

STATEMENT OF PROBABLE COSTS

Based upon current market information, a statement of probable costs follows. Pricing information is based upon data collected by Harris Architects. Sims Group Consulting Engineers provided costs for building systems.. These costs do not include asbestos abatement, interior furnishings, equipment or exhibits. Costs do include overhead and profit.

As funds are probably not available for the entire rehabilitation project, the work has been prioritized in order to phase the work. This is reflected on the statement of probable cost in the columns numbered 1 through 4; with items under column one being of the highest priority. The priority of work has been established through work with the Silvermont Planning Team. Exterior work is of the highest priority as it protects the interior of the building. It should be noted that dividing the work listed in the middle levels of priority into smaller projects is problematic as many of the work items need to follow a progression. For instance, installation of mechanical and electrical systems needs to come before plaster repair and painting.

	qty	unit	unit \$	subtotal	WORK PRIORITY				Notes	
					A	B	C	D		
EXTERIOR										
General roof repairs	1	LS	8,000	8,000	8,000					2
Storm water mitigation	1	LS	5,000	5,000	5,000					
Repair/replace wood trim at eaves & dormers	1	LS	5,000	5,000	5,000					
Replace wood shingles at dormers	349	SF	20	6,980	6,980					
Windows - general repairs	70	EA	100	7,000	7,000					
Construction aids - lift, scaffold, protection	1	EA	15,000	15,000	15,000					
Repair front & side porch										
repair structure	300	SF	20	6,000	6,000					
replace wood floor	1,226	SF	20	24,520	24,520					
replace / repair columns	22	EA	500	11,000	11,000					
repair railing	152	LF	75	11,400	11,400					
replace balustrade @ portico (3rd floor)	51	LF	250	12,750	12,750					
Paint exterior	1	LS	25,000	25,000	25,000					
Repair doors, adjust, weatherstrip	5	EA	550	2,750	2,750					
Rear porch repairs & install ramp	1	LS	2,000	2,000	2,000					
Replace front ramp to meet code	1	EA	1,500	1,500	1,500					
Storm windows	70	EA	250	17,500	17,500					
Windows replace @ basement	5	EA	250	1,250	1,250					
Basement window wells - repair	4	EA	600	2,400	2,400					
Replace shutters	28	PR	450	12,600	12,600					
Masonry repair (spot repointing)	300	SF	10	3,000	3,000					1
Replace membrane roof over porches	2,253	SF	5	11,265			11,265			
Windows -6 sashes replace @ Sunroom	6	EA	1,500	9,000					9,000	
Replace balustrade @ porch (2nd floor)	224	LF	250	56,000					56,000	
BASEMENT										
General repairs and finishes	1,784	SF	15	26,760					26,760	

	qty	unit	unit \$	subtotal	WORK PRIORITY				Notes
					A	B	C	D	
FIRST & SECOND FLOORS									
1st - General repairs and finishes	3,766	SF	20	75,320		75,320			
1st - Upgrade exist toilets, remove stair, add one toilet	1	LS	30,000	30,000		30,000			
Mechanical - Upgrade existing hot water system, 1st & 2nd	1	LS	70,000	70,000		70,000			3
Mechanical - heat pump, 1st & 2nd	1	LS	88,000	88,000		88,000			3
2nd - Remove rear stair, add toilet	1	LS	20,000	20,000		20,000			
Electrical, Lighting, & Data, 1st	1	SF	28,000	28,000		28,000			
Electrical, Lighting, & Data, 2nd	1	LS	12,000	12,000		12,000			
Fire Protection System (Sprinklers) & update Fire Alarm (entire building)	11,943	SF	12	143,316		143,316			
THIRD FLOOR									
Rehabilitation	1,793	SF	55	98,615				98,615	
Rear addition for stair & elevator; new entrance area (includes elevator)	1	LS	250,000	250,000				250,000	
Mechanical - extend hot water system to 3rd floor	1	LS	25,000	25,000				25,000	
Mechanical - heat pump, 3rd	1	LS	33,000	33,000				33,000	
Plumbing, 3rd	1	LS	20,000	20,000				20,000	
Electrical, Lighting, & Data, 3rd	1	LS	30,000	30,000				30,000	
CARRIAGE HOUSE									
Repair shingles at dormers	60	SF	20	1,200			1,200		
Roof	960	SF	5	4,800			4,800		
Exterior Upgrades and painting	1	LS	6,000	6,000			6,000		
Renovate Public Toilets	286	SF	75	21,450			21,450		
			subtotal	\$1,240,376	\$180,650	\$466,636	\$44,715	\$548,375	
Contingency			25%	310,094	45,163	116,659	11,179	137,094	
TOTAL CONSTRUCTION				\$1,550,470	\$225,813	\$583,295	\$ 55,894	\$685,469	
Architectural & Engineering Fees			8%	124,038	18,065	46,664	4,472	54,838	
PROJECT TOTAL				\$1,674,508	\$243,878	\$629,959	\$60,365	\$740,306	

Abbreviations: LS = lump sum; EA = each; SF = square foot

Notes:

1. Not required if rear addition is built as new construction will cover problem area.
2. Includes repairs to all roof areas; temporary repairs to membrane roof.
3. These costs include replacement and upgrades of the existing systems as well as heat & air conditioning in the Sunroom and 2nd floor. In lieu of new systems, heat pumps could be added to these areas without the hot water heat. This is estimated at \$45,000.