantle/Demolish Rear Porch - South Elevation	105	SF	\$10.00	\$1,050	
	- Reconstruct Front Porch	105	LFN	\$125.00	\$13,125	
	- Conduct Paint Analysis	1	SF	\$1,500.00	\$1,500	
L.3.5	Dismantle/Demolish Rear Porch - North Elevation	105	LS	\$10.00	\$1,050	
	- Remove Concrete Stairway w/Landing (3'x3")	15	LFN	\$50.00	\$750	
	- Reconstruct Rear Porch	105	SF	\$125.00	\$13,125	
	- Conduct Paint Analysis	1	SF	\$1,500.00	\$1,500	
L.3.5.A	Temporary PT Wood Stairway & Landing @ North Door	15	SF	\$125.00	\$1,875	
L.3.6	Restore Board and Batten Siding	379	SF	\$7.50	\$2,843	
	- Replace Exterior Siding Boards - Assume 75%	1,138	EA	\$15.00	\$17,070	
	- Replace Exterior Batten - Assume 100%	1,517	EA	\$3.25	\$4,930	
	- Paint Exterior Siding	1,517	EA	\$3.00	\$4,551	
L.3.7	Infill Interior Door Opening - Masonry	1	EA	\$1,750.00	\$1,750	
L.3.7.A	Infill Interior Door Opening - Masonry	1	EA	\$1,600.00		1,600
	- Install New Window - To Match Existing	1	EA	\$1,250.00		1,250
L.3.8	Reconstruct Existing Window Sills/Heads - Approx. 3' Wide	17	SF	\$450.00	\$7,650	
	- Reconstruct Existing Window Sills/Heads - Approx 14' Long	1	EA	\$1,850.00	\$1,850	
L.3.9	Replace Bottom Six-Light Sash @ North Elevation Window	1	EA	\$850.00	\$850	
	- Strip/Prime/Paint Window	15	PR	\$15.00	\$225	
L.3.10	Replace Interior Window Sills/Trim	4	PR	\$350.00	\$1,400	
	- Replace Interior Window Sills/Trim	5	EA	\$450.00	\$2,250	

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L.3.11	Reconstruct Existing Paneled Shutters	7	EA	\$950.00	\$6,650	
	- Replace Existing Shutter Hinges	7	EA	\$250.00	\$1,750	
L.3.12	Reconstruct Basement Window Sashes & Frames - 30" x 12"	6	EA	\$375.00	\$2,250	
	- Replace Interior Trim @ Basement Windows	6	EA	\$150.00	\$900	
L.3.13	Reconstruct 5 Paneled Exterior Door @ South Elevation	1	EA	\$2,150.00	\$2,150	
	- Repair Door Trim As Required	1	EA	\$500.00	\$500	
	- New Glazing @ Door Transom	1	EA	\$350.00	\$350	
L.3.14	Replace Exterior Doorway @ Northern Elevation - Single	1	EA	\$2,150.00	\$2,150	
L.3.15	Reconstruct Winder Stair @ Basement	1	EA	\$750.00	\$750	
	- New Board & Batten Door - Single	1	EA	\$1,200.00	\$1,200	
L.3.15A	Reconstruct Widen Stair @Basement	1	FLT	\$3,750.00	\$3,750	
L.3.16	Replace Deteriorated Lath @ Basement Ceiling - Assume 50%	492	SF	\$2.25	\$1,107	
L.3.17	Replace Deteriorated Lath @ 1st Floor Ceiling - Assume 50%	388	SF	\$2.25	\$873	
	- @1st Floor Walls - Assume 25%	550	SF	\$2.25	\$1,238	
L.3.18	Prep/Paint Interior Walls	5,176	SF	\$1.25	\$6,470	
	- Prep/Paint Interior Ceilings	2,074	SF	\$1.35	\$2,800	
	- Strip/Prime/Paint Windows	266	SF	\$15.00	\$3,990	
	- Strip/Prime/Paint Doors & Trim - Single	10	EA	\$325.00	\$3,250	
L.3.19	Clean Original Wood Floors w/Mild Detergent Solution	1,090	SF	\$1.50	\$1,635	
L.3.20	New Electrical Service	1	LS	\$4,500.00	\$4,500	
	- Electrical Wiring	2,074	SF	\$15.00	\$31,110	
	- Lighting	2,074	SF	\$10.00	\$20,740	
L.3.21	Demolish Chimney	143	SF	\$12.00	\$1,716	
	- Restore Roof and Cornice @ Original Chimney Area	1	LS	\$1,500.00	\$1,500	
	- Side-Wall-Venting Heating & Cooling Plant	1	LS	\$10,000.00	\$10,000	
	Subtotal				\$256,467	
	Contingency	15%			\$256,467	
	Subtotal				\$51,293	
	General Requirements	20%			\$307,761	
	TOTAL LEVEL 3 RESTORATION COST				\$359,054	
	Add 5% for every year (10 yrs)	5.00%	10		\$538,581	
	TOTAL COST ESTIMATE - LEVEL 1-3				\$794,791	