



Historic Munroe House Rehabilitation

Preliminary Budget Estimate

Description of Work:	Totals	
Rehabilitation the existing Munroe House into offices and single family residential.		
<u>GENERAL CONDITIONS</u>	\$65,000	
<u>EXTERIOR RENOVATIONS/ REHABILITATION</u>		
<u>Roofing</u>		
Minor Roof Repairs and Patching	\$1,000	
Fascia & Soffit Replacement	\$2,300	
<u>Exterior Envelope</u>		
Demolition of Non-Historic Additions	\$2,500	
New Insulated Windows Where Indicated	\$35,200	
Restore Doors	\$4,800	
Restore Windows Where Indicated	\$4,800	
Siding Repairs	\$16,000	
Preparation, Priming and Painting Exterior	\$15,900	
Demolition and Reconstruction of Front Portico	\$5,500	
Demolition and Reconstruction of Side Porch Stoop into Conference Room	\$10,000	
New ADA Ramp and Railings	\$3,500	\$3,500
<u>Foundations</u>		
Tuck Pointing & Repair	\$700	
Structural Stabilization	\$6,000	
Subtotal:	\$108,200	
<u>INTERIOR RENOVATIONS</u>		
Selective Demolition	\$2,700	
Floor Restoration	\$24,000	
New Flooring	\$12,000	
Walls	\$6,000	
Ceiling	\$30,000	
Casework	\$28,000	
Doors	\$4,800	
ADA Restrooms/Bathrooms	\$42,000	\$42,000
Priming and Painting	\$32,400	
Electrical	\$30,000	
HVAC	\$16,000	
Plumbing	\$24,000	\$12,000
Fire Protection	\$27,000	
Stairs and Railings	\$9,600	
Structural Stabilization	\$6,000	
Subtotal:	\$294,500	
<u>VERTICAL CIRCULATION/EGRESS ADDITION</u>		
<u>Roofing System</u>		
Wood Decking		\$200

Faming	\$200	
Rubberized Underlayment	\$700	
Edge Metal, Fascia Metal & Counterflashings	\$4,500	
Fascia & Soffit	\$600	
Shingle Roofing System	\$8,100	
P.T. Wood Framing and Structural System	\$12,000	
Concrete Foundations	\$14,000	
Trex Decking System	\$3,200	
Stairway Systems	\$14,000	
Elevator Shaft	\$26,500	\$26,500
Elevator System	\$41,900	\$41,900
Phase Converter System	\$15,000	\$15,000
Electrical	\$5,000	
Subtotal:	\$145,900	
SITE WORK		
ADA Parking/ Signage	\$14,000	\$14,000
Beds and Plantings	\$8,000	
Sidewalks	\$14,400	\$3,000
Subtotal:	\$36,400	\$157,900
Construction Subtotal	\$650,000	24%
Owner's Contingency	\$65,000	
Contractor OH&P	\$71,500	
PRELIMINARY ORDER OF MAGNITUDE CONSTRUCTION BUDGET	\$786,500	20%

This opinion of probable cost is based on our observations, recommendations, the design solution shown in the Design Development Submittal Documents, and assumptions concerning the existing construction and concealed conditions. Costs are based on Mean's Building Construction Cost Data Repair and Remodeling Cost Data, previous experience on similar projects, and discussions with qualified contractors.

In providing this opinion of probable cost we have no control over the price of labor, equipment, materials, or over methods of pricing used by contractors. We provide this opinion based on our qualifications and experience, and we make no warranty, expressed or implied, as to its accuracy as compared to construction bids or actual costs. Our field investigation, our conclusions, and our recommendations are based on our professional judgment. We did not use any destructive testing methods or specialty tools or instruments, nor did we remove any roofing material or exterior finishes.