



Ocean County Artists Guild - Budget Sheet - Exterior Replacement Scope

September 5, 2023

Exterior Replacement Scope - Brick/Masonry Repairs, Wood Repairs, Window Replacement, Exterior Door Replacement, Roof Replacement, Siding Replacement, Exterior Trim Replacement, Detail Work, New Fiberglass Balcony, Exterior Painting, New Front Porch Stair, Decking & Railings, No Fire Escape (Existing Windows to Remain/ Be Replaced at Proposed Fire Escape in this Option), No Building Additions or Interior Remodeling Scope Included in this Break-Down. This Break-Down Does Include Exterior Work at South Stair to Gain Head Room and Improve Pop-Up Gallery Space.

	Item	Quantity	Unit		Unit Price	Total
1	Permit Fees	1	Allowance	x	\$ 2,500.00	\$ 2,500.00
2	Project Management	600	Staff-Hours	x	\$ 75.00	\$ 45,000.00
3	Temporary Field Construction Office (Trailer) - N/A	0	Months	x	\$ 1,600.00	\$ -
4	Temporary Job Site Toilet	5	Months	x	\$ 200.00	\$ 1,000.00
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	10	Dumpsters	x	\$ 700.00	\$ 7,000.00
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, Balcony Re-Pitching and Prep for Fiberglass, Remove/Alter Overhang at South Entry per Schematics, Create Roof Crickets to Avoid Water Collection Areas.	1	Allowance	x	\$ 16,500.00	\$ 16,500.00
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) - Remove Existing Hexagonal/Fishscale Siding Pattern and Replace with Pre-Finished Maibec Hexagonal /Fishscale Pattern Matching Existing in Nantucket White Cedar Shingles over Composite Felt.	160	S.F.	x	\$ 36.00	\$ 5,760.00
21	Exterior Siding (Upper Gable Details/Skirt at NW) - Remove Existing Hexagonal Siding and Replace with Pre-Finished Maibec Hexagonal Nantucket White Cedar Shingles over Composite Felt.	300	S.F.	x	\$ 36.00	\$ 10,800.00

	Item	Quantity	Unit		Unit Price	Total
22	Exterior Siding (Main Building) - Remove Existing Clapboard Siding and Replace with James Hardie Primed Select Cedar Mill Clapboard Siding over Composite Felt.	4950	S.F.	x	\$ 8.25	\$ 40,837.50
23	Exterior Roofing (Porch) - Remove Existing Hexagonal/Fishscale Roofing Pattern and Replace with Natural Maibec Hexagonal /Fishscale Pattern Matching Existing in Nantucket White Cedar Shingles over Composite Felt.	480	S.F.	x	\$ 36.00	\$ 17,280.00
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 - Remove Existing 1-Piece Fascias and Replace with James Hardie Select Cedar Mill Primed Trimboards or Royal PVC Smooth Trimboards Matching Existing.	340	L.F.	x	\$ 16.75	\$ 5,695.00
27	Exterior Trim/Millwork - Remove Existing 2-Piece Rakes and Replace with James Hardie Select Cedar Mill Primed Trimboards or Royal PVC Smooth Trimboards Matching Existing.	380	L.F.	x	\$ 20.50	\$ 7,790.00
28	Exterior Trim/Millwork - Remove Existing Corner Boards and Replace with James Hardie Select Cedar Mill Primed Trimboards or Royal PVC Smooth Trimboards.	480	L.F.	x	\$ 10.75	\$ 5,160.00
29	Exterior Trim/Millwork - Remove Existing Window and Door Heads/Sills/Casings and Replace with James Hardie Select Cedar Mill Primed Trimboards or Royal PVC Smooth Trimboards.	1240	L.F.	x	\$ 26.75	\$ 33,170.00
30	Exterior Trim/Millwork - Remove Existing Band Board Trims and Replace with James Hardie Select Cedar Mill Primed Trimboards or Royal PVC Smooth Trimboards (PVC when Touching Grade).	480	L.F.	x	\$ 16.75	\$ 8,040.00
31	Exterior Trim/Millwork - Remove Existing Crown Molding Trims/Frieze and Replace with PVC Crown Molding.	80	L.F.	x	\$ 22.75	\$ 1,820.00
32	Exterior Trim/Millwork - Remove Existing Paneling Near Windows Including Flat Panels, Beadboard, Surrounding Rail/Stile Stock, Base Caps/Panel Moldings, Etc. and Replace with James Hardie Select Cedar Mill Primed Trimboards or Royal PVC Smooth Trimboards and PVC Beadboard Paneling Trimmed with PVC Colonial Baseboard Molding.	654	S.F.	x	\$ 22.00	\$ 14,388.00

	Item	Quantity	Unit		Unit Price	Total
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 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) - Remove Existing Plywood Overhang and Linear Metal Vent and Replace with New PVC Beadboard Soffit Vented at Cornice with Cor-A-Vent S-400 Concealed Venting Behind a James Hardie Select Cedar Mill Primed Frieze Boards or Royal PVC Smooth Trimboards.	210	S.F.	x	\$ 29.50	\$ 6,195.00
36	Exterior Detailing - Corbels to be New - Corbels Which are to be New (Altered Wall/Roof Facing South at Pop-up Gallery) are to be Wood Matching Existing Profiles - Prepare for New Paint Surface and Install Over New Finished Surfaces.	15	Corbels	x	\$ 500.00	\$ 7,500.00
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.	54	Corbels	x	\$ 125.00	\$ 6,750.00
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

	Item	Quantity	Unit		Unit Price	Total
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
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 Decking and Replace with New Decking on Porch Surface and Stairs (Azek PVC Tongue and Groove "Porch Floor" Decking).	546	S.F.	x	\$ 35.25	\$ 19,246.50
45	Exterior Decking & Ramp - Existing to Remain (East Entrance) - N/A	0	S.F.	x	\$ 35.25	\$ -
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 - New Wood Railings Are to be Constructed Matching the Existing Profiles with Added Railing Detail to Provide Code-Compliant 42" High Guardrail at Balcony.	30	L.F.	x	\$ 260.00	\$ 7,800.00
48	Exterior Railings - Existing to Remain (East Entrance) - N/A	0	L.F.	x	\$ 65.00	\$ -

	Item	Quantity	Unit		Unit Price	Total
49	Exterior Painting - 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	\$ 6.80	\$ 59,840.00
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 Replacement Scope - Sub-Total					\$ 648,320.76
52	Contractor OH&P + Contingency (20%)					\$ 129,664.15
53	Total Budget Cost of Exterior Replacement Scope					\$ 777,984.91
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.						