



Ocean County Artists Guild - Budget Sheet - Exterior Repair Scope

September 5, 2023

**Exterior Repair Scope - Brick/Masonry Repairs, Wood Repairs, Window Replacement, Exterior Door Replacement, Roof Replacement, Siding Repair/Repaint, Exterior Trim & Detail Work Repair/Repaint, Fiberglass Roof Repairs (No 2nd Floor Balcony), Exterior Painting, New Front Porch Stair, Decking & Railing Repairs, No Fire Escape (Existing Windows to Remain/ Be Replaced at Proposed Fire Escape in this Option), No Alterations at Pop-up Gallery are Included in this Break-Down (Low Roof is to Remain) - No Building Additions or Interior Remodeling Scope Included in this Break-Down.**

	Item	Quantity	Unit		Unit Price	Total
1	Permit Fees	1	Allowance	x	\$ 2,500.00	\$ 2,500.00
2	Project Management	480	Staff-Hours	x	\$ 75.00	\$ 36,000.00
3	Temporary Field Construction Office (Trailer) - N/A	0	Months	x	\$ 1,600.00	\$ -
4	Temporary Job Site Toilet	4	Months	x	\$ 200.00	\$ 800.00
5	Temporary Construction Power - N/A	0	Unit Price	x	\$ 2,000.00	\$ -
6	Site Safety Fencing with Gates - N/A	0	Lin. Ft.	x	\$ 8.00	\$ -
7	Dumpsters for Construction Refuse	6	Dumpsters	x	\$ 700.00	\$ 4,200.00
8	Regular Job-Site Cleanup, Material Movement, Delivery Management	1	Allowance	x	\$ 5,000.00	\$ 5,000.00
9	Site Work, Landscaping, Walkways, Driveways, Etc. - N/A	0	Allowance	x	\$ 10,000.00	\$ -
10	Re-Pointing of Brick/Masonry Piers at Porches and Basement/Foundation and Chimney w/ Lift. Acid Wash all Brick Upon Completion.	1	Allowance	x	\$ 25,000.00	\$ 25,000.00
11	Cement Parging - N/A	0	S.F.	x	\$ 3.50	\$ -
12	Wood-Framed Building Construction & Repairs - Deck Repairs, New Stair Construction (South Side), Sheathing Repairs, Flat Fiberglass Re-Pitching/ Prep for Fiberglass, Create Roof Crickets to Avoid Water Collection Areas.	1	Allowance	x	\$ 10,250.00	\$ 10,250.00
13	Window Replacement & (1) French Door (Window/Door Cost Only - Adjusted For Repair Scope to Replace Windows Throughout) - Replace All Existing Windows Throughout the Building with New Marvin Ultimate Windows Matching Existing Types, Grille Patterns, Sizes and Configurations. See attached Quote for Further Descriptions.	1	Budget Quote	x	\$ 139,426.26	\$ 139,426.26

	Item	Quantity	Unit		Unit Price	Total
14	Window Replacement (Labor Costs and All Installation/ Restoration Materials Only) to Replace all 60 Windows In- Kind. Existing Windows Shall be Removed Including Interior Casing, Openings shall be Prepared with Peel and Stick Flashing, New Windows to be Set in Opening, Low Expansion Foam to be Installed Around Perimeter, New Interior Casing to be Provided to Match Existing - Primed - Ready for Paint.	60	Windows	x	\$ 420.00	\$ 25,200.00
15	Interior Painting - Provide Caulking, Putty and Painting of All Re-Installed/ New Casing on Interior of Windows/Doors.	60	Windows	x	\$ 150.00	\$ 9,000.00
16	Door Replacement (East Entrance) - Door Cost Only - JeldWen Door with Half-Glass and Standard Hardware.	1	Allowance	x	\$ 3,000.00	\$ 3,000.00
17	Door Replacement (East & West Entrance) - Labor Costs and All Installation/ Restoration Materials Only - Existing Door Shall be Removed Including Interior Casing, Opening shall be Prepared with Peel and Stick Flashing and Appropriate Pan Flashing at Sill, New Door to be Set in Opening, Low Expansion Foam to be Installed Around Perimeter, New Interior Casing to be Provided to Match Existing - Primed - Ready for Paint.	2	Doors	x	\$ 1,200.00	\$ 2,400.00
18	Door Replacement (West Entrance) - Labor Costs and All Installation/ Restoration Materials to Remove Existing Door Including Interior Casing and Door Jamb, Existing Door to be Reinstalled to Open Inward - Opening shall be Prepared with Peel and Stick Flashing and Appropriate Pan Flashing at Sill, New Door to be Set in Opening, New Interior Casing to be Provided to Match Existing - Primed - Ready for Paint.	1	Door	x	\$ 2,400.00	\$ 2,400.00
19	Frameless Glass Exterior "Storm Door" (West Entrance) - Material and Labor to Provide a Frameless Glass "Storm Door" with Simple Push/Pull Hardware with Locking Device and Self-Closing Hinges Anchored to Door Jamb/Trim.	1	Door	x	\$ 6,500.00	\$ 6,500.00
20	Exterior Siding (Porch Base) - Repair Only - Existing Hexagonal/Fishscale Siding Pattern.	160	S.F.	x	\$ 7.00	\$ 1,120.00
21	Exterior Siding (Upper Gable Details/Skirt at NW) - Repair Only - Existing Hexagonal Siding.	300	S.F.	x	\$ 7.00	\$ 2,100.00
22	Exterior Siding (Main Building) - Repair Only - Existing Clapboard Siding.	4950	S.F.	x	\$ 2.00	\$ 9,900.00
23	Exterior Roofing (Porch) - Repair Only - Existing Hexagonal/Fishscale Roofing.	630	S.F.	x	\$ 7.00	\$ 4,410.00

	Item	Quantity	Unit		Unit Price	Total
24	Exterior Roofing (Shingles) - Remove Existing Layers of Existing Asphalt Shingles and Replace with Timberline by GAF HDZ Limited Lifetime Asphalt Shingles over Composite Felt, Weathershield all Edges and Valleys, Shingle Caps Matching Roofing, Ridge Vent by Cobra.	6390	S.F.	x	\$ 6.25	\$ 39,937.50
25	Exterior Flat Roofing (Fiberglass) - Provide Site-Constructed Fiberglass Membrane with Gel Coat Finish over 1/2" A/C Plywood Substrate.	706	S.F.	x	\$ 15.00	\$ 10,590.00
26	Exterior Trim/Millwork - Repair Only - Existing 1-Piece Fascias.	340	L.F.	x	\$ 8.00	\$ 2,720.00
27	Exterior Trim/Millwork - Repair Only - Existing 2-Piece Rakes.	380	L.F.	x	\$ 8.00	\$ 3,040.00
28	Exterior Trim/Millwork - Repair Only - Existing Corner Boards.	480	L.F.	x	\$ 4.00	\$ 1,920.00
29	Exterior Trim/Millwork - Remove Existing Window and Door Heads/Sills/Casings and Re-Install Upon Completion of Window/Door Replacement or Create New Trims Utilizing Wood.	1240	L.F.	x	\$ 5.00	\$ 6,200.00
30	Exterior Trim/Millwork - Repair Only - Existing Band Board Trims.	480	L.F.	x	\$ 8.00	\$ 3,840.00
31	Exterior Trim/Millwork - Repair Only - Existing Crown Molding Trims/Frieze.	80	L.F.	x	\$ 12.00	\$ 960.00
32	Exterior Trim/Millwork - Remove Compromised Components and Repair Existing Paneling Near Windows Including Flat Panels, Beadboard, Surrounding Rail/Stile Stock, Base Caps/Panel Moldings, Etc.	654	S.F.	x	\$ 12.00	\$ 7,848.00
33	Exterior Soffits (1st Floor Porch) - Soffits shall Remain, Other Wood Elements Shall Remain Under Roof Areas - Strip Existing Paint/ Putty/ Defects and Repair any Damaged Wood and Replace In- Kind - Prepare for New Paint Surface.	1	Allowance	x	\$ 5,000.00	\$ 5,000.00
34	Exterior Soffits (All Roof Overhangs at Original Building and Old Building Addition) Including Above 2nd Floor Balcony and Below 2nd Floor Balcony) - Soffits shall Remain, Other Wood Elements Shall Remain Under Roof Areas - Strip Existing Paint/ Putty/ Defects and Repair any Damaged Wood and Replace In- Kind - Prepare for New Paint Surface.	1	Allowance	x	\$ 12,500.00	\$ 12,500.00
35	Exterior Soffits (All Roof Overhangs at Old Building Addition on SE Side of Building to Remain) - N/A	0	S.F.	x	\$ 29.50	\$ -
36	Exterior Detailing - Corbels at Pop-Up Gallery (Roof Remains)- N/A	0	Corbels	x	\$ 500.00	\$ -

	Item	Quantity	Unit		Unit Price	Total
37	Exterior Detailing - Corbels to be Re-Used - Corbels Which are to be Re-Used (Turret Detail Areas being Refinished) and are Attached to a Surface Being Replaced, They are to be Carefully Removed from the Building, Cataloged, and are to be Stripped of Existing Paint/ Putty/ Defects and Repair any Damaged Corbels with Wood Matching Existing Profiles - Prepare for New Paint Surface and Reinstall Over New Finished Surfaces.	19	Corbels	x	\$ 200.00	\$ 3,800.00
38	Exterior Detailing - Corbels to Remain - Corbels Which are to Remain (Front Porch Posts, 2nd Floor Balcony Gable Detailing on South Side of the Building and Below 2nd Floor Balcony Where Porch Roof Meets Soffit) are to be Stripped of Existing Paint/ Putty/ Defects and Repair any Damaged Corbels with Wood - Prepare for New Paint Surface.	69	Corbels	x	\$ 125.00	\$ 8,625.00
39	Exterior Detailing - Shutters to be Re-Used - Shutters Which are to be Re-Used (SE Wall) are Attached to a Surface Being Replaced, They are to be Carefully Removed from the Building, Cataloged, and are to be Stripped of Existing Paint/ Putty/ Defects and Repair any Damaged Shutters with Wood Matching Existing Profiles - Prepare for New Paint Surface and Reinstall Over New Finished Surfaces.	3	Pair Shutters	x	\$ 500.00	\$ 1,500.00
40	Exterior Detailing - Gable Detail on West Balcony to Remain - Detailing Which is to Remain (2nd Floor Balcony Gable Detailing on South Side of the Building) is to be Stripped of Existing Paint/ Putty/ Defects and Repair any Damaged Detailing with Wood - Prepare for New Paint Surface.	1	Allowance	x	\$ 2,000.00	\$ 2,000.00
41	Exterior Detailing - Scroll Work on Rake Boards Facing South to Remain - At this Location, the Existing Scroll Work Shall Remain Attached to the Building (Associated Rake Boards will be Installed Over Existing) - (2) Sections Need to be Reconstructed to Match Existing and the Remaining Scroll Work Shall be Stripped of Existing Paint/ Putty/ Defects and Repair any Damaged Detailing with Wood - Prepare for New Paint Surface.	1	Allowance	x	\$ 3,000.00	\$ 3,000.00
42	Exterior Columns & Beams - Columns and Beams to Remain - Columns and Beams Which are to Remain (Front Porch Supports and 2nd Floor Balcony Supports) are to be Stripped of Existing Paint/ Putty/ Defects and Repair any Damaged Columns & Beams with Wood - Prepare for New Paint Surface.	1	Allowance	x	\$ 5,000.00	\$ 5,000.00

	Item	Quantity	Unit		Unit Price	Total
43	Aluminum Gutters (5" Ogee Style in Stock Colors w/ 3"x4" Rectangle Leaders to Grade) with Leaf-Free Protection.	340	L.F.	x	\$ 22.75	\$ 7,735.00
44	Exterior Decking & Stair Treads - Front Porch West Side - Remove Existing Compromised Decking and Replace with New Wood, Install New Wood on New Stair and Existing Stair (Repairs), Sand Existing Porch/ Stair and Apply (2) Coats of Durable "Porch Floor" Paint	546	S.F.	x	\$ 22.00	\$ 12,012.00
45	Exterior Decking & Ramp - Existing to Remain (East Entrance) - N/A	0	S.F.	x	\$ 22.00	\$ -
46	Exterior Railings - Front Porch West Side - Existing Railings Which Are In Good Condition Shall Remain, New Railings to be Constructed at Rounded Turret as Those Railings are Compromised and New Railings to be Constructed at New South Facing Stair Matching Existing Profiles. All Railings Which are to Remain are to be Stripped of Existing Paint/ Putty/ Defects and Repair any Damaged Rails/ Balusters with Wood - Prepare for New Paint Surface.	104	L.F.	x	\$ 65.00	\$ 6,760.00
47	Exterior Railings - 2nd Floor Balcony West Side - N/A	0	L.F.	x	\$ 260.00	\$ -
48	Exterior Railings - Existing to Remain (East Entrance) - N/A	0	L.F.	x	\$ 65.00	\$ -
49	Exterior Painting - Powerwash all Existing Materials to Remove any Loose Debris - All Required Prep, Caulking, Sanding, Priming, Painting and Clean-up Required to Paint All Exterior Components Requiring Paint (Siding, Soffits, Detail Elements, Trim, Etc.)	8800	S.F.	x	\$ 7.20	\$ 63,360.00
50	Remove, Reinstall and/or Replace Electrical Devices on Exterior Subsequent to New Finish Installation	1	Allowance	x	\$ 2,500.00	\$ 2,500.00
51	Exterior Repair Scope - Sub-Total					\$ 500,053.76
52	Contractor OH&P + Contingency (20%)					\$ 100,010.75
53	Total Budget Cost of Exterior Repair Scope					\$ 600,064.51

**Budget Notes and Exclusions**

Budget pricing is based on current pricing indexes and all pricing is subject to change with market escalation.
Budget pricing is based on typical and unrestricted work hours.
Budget pricing is based on open-shop, non-prevailing wage, non-union rates.
Budget pricing based on tax-exemption for all materials (ST-5 to be provided for work).
Budget pricing does not include any soft costs such as Architect, Surveying, Engineering, Environmental Consulting, Professional Planner, Attorney Fees, Etc.
Budget pricing does not include any special inspections, testing, test pits, etc.
Budget pricing does not include any asbestos and/or lead abatement or testing/handling, hazardous/ toxic material handling or environmental remediation, etc.
Any systems or components not specifically listed by this budget estimate are to be assumed to be not included in the budget.