

Work Item	Qty	Units	Unit Cost	Subtotal	Markup	Total	Essential	Preservation	Optional
Site Work									
x Re-grade to improve drainage									
x Replace asphalt									
x Provide wrought iron gates at north and south of east alley									
x Replace concrete footing and reinstall gate									
x Remove east asphalt drive, provide pea gravel and conc walkway									
x Repair uneven south stoop risers (assume repour sidewalk)									
x Investigate new plantings proposed by street improvements									
x Remove deteriorated ramp at west stoop									
x Provide two window wells at crawlspace windows									
x Repair uneven asphalt where handicap walk meets asphalt									
Roofing									
<i>Repair copper roofing at flat section of the upper roof</i>	8	hr	\$189	\$1,500	1.7	\$2,600		\$2,600	
x Provide watertight roof hatch									
Provide adequate anchorage for hatch	8	hr	\$80	\$600	1.7	\$1,000		\$1,000	
x Provide additional attic ventilation at upper roofs									
x Replace existing parapet coping and chimney caps with copper									
x Replace southwest chimney cap									
<i>Provide chimney cap center chimney</i>	1	ls	\$600	\$600	1.7	\$1,000		\$1,000	
x Provide copper counter flashing at parapet walls									
x Provide new copper valleys at NE and NW of main roof									
x Provide new flat seam copper roofing at south entry porch and									
x Provide new copper counter flashing									
x Provide new modified bitumen roofing at bar roof and									
x Provide new copper counter flashing Termination bars installed, monitor condition									
<i>Replace deteriorated masonry splash block</i>	2	hr	\$80	\$200	1.7	\$300		\$300	
x Provide modified bitumen roofing at men's room roof and									
x Provide new copper counter flashing Termination bars installed, monitor condition									
x Provide new modified bitumen roofing at kitchen and									
x Provide new copper coping cover and									
x Provide copper counter flashing at kitchen roof Termination bars installed, monitor condition									
<i>Replace kitchen roof</i>	9	sq	\$2,000	\$18,000	1.7	\$30,600		\$30,600	
Stormwater Management									
x Provide new copper gutters									
x Provide new copper downspouts									
x Provide cast iron cleanout "T"s at stormsewer connections									
<i>Replace lower portion of southeast downspout</i>	1	ls	\$200	\$200	1.7	\$300		\$300	
<i>Snake stormwater system to sanitary</i>	1	ls	\$500	\$500	1.7	\$900		\$900	

Masonry											
x	Reset south stoop rails, replace cracked stones										
x	Provide stones of larger area at south stoop										
	Repoint joints at south stoop	8	hr	\$94	\$752	1.7	\$1,300		\$1,300		
	Repoint south stoop mortar setting bed joints	24	hr	\$94	\$2,256	1.7	\$3,800		\$3,800		
x	Remove existing west stoop, provide ramp										
x	Replace bricks with missing faces										
x	Repoint exterior brick walls										
x	Repoint exterior brick at southeast corner										
x	Rebuild SW chimney										
x	Repoint concrete block kitchen walls										
x	Repoint open joints at kitchen water table, west façade										
x	Remove parging from east and west foundations										
x	Repoint exterior foundation walls										
x	Repoint exterior foundation wall at southeast corner										
x	Remove parging and repair east side of west parapet wall										
x	Patch or replace water table at north ell at kitchen addition										
x	Repair separated wythe in 1831 attic north wall										
	and										
x	Repair window header in 1831 north wall										
x	Repoint interior basement walls - assume 1/4 of all stone walls										
x	Provide ventilation holes in four main chimneys										
x	Repair brickwork in attics										
	Rebuild Ell nw brick attic wall	80	crhrs	\$174	\$13,906	1.7	\$23,600		\$23,600		
x	Remove caulking at watertable and repoint										
x	Repoint and monitor cracks in basement and attic										
x	Repair parging at kitchen addition										
Carpentry											
	Repair exterior trim										
x	Repair window entablature										
	Repair porch scroll brackets	1	ls	\$800	\$800	1.7	\$1,400		\$1,400		
	Replace colonette bases	48	crhrs	\$155	\$7,424	1.7	\$12,600		\$12,600		
	Lift access	1	wk	\$3,000	\$3,000	1.7	\$5,100		\$5,100		
	Reattach wood siding at a/c condensers										
x	Repair bearing and notches in basement joists										
x	Sister damaged roof joists										
x	Repair stairs to roof hatch										
x	Create even riser heights at 1st floor/basement stairs, provide new stairs										
x	Replace missing stair baluster										
	Tighten main balustrade	8	hrs	\$89	\$712	1.7	\$1,200		\$1,200		
	Repair cornice at northeast	48	crhrs	\$155	\$7,424	1.7	\$12,600		\$12,600		
x	Repair sill at east alley - Under Bar										
x	Repair five wood fence caps										
x	Replace one wood fence cap										
Doors & Windows											
x	Repair all windows 1st and 2nd floors										
	Repair main windows	128	hr	\$89	\$11,391	1.7	\$19,400		\$19,400		

x	Remove debris and leaves from window wells								
x	Provide a metal grate at west window well adjacent to ramp								
	Mechanical								
x	Replace boiler HWB-1 in approximately 10 years HVAC								
	Install three (3) programmable thermostats	8	hr	\$80	\$641	1.7	\$1,100		\$1,100
	Replace AC-1 compressor/condenser	1	ls	\$8,000	\$8,000	1.7	\$13,600	\$13,600	
	Modify condensate piping of AC-2 for proper filter access	1	ls	\$1,200	\$1,200	1.7	\$2,000	\$2,000	
	Replace AC-1 flex ducts with metal ductwork and insulation	1	ls	\$5,000	\$5,000	1.7	\$8,500	\$8,500	
x	Remove/replace window units seasonally (cost per occurrence)								
	Regular annual maintenance to kitchen exhaust hood fans	1	ls	\$500	\$500	1.7	\$900	\$900	
	Replace exhaust hood fans	1	ls	\$2,000	\$2,000	1.7	\$3,400	\$3,400	
x	Install hood and exhaust for dishwasher								
x	Install proper shutoff damper for Bar exhaust system								
x	Install new central air conditioning for 2nd floor and modify AC-1 & AC-2								
	Plumbing								
x	Replace galvanized steel piping with copper								
	Re-support piping under men's restroom and insulate crawlspace walls	1	ls	\$800	\$800	1.7	\$1,400	\$1,400	
x	Repair slop sink in janitor's closet								
x	Repair Men's Toilet urinal								
	Replace majority of remaining cast iron sewer piping in basement	1	ls	\$3,400	\$3,400	1.7	\$5,800	\$5,800	
x	Replace bar sink drain piping								
x	Modify sewer vent from men's restroom								
x	Install sump covers, repair & replace piping, install condensate pump								
	Remove abandoned and unused gas piping	1	ls	\$500	\$500	1.7	\$900	\$900	
	Inspect & repair kitchen fire suppression system (allowance)	1	allow	\$500	\$500	1.7	\$900	\$900	
	Electrical								
x	Install new basement lighting								
	Upgrade interior lighting (allowance)	1	allow	\$10,000	\$10,000	1.7	\$17,000	\$17,000	
x	Replace one ceiling mounted fixture in second floor office								
x	Investigate slow to start clg lights 2nd floor GoArts office								
	Replace recessed lights at north entrance (cost depends on model chosen)	1	ls	\$1,414	\$1,414	1.7	\$2,400	\$2,400	
	Add more outdoor lights for security (allowance)	1	allow	\$6,000	\$6,000	1.7	\$10,200	\$10,200	
x	Install battery back-up lights and exit signage								
	Install fire and smoke alarm/detection system	1	ls	\$12,000	\$12,000	1.7	\$20,400	\$20,400	
	Install hard wired carbon monoxide detectors	1	ls	\$4,000	\$4,000	1.7	\$6,800	\$6,800	
	Install security system (allowance)	1	allow	\$10,000	\$10,000	1.7	\$17,000	\$17,000	
x	Clean work space around electric panels								
x	Provide covers for open junction boxes, exterior and attic								
	Accessibility Improvements								
	Limited Use/Limited Application (LU/LA) elevator (2-stops) West ramp and entrance	1	ls	\$205,000	\$205,000	1.7	\$348,500	\$348,500	
	Replace concrete ramp, salvage existing guardrails	1	ls	\$30,000	\$30,000	1.7	\$51,000	\$51,000	
	Strip paint, prime and paint existing (salvaged) quadrail/handrail	1	ls	\$3,700	\$3,700	1.7	\$6,300	\$6,300	

Totals by priority	\$6,800	\$605,700	\$70,500
total priority 1 + priority 2		\$612,500	
total all priorities			\$683,000

Abbreviations

- Allowance = allow
- Crew Hours = crhrs
- Each = ea
- Hour = hr
- Lineal Feet = lf
- Lump Sum = ls
- Square Feet = sf

x = Work previously completed

Italicized = New work

Estimated Costs between \$1 and \$9,999 are rounded off to the nearest \$100, between \$10,000 and \$99,999 to the nearest \$1000, between \$100,000 and \$999,999 to the nearest \$10,000, etc.

Prevailing Wage Rates							Genesee County - 7/1/2022 until 06/30/2023	
Trade	Hourly Wa	OH & P *	Billing Rate	Crew Rate				
Asbestos Laborer	\$ 51.35	58%	\$ 81	.	asbs	\$ 81.13		
Carpenter - Building	\$ 55.90	59%	\$ 89	.	carp	\$ 88.99		
5th year apprentice	\$ 41.25	59%	\$ 66	\$ 155	carpcrew	\$ 154.66		
Electrician	\$ 67.41	54%	\$ 104	.	ele	\$ 103.54		
6th year apprentice	\$ 58.99	54%	\$ 91	\$ 194	eleccrew	\$ 194.15		
Elevator Constructor	\$ 94.34	53%	\$ 145	.	elev	\$ 144.53		
4th year apprentice	\$ 82.99	53%	\$ 127	\$ 272	elevcrew	\$ 271.67		
Glazier	\$ 54.75	59%	\$ 87	.	glaz	\$ 87.05		
Ironworker	\$ 61.72	62%	\$ 100	.	iron	\$ 99.86		
Laborer - Building (basic)	\$ 50.35	59%	\$ 80	.	labo	\$ 80.16		
Mason - Building	\$ 58.49	61%	\$ 94	.	maso	\$ 93.99		
4th year apprentice	\$ 49.68	61%	\$ 80	\$ 174	masocrew	\$ 173.83		
Operating Eng - Building (crane 2)	\$ 71.26	56%	\$ 111	.	openg	\$ 111.17		
Painter	\$ 48.35	58%	\$ 77	.	paint	\$ 76.54		
Plumber	\$ 63.41	54%	\$ 98	.	plbr	\$ 97.78		
5th year apprentice	\$ 42.99	54%	\$ 66	\$ 164	plbrcrew	\$ 164.07		
Roofer	\$ 55.00	72%	\$ 95	.	roof	\$ 94.66		
5th year apprentice	\$ 39.94	72%	\$ 69	\$ 163	roofcrew	\$ 163.39		
Sheet Metal worker	\$ 64.34	56%	\$ 100	.	shtmt	\$ 100.24		
5th year apprentice	\$ 52.58	56%	\$ 82	\$ 182	shtmtcrew	\$ 182.16		
Sprinkler Fitter	\$ 65.83	54%	\$ 102	.	sprkl	\$ 101.64		
10th year apprentice	\$ 56.36	54%	\$ 87	\$ 189	sprklcrew	\$ 188.66		
Tile setter	\$ 59.30	56%	\$ 93	.	tile	\$ 92.57		

* OH & P percentages obtained from: RS Means - Commercial Renovation Cost Data 2018.

