



City of Rochester Hills

1841 Crooks Abner Parker House 'Mothballing'

10/20/2017

Estimate of Probable Cost

General location of issues to be addressed		Quantity	Unit	Notes	Installed Unit Cost	Total Cost including soft costs	Cost projected for Bids Spring 2018
	Description						
1	Site	1	allow	Remove brush, saplings, vines, and trees (under 12" diameter) within 8' of the structure	\$ 2,500.00	\$ 3,525.00	\$ 3,771.75
1.1	Site	1	ea	Remove large trees (over 24" diameter)	\$ 700.00	\$ 987.00	\$ 1,056.09
1.2	Site	1	allow	Trim large branches on large tree that are overhanging the structure	\$ 500.00	\$ 705.00	\$ 754.35
1.3	Site	2	ea	Infill large vermin holes/dens	\$ 200.00	\$ 564.00	\$ 603.48
1.4	Site	1	allow	Provide fill at old porch at northeast corner of house to provide positive slope away from structure	\$ 500.00	\$ 705.00	\$ 754.35
2	Roofing	20	sq	Remove roofing and underlayment. Install ice and water shield, new underlayment, new asphalt shingles and ridge vent.	\$ 550.00	\$ 15,510.00	\$ 16,595.70
2.1	Roofing	360	sf	Replace rotted sheathing	\$ 10.00	\$ 5,076.00	\$ 5,431.32
2.2	Roofing	150	lf	Replace rotted fascia	\$ 12.00	\$ 2,538.00	\$ 2,715.66
2.3	Roofing	180	lf	Sister rotted rafters and outriggers	\$ 20.00	\$ 5,076.00	\$ 5,431.32
2.4	Roofing	133	sf	Replace rotted T&G soffit	\$ 15.00	\$ 2,812.95	\$ 3,009.86
3	Foundation	54	lf	Infill openings at top of stone wall with mortar, re-set fallen stones.	\$ 50.00	\$ 3,807.00	\$ 4,073.49
3.1	Foundation	128	sf	Deep repointing and re-set stones for stabilization	\$ 200.00	\$ 36,096.00	\$ 38,622.72
3.1	Foundation	264	sf	Provide shallow re-pointing for temporary weather barrier/stabilization*.	\$ 25.00	\$ 9,306.00	\$ 9,957.42
4	Foundation	84	sf	Infill rectangular openings with water tight construction, stud, weather barrier, exterior grade painting sheathing.	\$ 15.00	\$ 1,776.60	\$ 1,900.96
5	Demolition of Insulation	1	allow	Remove applied insulation and nailer/ledger.	\$ 400.00	\$ 564.00	\$ 603.48
6	Window	7	ea	Remove closure panels and replace with new painted plywood properly fitting. Secure panel in historically appropriate manner.	\$ 450.00	\$ 4,441.50	\$ 4,752.41
7	Window	5	ea	Install proper fitting painted plywood panels and secure in place in historically appropriate manner.	\$ 400.00	\$ 2,820.00	\$ 3,017.40
8	Doors	2	ea	Remove and replace existing closure panels with painted plywood closure.	\$ 400.00	\$ 1,128.00	\$ 1,206.96

8.1	Door/Rim Beam Support	1	allow	Remove and replace existing closure panel, door and wall framing around door including stud framing (king studs to support rim beam), weather barrier, exterior grade painted sheathing, install new door. Turn old door over to owner.	\$ 1,200.00	\$ 1,692.00	\$ 1,810.44
9	Doors	2	ea	Install painted plywood panels in historically appropriate manner.	\$ 400.00	\$ 1,128.00	\$ 1,206.96
10	Walls	400	sf	Remove closure panels. Repair siding to match existing. Install weather barrier or sheathing as necessary.	\$ 24.00	\$ 13,536.00	\$ 14,483.52
10.1	Walls	68	lf	Provide new barge board over existing rim beam to provide temporary protection (note: rot on rim beam -see dutchman repair below).	\$ 12.00	\$ 1,150.56	\$ 1,231.10
10.2	Walls/Rim Beam	15	lf	Dutchman (or epoxy) repairs to rim beams	\$ 250.00	\$ 5,287.50	\$ 5,657.63
11	Wall/Patio Door/Window	1	allow	Remove closure panels and install new appropriately sized panels to cover openings, secured historically appropriately (south wall).	\$ 1,200.00	\$ 1,692.00	\$ 1,810.44
12	Wall/Old fireplace	60	sf	Remove closure panels and infill opening at removal of old fireplace with water tight construction, stud framing, weather barrier, and exterior grade painted sheathing.	\$ 20.00	\$ 1,692.00	\$ 1,810.44
13	Painting	1	allow	Prep and paint exterior. Assume the presence of lead paint, require RRP Lead-Safe Certified Painter.	\$12,000.00	\$ 16,920.00	\$ 18,104.40
14	Extermination	1	allow	Powder Post Beetle evidence at rim beam north face, easterly end.	\$ 1,000.00	\$ 1,410.00	\$ 1,508.70
15	Site	1	allow	Restore lawn around house at brush and tree removal.	\$ 1,000.00	\$ 1,410.00	\$ 1,508.70
						\$ 143,356.11	\$ 153,391.04

Soft Costs projection. Inclusive of project soft costs including; permits, fees, testing, architectural and engineering fees, construction contingency and inspections

Construction inflation: Projected at 7%.

Project Soft Costs

Planning Contingency	5.0%
Bidding Contingency	5.0%
Construction Contingency	20.0%
Permits	1.0%
Testing and special inspections	0.0%
Fees	0.0%
Architectural and Engineering Fee	10.0%
Hazardous Testing	0.0%
Abatement	0.0%
	41.0%

* The unit cost represents a minor amount of re-pointing working from the exterior only and intended for weatherization and stabilization purposes only.

No access was provided to the interior of the structure, attic, or basement. Observations were made from the exterior without use of ladder or lift. No de-construction was undertaken to observe elements hidden from view.