

The following Estimate of proposed exterior repairs and restoration work has been prepared for purposes of developing an overall Budget for this work and to assist selection and identification of preferred repair options. This estimate is preliminary in nature and therefore conservative contingencies are applied for unknown / unforeseen conditions and further development of the scope of repairs and restoration. All work is estimated to be completed in 2005. Additional escalation should be added at a pro-rated rate of 9% per annum for work postponed beyond 2005.

The following Estimate excludes Hazardous Material Abatement and monitoring expenses.

1. Wood Surfaces and Repairs

- a. Remove existing paint, clean, prepare and paint all exposed wood surfaces;
- b. Repair broken, missing, damaged wood siding and trim (Unit Price / Allowance);
- c. Repair damaged column subframing

{OR}

Sub-Total:

\$ 51,500.

- d. Remove and replace wood siding to match existing; pre-prime and paint;
- e. Clean, prepare and paint all exposed wood surfaces;
- f. Repair broken, missing, damaged wood trim (Unit Price / Allowance)
- g. Replace metal window head flashing;

Sub-Total/Add:

\$ 119,100. [Option 1]

- h. Remove and replace window shutters (Replacement Optional):

Add:

\$ 22,300. [Option 4]

2. Wood Surfaces and Repairs

- a. Remove exist. Aluminum window louvers;
- b. Remove exist. Aluminum storm windows;
- c. Repair / refurnish wood windows, clean, prepare and paint;
- d. Remove and recaulk joints;
- e. Install new heavy duty aluminum storm windows;
- f. Repair / replace damaged basement windows

Sub-Total:

\$ 31,200.

3. Brick Masonry Repairs

- a. Remove exist. Paint from exterior brick in its entirety;
- b. Replace damaged / deteriorated exterior brick, repoint all mortar joints;
- c. Replace damaged interior brick, repoint deteriorated mortar joints;
- d. Apply water repellent treatment

Sub-Total: \$ 13,900.

{OR}

- e. Remove and replace outer wythe of brick to match exist;
- f. Repair and repoint deteriorated concealed brick and mortar joints;
- g. Repair, replace interior deteriorated brick, repoint interior mortar joints;

Add: \$ 8,700. [Option 2]

\$ 10,500.

4. Slate Roof Repairs

- a. Remove and replace slate roofing to match original;
- b. Remove and replace felt underlayment;
- c. Install ice and water shield underlayment at flashings at roof edges;
- d. Inspect / replace damaged wood deck (allow for 25% replacement);
- e. Replace all metal flashings incl. Ridge and eaves;
- f. Replace wood roof scuttle;
- g. Provide snow guards at hazardous areas

Sub-Total: \$ 115,400. [Option 3]

5 Exterior Wood Door Repairs

- a. Remove and replace exterior stair door;
- b. Remove and replace 1st floor fire escape door;
- c. Repair 2nd floor fire escape door
(NOTE: b. and c. may not be required if accessibility Project undertaken)
- d. Replace front door with historic replica

Add: \$ 4,400. [Option 5]

Sub-Total: \$ 5,300.

Sterling 1855 Town Hall

Architectural

6. Site Repairs

- a. Repair and replace retaining wall cap stone;
- b. Repair / seal existing cracks at concrete ramp.

Sub-Total: \$ 2,100.

- c. Asphalt pavement repairs and new pavement By Town

7. Miscellaneous Exterior Repairs

- a. Remove Main St. attic window and reinstall original wood louver; \$ 3,200.
- b. Replace exterior light fixtures (6) with more Historic style; 2,600.
- c. Clean, prepare and paint exterior metal railings 1,700.
- d. Repair/Seal portico slab to Bldg. joint 500.

SUB-TOTAL ALL ITEMS EXCEPT AS FOLLOWS: \$ 122,000.

Contingency @ 20% 24,400.

SUB-TOTAL REPAIR / RESTORATION COSTS: \$ 146,400.

OPTION 1 - Add for New Wood Siding: \$ 164,400.

OPTION 2 - Add for Exterior Brick Replacement: \$ 12,000.

OPTION 3 - Add for New Slate Roofing: \$ 185,200.

OPTION 4 - Add New Wood Shutters \$ 29,000.

OPTION 5 - Add for New Front Door \$ 7,000.

8. Project Development

- a. Architectural and Engineering Fees (assumed / No Options) \$ 22,100.
- b. Clerk-of-the-Works By Others.
- c. Project Expenses
 - 1. Hazardous Material Investigation See Accessibility Estimate.
 - 2. Reproduction of Bid Documents (allowance) \$ 6,000.
 - 3. Legal Advertisements (allowance) \$ 800.

Sub-Total: \$ 6,800.

Total Project Development Expenses: \$ 28,800.

Total Base Bid Costs: \$ 175,200.

TOTAL REPAIR / RESTORATION PROJECT COSTS (All Options) : \$ 572,800.