

Ellmore Rehabilitation Expense Tracking

House

Totals	Amount with 20% Contingency
Total Projected Cost	
Total Actual Cost	#REF!
Total Difference	

Year 1:
Year 2:
Year 3:
Year 4:
Year 5:

Tririga ID	Structure	Sub-Category	Description	Year #	Quarter	Date of Comp	Cost
3552421	House	Attic- Structural	Coordinate structural evaluation of missing rafter supports and necessity at the historic section of the house. Repair cracked and split existing rafter supports.				\$2,028.00
3552422	House	Attic- Repair	Perform Dutchman repair or full element replacement at areas of missing or deteriorated wood in the attic, where needed.				\$275.00
3552423	House	Chimney - Maintenance - Clean	Clean areas of dark staining.				\$30.00
3552424	House	Chimney - Maintenance - Inspect	Have interior flues/liners inspected prior to full scale restoration and use				\$0.00
3552425	House	Chimney - Repair - Survey	Perform a close range survey of chimneys to determine location of loose brick currently at the ground.				\$4,000.00
3552426	House	Chimney - Repair - Spalling	Repair spalled brick at chimney in room 107 (bedroom).				\$30.00
3552427	House	Demolition	Remove wall covering at southeast and southwest walls to reopen the stairwell and expose the handrail, if still intact				\$10,500.00
3552428	House	Doors - Exterior - Replace	Replace deteriorated weather stripping at doors to ensure they are weathertight.				\$250.00
3552429	House	Doors - Exterior - Seal	Clean and seal door threshold.				\$13.50
3552430	House	Doors - Exterior - Remove Paint	Remove all loose and deteriorated paint at doors to a clean wood substrate. Evaluate isolated areas of separation at joinery to determine if repairs are required to re-engage connection. Remove and repair any soft or deteriorated wood. Perform isolated repairs, such as epoxy patches, if deterioration or damage is found once coatings have been removed. Clean and repaint all doors once repairs, if required, have been made.				\$735.00
3552431	House	Doors - Hardware - Replace - Patio	Replace missing door hardware at contemporary patio door.				\$150.00
3552432	House	Doors - Hardware - Replace	Replace missing hardware with materials appropriate of the historic time period. Repair inoperable doorknob at the first floor closet.				\$225.00
3552434	House	Doors - Interior - Refinish Doors	Clean and refinish all historic doors. Repair at joinery and areas of minor damage where needed.				\$31.50
3552435	House	Doors - Interior - Rehang Doors	Remove and rehang doors that are unable to close to attempt obtaining full operability of the doors. Coordinate sequencing of repairs with structural investigation of foundation				\$350.00
3552436	House	Doors - Interior - Room 203	Replace damaged non-historic door to room 203 (bedroom)				\$300.00
3552437	House	Doors - Interior - Replace Contemporary	OPTION - Replace contemporary doors, doors dating after 1960, with more historic appropriate doors at historic sections of the home.				\$1,000.00
3552438	House	Electrical - Maintenance - Clean	Clean all light fixtures.				\$800.00
3552439	House	Electrical - Maintenance - Cyclical	Clean all light fixtures as part of cyclical maintenance.				\$50.00
3552440	House	Electrical - Repair - Exterior	Reinstall missing exterior light fixture at northeast facade.				\$250.00

3552498	House	Exterior - Maintenance - Cyclical	Perform and schedule cyclical maintenance tasks such as building envelope and site inspection, painting of exterior wood and metal elements, inspection and replacement of joint sealants, tree and vegetation care, cleaning of gutters, and Replace any loose, cracked or broken brick units. Store surplus brick observed near chimney at southeast facade if original location cannot be determined.	
3552499	House	Exterior - Masonry		\$145.00
3552500	House	Exterior - Metal - Flashing	Evaluate flashings to ensure they are properly placed and integrated to minimize water shedding that could impact wood materials.	\$1,014.00
3552501	House	Exterior - Metal - Survey	Perform close range survey to repair dented metal coping and evaluate displacement of metal piece.	\$338.00
3552502	House	Exterior - Porch - Paint	Remove flaked and deteriorated paint at front covered porch. Once paint is stripped, remove any loose, soft, and deteriorated wood. Perform partial or full wood dutchman, if required. If areas of entire decking planks are found to be completely soft and deteriorated, replace in kind. Repair cracking by removing soft and deteriorated wood, consolidate, and epoxy patch. Clean and repaint wood deck.	\$225.00
3552503	House	Exterior - Porch - Wood	Remove any loose, soft, and deteriorated wood at northeast wood deck. Perform consolidation, epoxy patch, or partial/full wood dutchman if required	\$137.50
3552504	House	Exterior - Porch - Seal	Clean and seal northeast wood deck.	\$1,350.00
3552505	House	Exterior - Woodwork - Seal	Seal around penetrations through siding to prevent water infiltration.	\$137.50
3552506	House	Exterior - Woodwork - Lead	Lead based paint testing of paint coatings at wood siding.	\$400.00
3552507	House	Exterior - Woodwork - Repair	Repair cracks in wood siding	\$2,700.00
3552508	House	Exterior - Woodwork - Evaluate	Evaluate locations of missing areas of wood in siding. Minor missing material may remain; however, if missing material begins to expose flashing or the joints between wood siding elements, a wood dutchman should be performed.	\$125.00
3552509	House	Exterior - Woodwork - Reattach	Reattach any wood siding and trim pieces that are displaced or no longer fully attached.	\$1,530.00
3552510	House	Exterior - Woodwork - Remove	Remove all loose, soft, and deteriorated wood. Perform wood dutchman or full member replacement where required. Replaced members are to utilize in-kind materials.	\$1,650.00
3552511	House	Exterior - Woodwork - Clean	All exterior wood elements should be cleaned and repainted on a cyclical basis. In this climate, maintenance cycles for residential grade coatings on wood are typically between 7 and 10 years and depend heavily on the substrate's preparation, exposure, and bond between the new coating and existing elements. At isolated areas requiring repainting, remove the paint layers down to bare wood. Feather the edges of the surrounding paint and allow wood to fully dry. Install prime and repaint. Given the age of the building, the paint will likely contain lead. Testing should be done to verify any hazardous materials.	\$13,500.00
3552512	House	Exterior - Woodwork - Replace	Remove and replace non-historic fence in kind at southeast facade if fence is desired.	\$750.00
3552514	House	Foundation - Cellar/Basement	Consult a professional Industrial Hygienist to confirm the extent of microbial growth and best practices for treatment and removal at drywall and ceiling locations observed in cellar.	\$1,000.00
3552515	House	Foundation - Cellar/Basement - Repoint	Remove and repoint deteriorated mortar at historic stone, CMU and brick in cellar and chimney locations.	\$400.00
3552516	House	Foundation - Crawl Space - Mortar	Remove deteriorated mortar at stone foundation in crawl space and repoint. New mortar should match original mortar in material, color, texture, and profile.	\$5,600.00
3552517	House	Foundation - Repair - Seal	Seal around pipe penetrations through foundation to minimize water infiltration.	\$82.50
3552518	House	Foundation - Repair - Replace	Remove and replace all delaminated and spalling pieces of parge coating and CMU once structural investigation and any subsequent repairs are complete.	\$84.00

3552519	House	Interior - Flooring -Coat	Treat and coat exposed wood floor boards in areas where previous elements existed to prevent further deterioration and allow for previous footprints to remain as interpretation.	\$9.00
3552520	House	Interior - Flooring - Carpet	Remove non-historic carpeting at the historic section of the home. Evaluate condition of wood flooring underneath carpeting. Remove all loose, soft, and deteriorated wood. Perform wood dutchman or full member replacement where required. Replaced members are to utilize in-kind materials. Refinish wood flooring in a manner that represents a typical interior finish of the time period of historic significance.	\$9,750.00
3552521	House	Interior - Flooring - Carpet - Addition	At the additions of the home, remove and replace carpeting with considerable staining or damage. For rooms 209 and 210, remove all loose, soft, and deteriorated wood. Perform wood dutchman or full member replacement where required. Replaced members are to utilize in-kind materials. Refinish wood flooring	\$1,725.00
3552522	House	Interior - Flooring - Refinish	Refinish all historic wood flooring in a manner that represents a typical interior finish of the time period of historic significance.	\$2,025.00
3552523	House	Interior - Flooring - Replace	Remove and replace non-historic linoleum floor tiles with considerable staining or damage and replacing with materials that may have historically been in place if archival documentation is found.	\$4,500.00
3552524	House	Interior - Millwork - Reattach	Reattach crown molding trim pieces that are becoming detached in isolated locations. Replace missing baseboards with appropriate profiling and dimensions to what is in place	\$100.00
3552525	House	Interior - Millwork - Replace	Replace handrail with profiling and material representative of what exists, if missing. (For stairwell)	\$3,900.00
3552526	House	Interior - Walls & Ceilings - Repair	Minor cracks, damage, and deterioration in finishes should be repaired in place by filling cracks or damaged areas with compatible new material. Coordinate repairs with structural investigation to be performed at foundation to ensure proper sequencing of repairs. Some material, particularly at waterdamaged plaster and drywall, may need to be removed until sound material is found to ensure any compromised material is removed	\$19,250.00
3552527	House	Interior - Walls & Ceilings - Reset	Reset wood paneling bowing inward at room 209 (office).	\$40.00
3552528	House	Interior - Walls & Ceilings - Reinstall	Remove and install joint compound at brick and drywall interfaces.	\$160.00
3552530	House	Interior - Walls & Ceilings - Repaint	Repaint interior finishes once repairs have been made. Monitor areas with previous water damage to ensure there are no active leaks.	\$18,000.00
3552531	House	Pests	Perform insect and pest control measures to minimize insect activity.	\$500.00
3552532	House	Plumbing - Repair	Clean or replace all plumbing fixtures and appliances as required. Existent fixtures are not historic.	\$3,200.00
3552533	House	Roof - Gutters - Install	Install splash pads and/or downspout extensions at downspouts. Repair disconnected downspout at northwest elevation.	\$108.00
3552534	House	Roof- Gutters - Reinstall	Reinstall disconnected downspouts.	\$100.00
3552535	House	Stairs - Misc. - Remove	For the second staircase located at the northwest side of the home: OPTION 1: Remove staircase and infill second story flooring extending to northwest exterior wall ensuring proper support and framing.	\$3,700.00
3552536	House	Stairs - Misc. - Reinstale	For the second staircase located at the northwest side of the home: OPTION 2: Reinstale an exterior egress for the second floor once future use and configuration of the Ellmore Farmhouse has been determined.	\$1,700.00
3552537	House	Structural - Foundation - Review	Perform structural review to evaluate the displaced foundation wall on the northwest facade, cracks in parge coating at interior/exterior surfaces of foundation, and missing rafter supports in attic.	\$4,056.00
3552538	House	Windows - Misc.	Remove flaked and deteriorated paint at window surfaces and repaint, including sash channels and sills along with the cyclical maintenance of wood siding.	\$225.00
				\$125,234.50

355-1001	House	Electrical	Demolition	\$1,000.00
355-1002	House	Electrical	Replace AFCI circuit breakers be provided in the panelboard	\$25.00
355-1003	House	Electrical	Replace above-counter receptacles with GFCI receptacles	\$150.00
355-1004	House	Electrical	Replace exterior receptacle with GFCI receptacle.	\$50.00
355-1005	House	Electrical	Provide GFI receptacles at exterior adjacent to proposed mechanical equipment	\$650.00
355-1006	House	Electrical	Provide GFI receptacle in attic space.	\$325.00
355-1007	House	Electrical	Increase electrical service and add 400A, 240/120V, 1PH, 3W panelboard	\$13,500.00
355-1008	House	Electrical	Support HVAC Replacements (first floor split system air conditioning system)	\$650.00
355-1009	House	Electrical	Support HVAC Replacements (second floor split system air conditioning system)	\$750.00
355-1010	House	Electrical	Support HVAC Replacements (ductless split air condition system for offices)	\$1,300.00
355-1011	House	Electrical	Support HVAC Replacements (proposed replacement gas fired water heater)	\$150.00
355-1012	House	Electrical	Support HVAC Replacements (add toilet room exhaust, wiring w/ switch)	\$1,050.00
355-1013	House	Electrical	Support HVAC Replacements (proposed attic fan)	\$350.00
355-1014	House	Electrical	Support HVAC Replacements (basement dehumidifier)	\$450.00
355-1015	House	Electrical	Install LED or compact fluorescent bulbs in closet and basement porcelain fixtures	\$120.00
355-1016	House	Electrical	Install light fixture in laundry room	\$200.00
355-1017	House	Electrical	Install exterior LED flood lights w/ photocell	\$750.00
355-1018	House	Electrical	Photocell time clock for exterior fixtures	\$250.00
355-1019	House	Electrical	Replace existing light fixtures for museum use	\$500.00
355-1020	House	Electrical	Replace lamp or repair/replace non-functioning light fixtures in basement (2), 1st floor (3) and 2nd floor (5)	\$500.00
355-1021	House	Electrical	Provide Smoke detectors with AC powered type in bedrooms	\$100.00
355-1022	House	Electrical	Repair or replace telephone board and damaged telephone jacks.	\$400.00
355-1023	House	Electrical	Install supporting telephone and fiber service to the space as required to support the p	\$500.00
355-1024	House	Electrical	Provide supports for inadequately supported cabling in basement	\$350.00
355-1025	House	Electrical	Central station with hardwired smoke detectors in basement, attic, storage areas	\$1,200.00
355-1026	House	Electrical	Pull stations at first floor exits	\$500.00
355-1027	House	Electrical	A/V alarms in the public and office areas	\$1,750.00
355-1028	House	Electrical	Misc. Electrical	\$1,500.00
355-1029	House	Mechanical	Demolition	\$2,500.00
355-1030	House	Mechanical	Basement Dehumidifier	\$850.00
355-1031	House	Mechanical	Split System HVAC	\$20,000.00
355-1032	House	Mechanical	Ductwork, grilles, diffusers	\$3,500.00
355-1033	House	Mechanical	VRF HVAC System	\$6,500.00
355-1034	House	Mechanical	Hydronic Heating (Radiators)	\$5,000.00
355-1035	House	Mechanical	Duct Cleaning	\$750.00
355-1036	House	Mechanical	Exhaust Fans	\$1,500.00
355-1037	House	Mechanical	Attic Exhaust Fan with ductwork	\$800.00
355-1038	House	Mechanical	Electric Water Heater	\$950.00
355-1039	House	Mechanical	Insulation - piping	\$750.00
355-1040	House	Mechanical	Make domestic water and wastewater lines code compliant	\$5,000.00
355-1041	House	Mechanical	Sanitary Sewer	\$2,000.00
355-1042	House	Mechanical	Domestic water piping	\$1,500.00
355-1043	House	Mechanical	Vent piping	\$1,000.00
355-1044	House	Mechanical	Lavatory sinks, faucets	\$4,500.00

355-1045	House	Mechanical	Dishwasher	\$800.00
355-1046	House	Mechanical	Kitchen sink, faucet	\$800.00
355-1047	House	Mechanical	Water closets	\$2,250.00
355-1048	House	Mechanical	Urinal	\$1,250.00
355-1049	House	Mechanical	Mop basin	\$850.00
355-1050	House	Mechanical	Drinking Fountain	\$1,500.00
355-1051	House	Mechanical	Sump pump inspection	\$450.00
355-1052	House	Mechanical	Clean gutters and downspouts	\$500.00
355-1053	House	Mechanical	Splashblocks	\$600.00
				\$95,120.00