

**Mount Gilead
RECOMMENDATIONS COSTS SUMMARY**

BUILDING	ESTIMATE TOTAL	GENERAL CONDITIONS 15%	CONTINGENCY 20%	DESIGN ALLOWANCE 10%	GRAND TOTAL	TOTAL SQUARE FEET	COST/FT2
TOTAL FOR HOUSE W/O OPTIONS	\$135,406.44	\$20,310.97	\$27,081.29	\$16,248.77	\$199,047.47	2622	\$75.91
TOTAL FOR HOUSE WITH OPTIONS	\$227,681.94	\$34,152.29	\$45,536.39	\$27,321.83	\$334,692.45	2622	\$127.65

Note: The projections are based upon the assumption that the work will be undertaken in cost effective parcels where a contractor/laborer will be able to absorb overhead, access, and equipment/tool costs across several similar items. This cost estimate includes restoration of existing elements only and does not include mechanical, plumbing, and comfort upgrades (such as bathroom renovations). Mechanical, lighting, HVAC, plumbing, and reconfiguration upgrades are significant costs.

	Recommendations	Quantity	Unit	Unit Price	Cost	Comments
	EXTERIOR					
Site	Remove vegetation growing around and onto the house.	1	ls	\$400.00	\$400	Priority Recommendation.
	Re-grade soil to the north of the cellar access to reduce direct contact with wood clapboards	1	ls	\$600.00	\$600	
Wood	Remove all soft and deteriorated wood. Remove any sealant or previous repair material where no longer intact. Perform wood dutchman or full member replacement where required following adjacent profiling.	50	sf	\$27.50	\$1,375	Isolated small areas of material loss could be repaired with wood putty or a consolidation treatment. Extents of soft/rotted wood to be determined when coating is removed.
	Inspect and re-secure loose wood clapboards at the west facade.	15	sf	\$35.00	\$525	Cost does not include installing additional flashing or other remedial work that may be required.
	Re-secure the loose slat at the kitchen (east) addition louver	1	ea	\$50.00	\$50	
	Remove loose and flaking paint at clapboards and trim. Inspect below wood for any deterioration. After wood repairs are complete at the exterior wood, clean and repaint for the full length of the wood member.	950	sf	\$4.50	\$4,275	Extant paint coating appears to be recent and mostly intact. Depending on amount of wood repairs, isolated repainting may possibly be complete and fairly uniform with paint remaining in place. An option for full scale painting is provided below.
	<i>OPTION</i> - Install new paint coating at all wood surfaces at exterior facades. Continue inspection, cleaning, and repainting on a cyclical basis, typically between 7 and 12 years.	2000	sf	\$4.50	\$9,000	
Stone and Mortar	Remove deteriorated mortar at stone foundation and porch, repoint.	165	lf	\$24.00	\$3,960	
	Remove mortar joint between the wood clapboards and flagstone pavers at the north facade. Replace with a non-staining silicone sealant and backer rod.	35	lf	\$10.00	\$350	
	Clean foundation and porch stone units after repairs are complete to remove soiling and biogrowth.	750	sf	\$3.50	\$2,625	

Roof	Engage roofing specialist to inspect existing roofing condition and assembly.	10	hrs	\$188.00	\$1,880	At WJE rates per contract. Inspection will require removal of loose insulation between rafters. Priority Recommendation.
	Re-secure any loose or displaced roof shingles. Replace missing shingles.	14	sf	\$40.00	\$560	This is considered to be a temporary repair until roofing assembly is replaced.
	<i>OPTION</i> - Replace existing roofing assembly in-kind.	1890	sf	\$10.00	\$18,900	
	<i>OPTION</i> - Replace existing roofing assembly at the main section of the roof with wood shingles.	1429	sf	\$22.00	\$31,438	Additions not included.
Windows	Restore the historic wood window assemblies and ensure the window sashes can freely operate and fully sit in the sash channel. This includes sash removal for restoration, stripping the frame and sash of paint, stripping the shutters of paint, cleaning, repairing components as needed, replacing the glazing putty, replacing cracked glass lites, window reglazing, and repainting.	22	ea	\$1,500.00	\$33,000	Exterior storm windows may need to be removed to facilitate this work.
Doors	Remove existing paint at the south enclosed porch door and tighten joinery, as needed. Infill hole between the lower panel and center rail profiled to match. Repaint door.	1	ea	\$250.00	\$250	
	Remove paint at the kitchen addition storm door and cellar access door. Inspect and remove soft and rotted wood. Perform full or partial dutchman as required. Repaint door after repairs are complete.	2	ea	\$350.00	\$700	Extents of soft and rotted wood will be determined after paint removal.
	Adjust hinges at kitchen addition storm door to ensure full closure without hitting house. Coordinate with wood repairs to the door.	3	ea	\$75.00	\$225	
	After removal of vegetation at the sitting room (west addition) door, install weatherstripping at the base of the door and monitor for active water infiltration.	1	ea	\$150.00	\$150	
Chimneys	Remove existing paint at the chimneys, install new breathable coating.	300	sf	\$6.00	\$1,800	
	Remove and replace deteriorated mortar in-kind.	10	lf	\$24.00	\$240	Full extent of deteriorated mortar to be determined after the removal of the coating.
	Remove vegetative growth at the chimney caps. Once removed, inspect cap and lining and perform required repairs.	2	ea	\$75.00	\$150	Cost for cap or liner repair not included. Priority Recommendation.

	Inspect possible angle of the west chimney.	24	hrs	\$188.00	\$4,512	At WJE rates per contract. Priority Recommendation.
Porches	Remove all coatings, sealant, and mortar at posts to inspect and perform wood repairs at soft and rotted wood. Repairs to typically include dutchman.	180	sf	\$27.50	\$4,950	Extents of soft and rotted wood will be determined after paint removal.
	Engage structural engineer to assess extant conditions of the exposed joists.	24	hrs	\$188.00	\$4,512	At WJE rates per contract. Also includes exposed joists in the south enclosed porch. Priority Recommendation.
INTERIOR						
Finishes	Fill cracks in plaster with compatible material. Some plaster material, particularly at water-damaged plaster, may need to be removed until sound material is found to ensure compromised material is removed.	100	lf	\$20.00	\$2,000	Coordinate plaster repairs with water infiltration investigation to ensure proper sequencing of repairs.
	Repair patches of damaged plaster with compatible material. Some plaster material, particularly at water-damaged plaster, may need to be removed until sound material is found to ensure compromised material is removed.	5	sf	\$20.00	\$100	Coordinate plaster repairs with water infiltration investigation to ensure proper sequencing of repairs.
	Remove paint at split and cracked wood panels. Inspect for any soft or rotted wood, and repair. Paint full member after repair is complete.	25	lf	\$27.50	\$688	
	Remove flaked and peeling coatings at plaster and wood finishes. Coordinate with repair work and repaint.	525	sf	\$3.75	\$1,969	An option for full scale painting is provided below.
	<i>OPTION</i> - Repaint all interior finishes after repairs are complete.	8650	sf	\$3.75	\$32,438	Includes all walls, ceilings, doors, and trim in the home.
	Replace cracked, damaged, and missing bathroom tiles in-kind.	3	ea	\$75.00	\$225	Coordinate with replacement of existing iron pipe as recommended for MEP below.
	Consult a professional Industrial Hygienist to confirm the extent of potential microbial growth and best practices for treatment and removal. Potential microbial growth observed in the upstairs bathrooms.	1	ls	\$2,500.00	\$2,500	
	Monitor area with previous water damage to ensure there are no active leaks - at dormers and at ceiling of west addition.	16	hrs	\$188.00	\$3,008	At WJE rates per contract. Possible water infiltration observed at dormers and at the ceiling of the sitting room. Priority Recommendation.
Engage a structural engineer to inspect and monitor west cellar wall that is out of plane.	24	hrs	\$188.00	\$4,512	At WJE rates per contract. Priority Recommendation.	

Masonry	Engage building enclosure specialist to assess water infiltration sources at the cellar.	24	hrs	\$188.00	\$4,512	At WJE rates per contract. Priority Recommendation.
	Remove deteriorated mortar at stone foundation walls, flagstone pavers, kitchen floor, and at fireplaces. Repoint.	750	lf	\$24.00	\$18,000	
	<i>OPTION</i> - Reinstall simple tile surround at dining room fireplace.	5	sf	\$100.00	\$500	
Windows	Replace cracked glazing lites at interior windows and reglaze.	3	ea	\$55.00	\$165	Coordinate with exterior window repair work to obtain cost efficiency.
Doors	Inspect and adjust hinges at doors that do not fully close - kitchen, guest bedroom, and porch closet doors. Confirm operation and perform additional work, as required.	5	ea	\$75.00	\$375	Does not include any additional intervention/repairs outside of hinges as this cannot be determined at this time.
	Remove surface corrosion at hinges.	2	ea	\$35.00	\$70	
	Remove loose and flaking paint at doors and casing. Repaint entire surface area of effected door or casing.	100	sf	\$3.75	\$375	Coordinate with full house interior repainting, if opted.
Wood	Engage building enclosure specialist to assess water infiltration sources at the cellar affected the wood joists.	32	hrs	\$188.00	\$6,016	At WJE rates per contract.
	Engage pest control consultant to assess existing insect damage to joists and perform treatment for active issues, if present.	1	ls	\$750.00	\$750	Priority Recommendation.
	Investigate cause of bulged clapboards in the south enclosed porch. This will likely require removal of selective clapboards.	12	hrs	\$188.00	\$2,256	At WJE rates per contract.
	Re-secure displaced wood panel board at south enclosed porch ceiling.	1	ea	\$150.00	\$150	
	Engage a structural engineer to inspect, document, and study existing conditions of wood joists.	24	sf	\$188.00	\$4,512	Priority Recommendation.
Floor	Repair split or separated floorboards. Refinish when repairs are complete.	6	sf	\$27.50	\$165	
	Reset displaced floorboard at the second floor landing.	3	sf	\$25.00	\$75	Replacement of floorboard may be required.
Fixtures	Clean patinaed bathroom fixtures and bedroom doorknobs.	5	ea	\$50.00	\$250	Green patina may not be fully removed and should not be considered detrimental soiling as this is a typical response of a bronze-alloy when exposed.

Mechanical, Electrical, and Plumbing Systems (as listed in Appendix A)	Replace electrical receptacles (top of stairs and bathroom)	2	ea	\$244.05	\$488	
	Replace GFI electrical receptacle (north porch door)	1	ea	\$291.00	\$291	
	Replace doorbell transformer and button	1	ea	\$677.65	\$678	
	Water spigot demo and cap	1	ls	\$59.19	\$59	
	Domestic hot water heater removal and replacement	1	ea	\$1,967.00	\$1,967	
	Remove wet wall for shower	20	sf	\$3.21	\$64	
	Install new wet wall	20	sf	\$14.05	\$281	
	Demolish black iron piping	10	lf	\$5.43	\$54	
	Install new copper piping	10	lf	\$23.50	\$235	
	Install new copper fittings	5	ea	\$75.55	\$378	
	FUTURE RESEARCH					
	Perform analysis of mortar.	1	ea	\$2,850.00	\$2,850	Testing per ASTM C1324; At WJE rates per contract.
	Perform cleaning studies on the masonry to identify appropriate means and methods for removing the observed efflorescence, organic, and vegetative growth, corrosion staining, and general soiling.	100	sf	\$3.00	\$300	
	Perform finishes analysis at painted exterior and interior finishes (walls, chair rails, baseboards, doors, windows etc.), to determine historic paint colors.	10	ea	\$800.00	\$8,000	At WJE rates per contract. Original paint colors are unlikely to exist after Detwiler's restoration work.

Summary Total (excluding Options)

\$135,406

Summary Total (including Options)

\$227,682