

## St John's Episcopal Church Envelope Preservation

	Task	Description	Severity	Cost/Unit	Takeoff	Repair Cost
PHASE I - PARISH WING PRESERVATION PROJECT	Repair Cracked Buttresses	Reconstruct cracked, settled buttresses.	Severe	60 SF	376	22,560.00
		<ul style="list-style-type: none"> <li>• North elevation, Day care entry corners</li> </ul>	Severe	60 SF	155	----
		<ul style="list-style-type: none"> <li>• West elevation, Parish hall corner</li> </ul>	Severe	60 SF	90	----
		<ul style="list-style-type: none"> <li>• South elevation, rear sanctuary corner</li> </ul>	Severe	60 SF	65	----
		<ul style="list-style-type: none"> <li>• East elevation, Parish hall corner</li> </ul>	Severe	60 SF	66	----
	Repoint Masonry	Parish Hall East façade, North Façade, Partial West façade. Sanctuary Severe Masonry on West Façade & North Façade at Entry & above basement entry.	Severe/Deteriorated	40 SF	4125	165,000.00
	Replace Damaged Stone	In all areas of work	Severe	Allowance		5,000.00
	<b>Masonry Subtotal</b>					192,560.00
	Estimating Take-off Factor, 15% of Masonry Subtotal			15%		28,884.00
	Roof Repairs	Slate & flashing repairs at dormers. Gutter Repairs. Snow guard installation	Deteriorated	Allowance		50,000.00
	Stained Glass repair	Remove & Store "Proctor Memorial" window	Severe	As estimated		500.00
		Remove and store Window #37 & 38	Deteriorated	250 Ea	2	500.00
	Window Repairs	Window #'s 30, 31, 32, 33, 34, 37, 38, 41, 42, 44, 45, 48, 49, 52, 60, 61, 62, 71	Deteriorated	Varies Ea	11	44,000.00
	Door Repairs	Repair double wood doors on tower. Replace all hardware and provide automatic door openers	Deteriorated	Allowance		15,000.00
	<b>Repair Cost</b>					<b>\$331,444.00</b>
	General Conditions	(10% Repair Cost)			10%	\$33,144.40
	<b>Subtotal 1</b>	(Repairs + General Conditions)				<b>\$364,588.40</b>
	General Requirements	(10% Subtotal 1)			10%	\$36,458.84
	Permits	(1% Subtotal 1)			1%	\$3,645.88
	Bonds	(1% Subtotal 1)			1%	\$3,645.88
	<b>Fee Subtotals</b>					<b>\$43,750.61</b>
	<b>Subtotal 2</b>	(Subtotal 1 + Fees)				<b>\$408,339.01</b>
	Construction Contingency	(10% of Subtotal 2)			10%	\$40,833.90
	<b>Construction Total</b>	(Subtotal 2 + Construction Contingency)				<b>\$449,172.91</b>
	Design Contingency	(10% of Construction Total)			10%	\$44,917.29
Architectural Fees & Soft Costs	(12% of Construction Total+ Design Contingency)			12%	\$59,290.82	
<b>PHASE I TOTAL</b>	<b>(Construction Total + Design Fees &amp; Soft Costs)</b>				<b>\$553,381.02</b>	
Alternate #1	Restore "Proctor Memorial" window	Severe	As estimated		40,000.00	
Alternate #2	Restore window #37 & 38	Deteriorated	17000 Ea	2	34,000.00	
<b>Alternate Subtotal</b>	<b>(Alternate #1 + Alternate #2)</b>				<b>\$74,000.00</b>	
<b>PHASE I TOTAL WITH ALTERNATES</b>					<b>\$627,381.02</b>	

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Task	Description	Severity	Cost/Unit	Takeoff	Repair Cost	
Repair Tower Masonry	Repoint four sides of tower from ground to bell level.	Severe	40 SF	2276	91,040.00	
Repair East Sanctuary Façade	Deep repoint & clean all pointed areas. Side of entrance and adjacent buttress included	Severe	40 SF	1000	40,000.00	
Replace damaged masonry	Replace cracked & badly damaged sandstone at tower & east façade	Severe	Allowance		15,000.00	
<b>Masonry Subtotal</b>					<b>146,040.00</b>	
Estimating Take-off Factor, 15% of Masonry Subtotal			15%		21,906.00	
Roofing repairs	Replace flashings at juncture of tower to main roof at Narthex roof to east gable, entrance gable coping	Severe	Allowance		30,000.00	
Door Repairs	Repair frames, jambs, & doors. Replace or refurbish hardware. Paint & Seal.	Deteriorated	Varies Ea	6	27,500.00	
Window Repairs	Repair frames, jambs, & sash window #'s 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 87 Paint & Seal	Deteriorated	Varies Ea	16	23,500.00	
Dormer Window Repair	Prime, paint, & seal #'s 23, 24, 25, 64, 72, 84, 85, 86	Deteriorated	2000 Ea	8	16,000.00	
Stained Glass repair	Restore three East gable windows "Ernst Memorial"	Severe	As estimated		60,000.00	
Misc Carpentry	Repair louvers, dormers, paint & seal all four sides of tower	Deteriorated	Allowance		20,000.00	
Interior finishes	Plaster restoration and wood floor repairs in Narthex	Severe	Allowance		20,000.00	
<b>Repair Cost</b>					<b>\$324,946.00</b>	
General Conditions	(10% Repair Cost)			10%	\$32,494.60	
<b>Subtotal 1</b> (Repairs + General Conditions)					<b>\$357,440.60</b>	
General Requirements	(10% Subtotal 1)			10%	\$35,744.06	
Permits	(1% Subtotal 1)			1%	\$3,574.41	
Bonds	(1% Subtotal 1)			1%	\$3,574.41	
<b>Fee Subtotals</b>					<b>\$42,892.87</b>	
<b>Subtotal 2</b> (Subtotal 1 + Fees)					<b>\$400,333.47</b>	
Construction Contingency	(10% of Subtotal 2)			10%	\$40,033.35	
<b>Construction Total</b> (Subtotal 2 + Construction Contingency)					<b>\$440,366.82</b>	
Design Contingency	(10% of Construction Total)			10%	\$44,036.68	
Architectural Fees & Soft Costs						
Costs	(12% of Construction Total+ Design Contingency)			12%	\$58,128.42	
<b>Total Estimate</b> (Construction Total + Design Fees & Soft Costs)					<b>\$542,531.92</b>	
Escalation Factor	(5% Per Year, 3 Years Out)			15%	\$81,379.79	
<b>PHASE II TOTAL</b> (Total Estimate + Escalation)					<b>\$623,911.71</b>	

PHASE II - TOWER & EAST FAÇADE PRESERVATION PROJECT