

Benjamin Caryl House
Preservation focused project Budget

27-Apr-11

This project addresses major repair and preservation priorities, as well as lower priority interior preservation maintenance and electrical issues.

Historic preservation work

Subcontract cost

Historic preservation work		Subcontract cost
Structural Repairs		
<ul style="list-style-type: none"> • Repair of girt/summer beam connection at attic floor, east • Repair rotted girt beneath east attic window: • Repair of attic floor joist north of main chimney: 	\$7,500	
Carpentry		
<ul style="list-style-type: none"> • Window frame and sill repairs: Replacement of defective clapboards in conjunction with painting: • Misc. repairs to trim (i.e., renailling loose dentils @ cornice,etc.) • Rebuild wood gutters with new 16 oz. copper lining, add downspout,and reflash base of valley at junction with main house: Restoration of pilasters and missing base detail at bottom of front door: 	\$16,500	
Exterior repairs caretaker's apartment wing		
Miscellaneous repairs	\$2,000	
Painting & Window Glazing		
<ul style="list-style-type: none"> • Paint clapboards, windows and trim on all facades; Replacement of defective glazing putty at all windows: 	\$38,730	
Preservation maintenance		
Interior Painting- northeast hall at first floor; walls and including removal of calcimine and modern skim coat Repainting interior of windows due to condensation damage (19 windows):	\$10,487	
Masonry		
<ul style="list-style-type: none"> • Spot repoint main chimney, apply water repellent to cap and add ventilation to flues: 	\$3,500	
Subtotal costs	\$78,717	
General conditions, overhead and profit	\$15,743	
Total construction	\$94,460	

Electrical (Separate contract)

	Caretaker's apartment	\$3,000
	Exterior light repair	\$500
	Additional fire detection	\$5,000
	Surge protection and GF outlets for museum	\$1,180
	Subtotal costs	\$9,680
	General conditions, overhead and profit	\$1,936
Total		\$11,616

Project costs	
Architectural/engineering fees	\$21,250
Project Contingency	\$20,000
Misc. Expenses	\$2,500
Project budget	\$149,826