

	1st Stage: Stabilize the “envelope” of the building, including siding, walls, framework, painting exterior; replace/upgrade/repair systems			
Line Number	Item	Estimated Cost		
1	Parlor - repair wall water leakage/rot	\$10,000.00		
2	Bay Window Roof (driveway side) - repair	\$3,000.00		
3	Palladian window over front entrance - restore	\$4,000.00		
4	Front entrance roof - replace	\$4,000.00		
5	Fellowship Hall, entrance roof – replace	\$5,000.00		
6	Other wood repair, replacement, exterior (B&G has detail	\$125,000.00	(possibly up to 200K)	
7	Repair/Replace membrane flat roofs of main building	\$20,000.00		
8	Replace balustrades on roof	\$15,000.00		
9	Gutters	\$30,000.00		
10	Fire alarm system/rewire-upgrade (code requirement)	\$15,000.00		
11	Electrical upgrades	\$20,000.00		
12	Paint Exterior (perhaps partial, in phases)	65,000*		
13	Interior painting - select locations	\$10,000.00		
14	Foundation/basement - water problem	\$10,000.00		
15	Chimneys, re-pointing- PH Exterior clapboards - replace east side- Garage	10,000 3,000		
16	Paint exterior- garage	\$8,000.00		
		SUBTOTAL	\$279,000.00	

17	HVAC System: Initial Upgrade HVAC Engineer: assess, evaluate and redesign:		\$20,000.00	
18	Heating system – partial replacement, additions		\$10,000.00	
19	Heating system – finish replacement of existing		\$30,000.00	
20	Heat fan units, replace (6x \$5000)		\$30,000.00	
			HVAC SUBTOTAL	\$90,000.00
	1ST STAGE SUBTOTAL			\$369,000.00
	Add 15% contingency			\$47,850.00
	Add: Project manager, owner representative 5%			\$15,950.00
	1st STAGE ESTIMATED TOTAL			\$432,800.00
	(*Note: some of this work may be considered part of “greening” of building)			
	Including solar panels (with modifications to roof, air sealing of building, insulation of building, heating system(condensing heater combined with heat pumps), tight-sealing inner and outer storm windows, exploring high tech paint for long lasting air sealing and reduced maintenances expenses			
	2nd Stage: Energy Efficiency Improvements (Greening*) and other Improvements			

Line Number	Item	Estimated Cost		
	HEATING SYSTEM & INSULATION: COMPLETE REST OF SYSTEM			
1	HVAC Heat Pumps	\$90,000.00		
2	Insulation (cellulose & foam), walls etc.	\$20,000.00		
	HVAC SUBTOTAL		\$110,000.00	
3	Solar panel system (Fellowship Hall roof)	\$64,000.00		
4	Fellowship Hall			
5	Add ceiling & Interior Insulation	\$20,000.00		
6	Replace interior celing	\$10,000.00		
7	Interior walls - paint or stain	\$10,000.00		
8	Windows (insulate with storm windows)	\$9,000.00		
9	Ceiling Fans- replace	\$2,000.00		
	FELLOWSHIP HALL SUBTOTAL		\$51,000.00	
10	Lighting Control		\$5,000.00	
	Additional Window Replacement/Restoration(each			
11	First floor (not including Palladian window in 1st stage)	\$35,500.00		
12	Second floor	\$24,000.00		
13	Third floor	\$7,500.00		
	WINDOW SUBTOTAL		\$67,000.00	
	BATHROOMS & KITCHEN			

14	2nd floor - remove 2 unused half baths, upgrade 3rd	\$20,000.00		
15	1st floor- replace	\$40,000.00		
16	Kitchen stove - replace and add exhaust system	\$8,000.00		
	BATHROOM & KITCHEN SUBTOTAL		\$68,000.00	
	2ND STAGE SUBTOTAL		\$301,000.00	
	Add 15% contingency		\$44,400.00	
	Add: Project manager, owner representative 5%		\$14,800.00	
	2ND STAGE TOTAL			\$360,200.00
	3RD STAGE- LONGER TERM PROJECTS			
	(Expansion of usable space, making handicap accessible, maintenance longer term)			
Line Number	Item	Estimated Cost		
1	Exterior clapboards	\$40,000.00		
2	Interior Floors	\$15,000.00		
3	Security System (\$4/SF)	\$50,000.00		
4	Sound system	\$6,000.00		
5	Kitchen Renovation	\$60,000.00		
	SUBTOTAL		\$171,000.00	
	ELEVATOR & STAIRS TO CODE			

6	Basement to 3rd floor	\$200,000.00		
7	Requird leveleing 2nd floor, rebuild two stairways	\$30,000.00		
	Elevator Subtotal		\$230,000.00	
	<u>3RD FLOOR RENOVATION</u>			
8	Heat/Insulation	\$20,000.00		
9	Electrical	\$8,000.00		
10	Walls.floors, paint/refresh	\$15,000.00		
11	Enclosed fire escape/egress to current code	\$50,000.00		
	3RD FLOOR SUBTOTAL		\$93,000.00	
	<u>OTHER</u>			
12	1st floor porch renovation	\$20,000.00		
13	Fellowship Hall additional storage	\$20,000.00		
14	Basement, build 2 storage rooms	\$20,000.00		
15	Rear parking lot, back driveway exit repair	\$10,000.00	(up to \$40,000)	
	OTHER SUBTOTAL		\$70,000.00	
	3RD STAGE SUBTOTAL		\$564,000.00	
	Add 15% contingency		\$84,600.00	
	Add: Project manager, owner representative 5%		\$28,200.00	

	3RD STAGE TOTAL				\$676,800.00
	TOTAL ESTIMATES FOR ALL STAGES				\$1,469,800.00