

HISTORIC COURTHOUSE PRESERVATION AND RESTORATION PROJECT Exterior Renovations

Capital Sales Tax Committee



LAURENS COUNTY

CAPITAL PROJECT SALES TAX ("CPST") COMMISSION

PROJECT PROPOSAL SUBMISSION FORM

GENERAL INFORMATION:

Only statutorily qualified entities may request funding through the CPST. Qualified entities include county and municipal governments, special purpose districts, and, in conjunction with another qualified entity, school districts.

Entities requesting CPST funding bear the responsibility of providing reliable cost estimates and other critical information concerning their project proposals. This Project Proposal Submission Form, completed to include all requested information, must accompany each project proposal submission to the CPST Commission. Additionally, the sponsoring qualified entity must submit a letter confirming that it will: 1) own the project during the life of the CPST; 2) fund any cost overruns beyond balloted amounts, identifying specifically the source of this funding; and 3) fund ongoing operating and maintenance costs of the project after its completion, describing the entity's capacity to absorb such costs.

SUBMISSION INFORMATION REQUIREMENTS:

Project proposal submissions must respond to all matters addressed in the sections and subsections below.

1. Project Description

- (a) In general terms, describe the intent of the project, including the program(s) to be associated with it, population(s) to be served by it, and its intended geographic location.

ANSWER:

The first of three phases of work planned for the preservation and restoration of the historic Laurens County Courthouse will begin in April 2020. The building dates to 1838, with additions in 1858, 1911, 1940, and 1973. The purpose of this first phase of work is to repair/replace the prominent dome, portions of the roof, and water management systems such as flashings, gutters, caulking, and stucco in order to protect the building from loss by exposure to weather and decay. Additionally, a smoke detection system, which does not currently exist, are planned to protect against loss by fire. Full renovation and restoration of the exterior is to be complete in the second phase of restoration. A third phase would completely renovate the interior of the structure including all mechanical, electrical and plumbing systems.

Phase II, to be funded by the Capital Project Sales Initiative, will return our most treasured historic structure back to its original exterior grandeur. This phase will return the exterior to its original architectural style and beauty. Exterior work will include removing the 1972 additions which drastically changed the appearance and footprint of the structure. These "in-sets" are located to each side of the porticos on the north and south sides. All exterior

moldings, dentil work and stucco will be repaired/replaced. Repair/replacement of the guttering system, cornice and Balustrade will insure against continued water damage that is occurring today. New doors and windows presenting the original architectural style of the 1838 structure will be installed. Lastly, of the major work on the exterior, a new copper roofing system will assure years of preservation and beauty.

The Historic Courthouse is home to Voter's Registration, Veteran's Affairs Office and the County Council Chambers. The Council Chambers is used by many organizations in Laurens County from our local political parties to state agencies completing their training requirements. The Historic Courthouse serves the population of Laurens County which is 66,777 (2016 Census).

Lastly, the installation of an interior elevator will provide ADA Compliance access to the second floor. This will affect the current stairwell design. While insufficient design work has been accomplished to determine unforeseen costs, it is understood that competitive bidding will dictate the specific components that will be completed.

The completion of the components in the aforementioned project is subject to competitive bidding and construction costs.

- (b) Cite the specific portion of Code Section 4-10-330(A)(1) of the South Carolina Code of Laws under which the project qualifies for CPST funding.

ANSWER:

Section (b) provides for capital expenditures to be used on courthouses. The paragraph is as follows:

- (c) courthouses, administration buildings, civic centers, hospitals, emergency medical facilities, police stations, fire stations, jails, correctional facilities, detention facilities, libraries, coliseums, educational facilities under the direction of an area commission for technical education, or any combination of these projects;

2. Site Acquisition and Preparation Budgeting

- (a) Provide plats and/or tax maps of all property involved. Include a preliminary engineered drawing indicating the proposed locations of all structures associated with the project, including buildings, interior roadways, turning lanes, parking lots, utilities, etc.

ANSWER:

See **Attachment I**

- (b) Who owns the property required to undertake the project? Indicate the property owner's willingness to sell and terms of sale, including purchase price, for providing the property for this project. If the property is not owned by the sponsoring entity, provide a suitable purchase option that will guarantee the property's purchase price and availability for the project. Purchase options must also include a due diligence period to assess any geotechnical or environmental concerns.

ANSWER:

Property and building are owned by Laurens County, the sponsoring entity.

- (d) Demonstrate all access points to be used by the public in utilizing the project. Will vehicular access by the public require encroachment permits, turning lanes, etc.? If so, demonstrate approval by the appropriate agency, e.g. County, SCDOT.

ANSWER:

Total access exists for the Historic Courthouse. No additional encroachment permits are required.

- (e) List all utilities, i.e. water, sanitary sewer, electricity, natural gas, storm sewerage, etc., needed to serve the project. Verify through utility providers sufficient capacity and willingness to serve the project. What costs will the project incur in connecting to the required utilities?

ANSWER:

All utilities for daily function of the building exist and are currently in use. A fire line connection will need to be installed. The Laurens Commission of Public Works has already installed a connection point for the installation of a fire protection system in the Historic Courthouse. The cost of the connection fee paid to the Laurens Commission of Public Works is \$15,000. The cost for installation of a new water/fire vault and piping to the courthouse is estimated at \$60,000. The total Construction Costs includes this installation which is not reflected on the consultants *Conceptual Design – Cost Study*.

- (f) Demonstrate the topography of the property and provide cost estimates for all clearing, grading, drainage, permits, and other site preparation expenses associated with the project.

ANSWER:

Not Applicable

- (g) Has a Phase One Environmental Site Assessment been completed for the property/project? (The CPST Commission highly recommends investment in a Phase One assessment.) If so, please list any environmental costs associated with developing the property for this project and indicate what source(s) of funding will pay for these items. Does the submitting qualified entity acknowledge that it will be responsible for any cost overruns related to expenses of this kind?

ANSWER:

A Phase One Environmental Assessment does not apply to this renovation project. However, assessment for asbestos containing materials, lead paint, and mold/mildew has been completed and cost accounted in construction estimates. The Owner, Laurens County, will be responsible for overruns associated with environmental issues.

- (h) Is the land use associated with the proposed project allowed under current land use/zoning restrictions? Do any existing covenants, easements, setbacks, or other restrictions prevent the proposed uses? What provisions are being made to overcome any prohibitions in this regard? Describe the prevailing land uses in the general and on adjacent parcels. Would the proposed use create any negative spillover effects, such as light, noise, traffic, parking, etc.?

ANSWER:

Because of the 1838 historic structure, current zoning and/or restriction does not apply. Use of the facilities will remain very similar to current use and will not change traffic patterns experienced today.

- (i) Estimate the number of persons and the number of vehicles that will be on or in the general vicinity of the property at times of peak usage.

ANSWER:

The approximate capacity of the first and second floors of the Historic Courthouse is 225 occupants. There are 250 parking spaces located on the town square and in the adjoining public parking areas. Several town festivals and events are hosted downtown. The largest would be Squealin' On the Square. The estimated attendance at this event is approximately 20,000 attendees with an estimated 12,000 to 15,000 at any given time.

- (j) Describe the capacity of the property to accommodate future expansions of the intended use.

ANSWER:

The historic structure is located in the center of the town square and is tightly confined on its parcel. Expansion of the current facility would be extremely unlikely.

3. Construction Planning and Budgeting

- (a) Describe the structures to be built/renovated on the property, construction type, estimated cost per square foot, and total construction cost.

ANSWER:

The 1838 Historic Courthouse is arguably the county's most treasured historic structure. As such, it is incumbent on us to restore, preserve and return this structure back to its original splendor. The estimated cost per square foot to repair the exterior of the structure is \$214.53. For a total cost of \$5,550,766. See **Attachment II for Conceptual Design – Cost Study.**

Renovations on the exterior will repair/replace the deteriorated stucco and concrete preventing further water damage to the building. New wood and metal details will be replaced. All new molding and dentil trim will be repaired/replaced, and an interior guttering system installed to protect the building from water intrusion. New windows will be installed to mimic the original design from the 1838 construction. Double doors with transom will add to the original design. Exterior lighting will be added to accent the beauty and prominence of the historic building. Proper screening of exterior mechanical equipment will be included. New roofing will be installed to compliment the new dome completed in Phase I (Stabilize and Preserve). This project will also complete design of the Phase III Interior project and explore future programming of the historic gem. Lastly, an interior elevator will be added to provide ADA

Compliant access to the second floor for citizens wishing to attend Council Meetings or other events that may be held.

- (b) Estimate costs for engineering/design and construction management.

ANSWER:

\$491,172

- (c) Provide cost estimates for exterior lighting, fencing, security systems, utility connections, fiber/connectivity, landscaping, and any other similar services that may apply.

ANSWER:

To enhance the exterior appearance of the building, all utilities such as transformers, meters and mechanical equipment will be screened with decorative fencing and landscaping at an estimated cost of \$27,000. Exterior Accent Lighting will be installed to show the beauty of the newly renovated exterior the allowance for electrical and light installation is \$15,000. The County would like to add security cameras on the exterior for public safety.

- (d) Provide cost estimates for furnishings, computers, equipment, appliances, etc.

ANSWER:

\$0.00

- (e) If the voters approve the CPST referendum and funding is made available, when do you anticipate design work for this project beginning, and how long will it take to complete the design work? When would construction commence, and how long will it take to complete construction?

ANSWER:

I would project the design work to begin January 2021. Work would begin approximately June 2021 with completion approximately November 2021.

4. Project Cost Summary

Site Acquisition \$0.00
Clearing/Grading/Drainage Site Preparation \$161,286
Paving (include parking, turn lanes) \$ 0.00
Construction/Renovation \$ 2,242,717
Engineering/Design/Construction Management \$491,172
Testing/Geotechnical \$0.00
Phase One Environmental Testing \$ 0.00
Environmental-related Development Costs \$20,000
Permits \$0.00
Landscaping \$ 50,000
Fencing \$ 27,000
Exterior Lighting \$15,000

Fiber/Connectivity \$2,500
Security Systems \$20,000
Furnishings/Equipment/Computers \$0.00
Other (please describe by attachment) \$521,091 (See Attachment III)

Total \$3,550,766

5. Statement of Project Submission and Support

Additionally, the sponsoring qualified entity must submit a letter confirming that it will: 1) own the project during the life of the CPST; 2) fund any cost overruns beyond balloted amounts, identifying specifically the source of this funding; and 3) fund ongoing operating and maintenance costs of the project after its completion, describing the entity's capacity to absorb such costs.

6. Project Proposal Submission Deadline

Completed project proposal submissions must be delivered to the CPST Commission no later than 5:00 p.m. on Thursday, April 28, 2020. Proposals may be submitted by US Mail, courier, or hand delivery to:

Mailing LCCC Attention: CPST Commission PO Box 248 Laurens, SC 29360

Physical Laurens County Chamber of Commerce 291 Professional Park Road Clinton, SC 29325

Plat/GIS Ariel View



CRAIG GAULDEN DAVIS

Architecture
Planning
Interior
Landscape
Graphic Design
Phone: 803.252.5511
Fax: 803.252.5512
Email: info@cgauldendavis.com
www.cgauldendavis.com

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OWNER

LAURENS
COUNTY SC

PROJECT

Historic
Courthouse
Existing
Conditions
Assessment

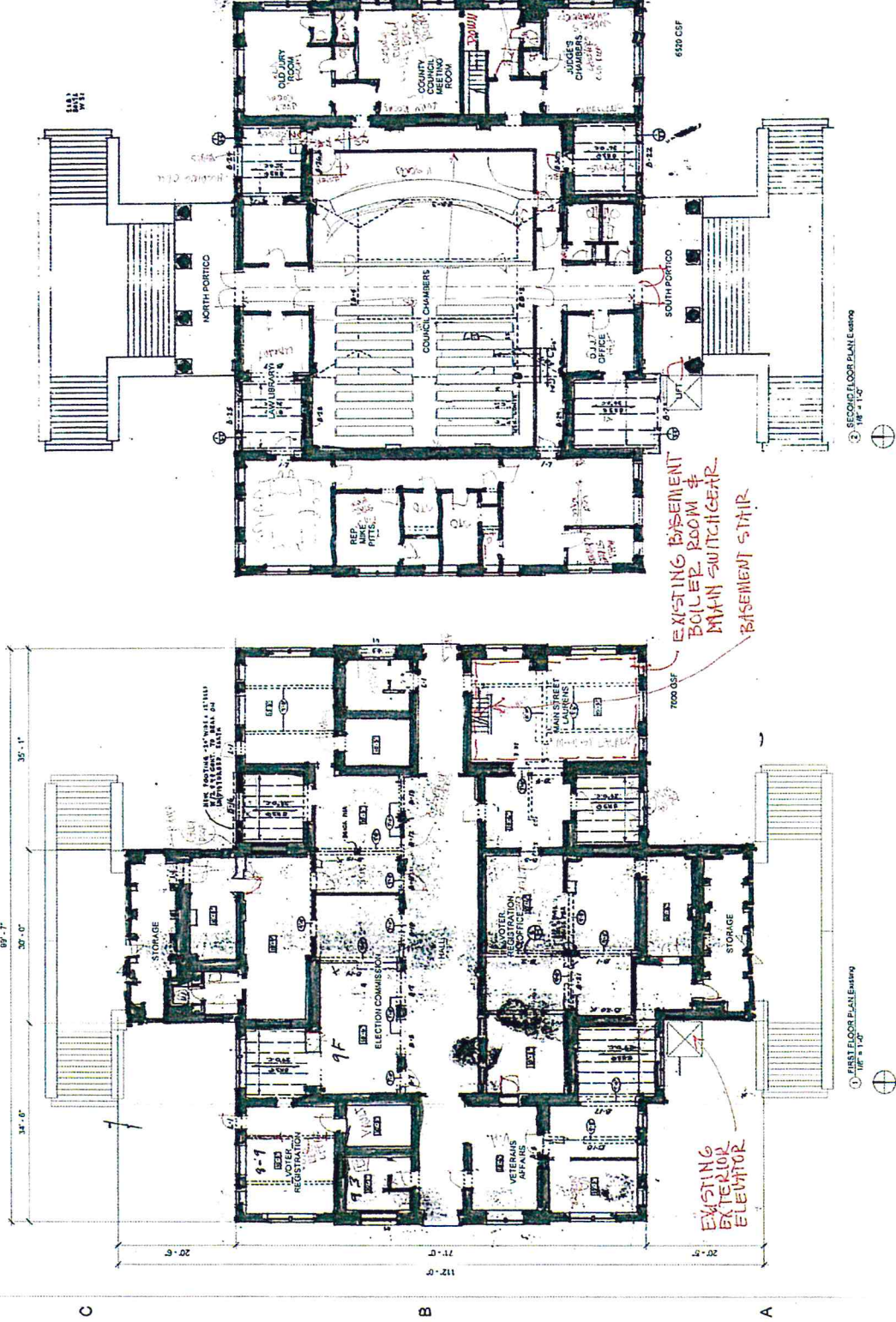
Issue/Revision

DATE	MARK	DESCRIPTION
1/11/19	CAGD	PRICING 1/1

ISSUE	CONDITIONS ASSESSMENT
DATE	10/02/2018
PROJECT NO	18022
DRAWN BY	JP
CHECKED BY	DE

EXISTING
CONDITIONS
FLOOR PLANS

A101



Architecture
Planning
Interiors

1350 Washington Park
Greenville, SC 29604

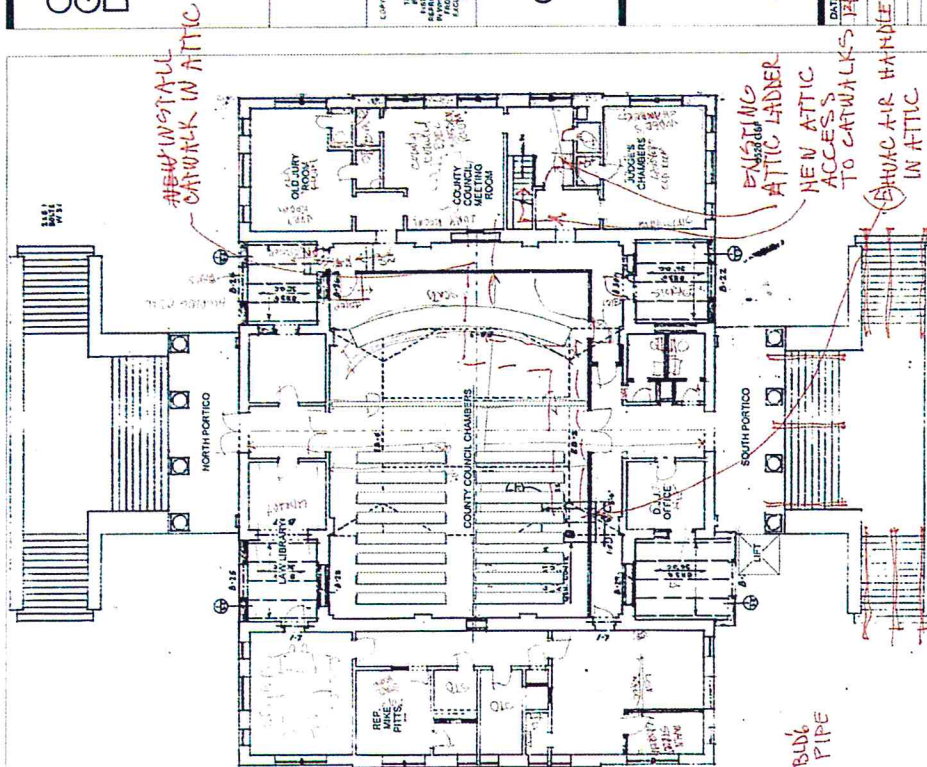
Phone 864.243.0764
Fax 864.233.2710
E-mail info@edgdesign.com

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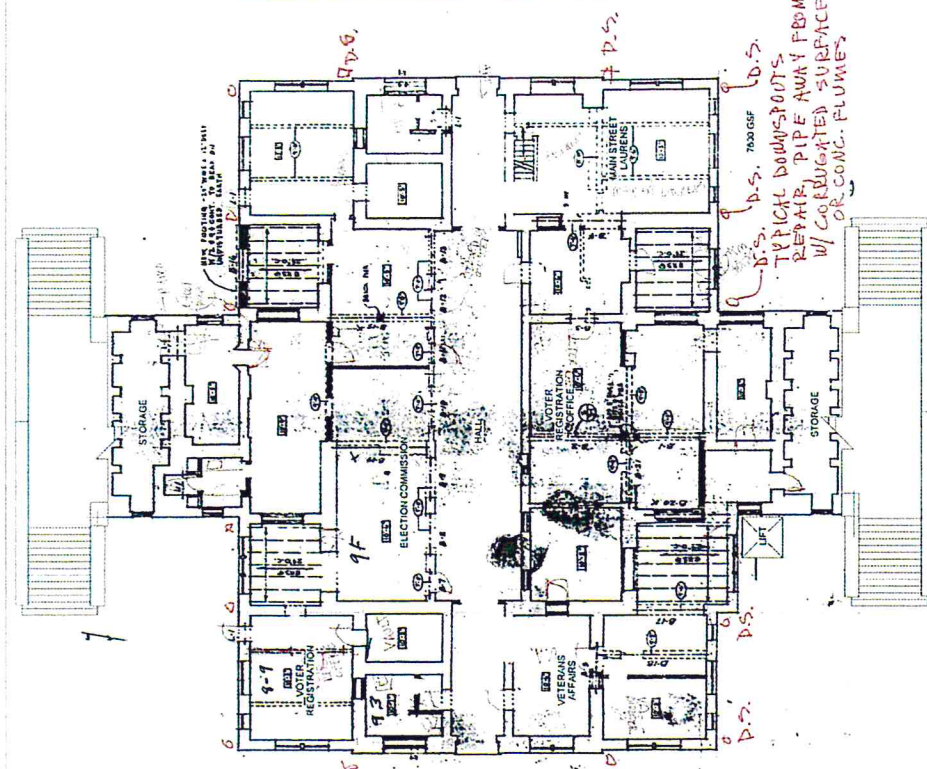
Historic Courthouse Existing Conditions Assessment

DATE	MARK	DESCRIPTION
12/14/18	25/30	PLAN STUDY
1/1/19	27/30	OPTION 1 (PUSH 5)
1/1/19	27/30	"Stabilize"
		A201



SECOND FLOOR Plan Option 1 - Stabilize

- o Place additional EXIT signs with battery back-up emergency lighting.
- o Perform a fire alarm system to enhance safety.
- o Perform maintenance and repair work on roofing, gutters and downspouts.
- o Further examination of apparent termite damage to roof fusesels. Repair as required.
- o Repair and repaint exterior wood elements to protect from weather.
- o Remove loose and spalling stucco. Patch holes and open cracks.
- o Remove rust and flaking from exterior steel lintels.
- o Improve attic and HVAC equipment access via ladders and catwalks.
- o Mechanical systems remain on "repair as needed basis."
- o Interior finishes remain as-is.
- o Maintain operation and inspection schedule of HC lift.



1 FIRST FLOOR Plan Option 1 - Stabilize

FUNCTIONAL LAYOUT, WALLS, CEILINGS, REMOVAL
MAINTENANCE CEMENTING & REPAIR-

4th Floor

CUT-IN FOR ELEVATOR

ADD ELEVATION

LAURENS
COUNTY SC

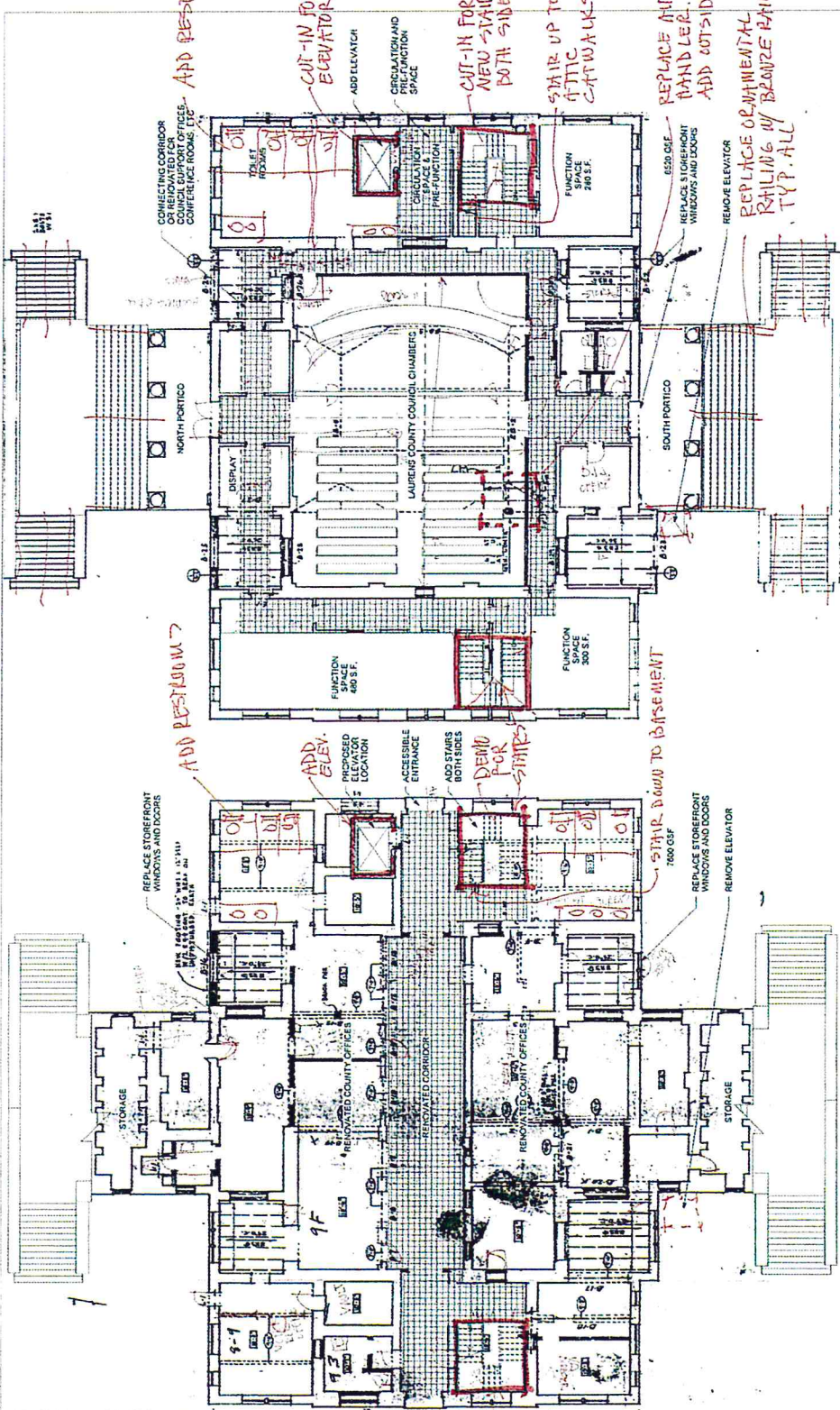
Historic Courthouse Existing Conditions Assessment

DATE	MARK	DESCRIPTION
1/3	9M2014	75.5

ISSUE:	CONDITIONS ASSESSMENT
DATE:	10/30/2016
PROJECT NO:	18052
DRAWN BY:	JP
CHECKED BY:	JS

PLAN STUDY
OPTION 2 (Ph.2)
"Renovate"

A202



- Repair or replace areas of deteriorated concrete and stucco.
- Repair or replace using steel linings.
- Repair or replace wood and metal details to preservation standards.
- Replace single-glazed aluminum storefront windows and doors with similar.
- Add ~~aluminum~~ interior ~~glass~~ ~~stair~~ ~~port~~ ~~partitions~~ ~~two~~ ~~stair~~ ~~5~~
- Install an interior elevator.
- Add fully accessible restroom facilities.
- Add lighting to improve air tightness where feasible. — ATTIC ~~5~~ ~~6~~
- Install mechanical ventilation system to protect the building.
- Add an emergency power generator.
- Replace boiler, chiller, and other mechanical and plumbing systems.
- Improve indoor air quality through HVAC and humidity control.
- Replace all lighting with energy efficient LED fixtures.

NEW CARPET, WALL PAPER, PLASTER TO (2) WALLS
NEW BEDROOMS
NEW KITCH, PAN-COOKS & NOT
REPLACE CEILINGS & LIGHTS
RENOVATIONS AS REQD FOR STAIRS, ELEV
COUNCIL CHAMBERS - NO CHANGE EXCEPT
CHANGED FOR NEW
LAY IN CEILINGS THROUGHOUT. STAIR

2 15'-0" (EXIST) IN CONTACT.

REPAIRED & RE-
OPT. 2: COAT DOME

CRAIG
GAULDEN
DAVIS

Architecture
Planning
Interiors

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LAURENS
COUNTY SC

PROJECT
Historic
Courthouse
Existing
Conditions
Assessment

100

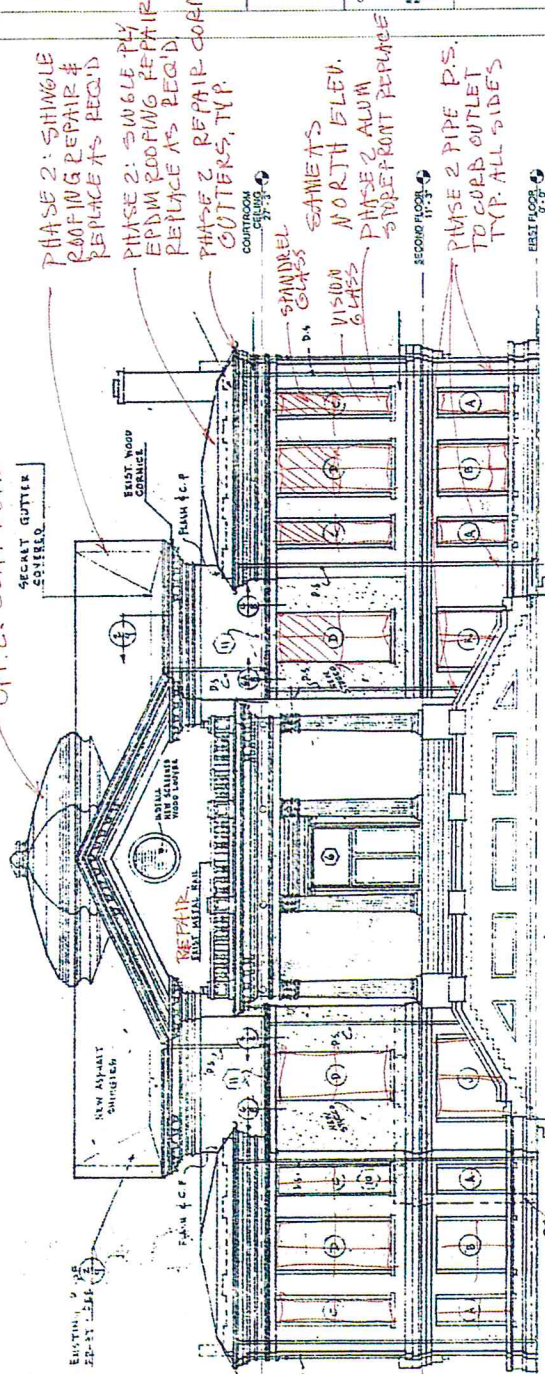
DATE	MARK	DESCRIPTION
12/1/18	cash	
		PAYING 5/1

11/11/2011

ISSUE:	CONDITIONS ASSESSMENT
DATE:	10/30/2018
PROJECT NO:	18092
DRAWN BY:	AJD/or
CHECKED BY:	Checker

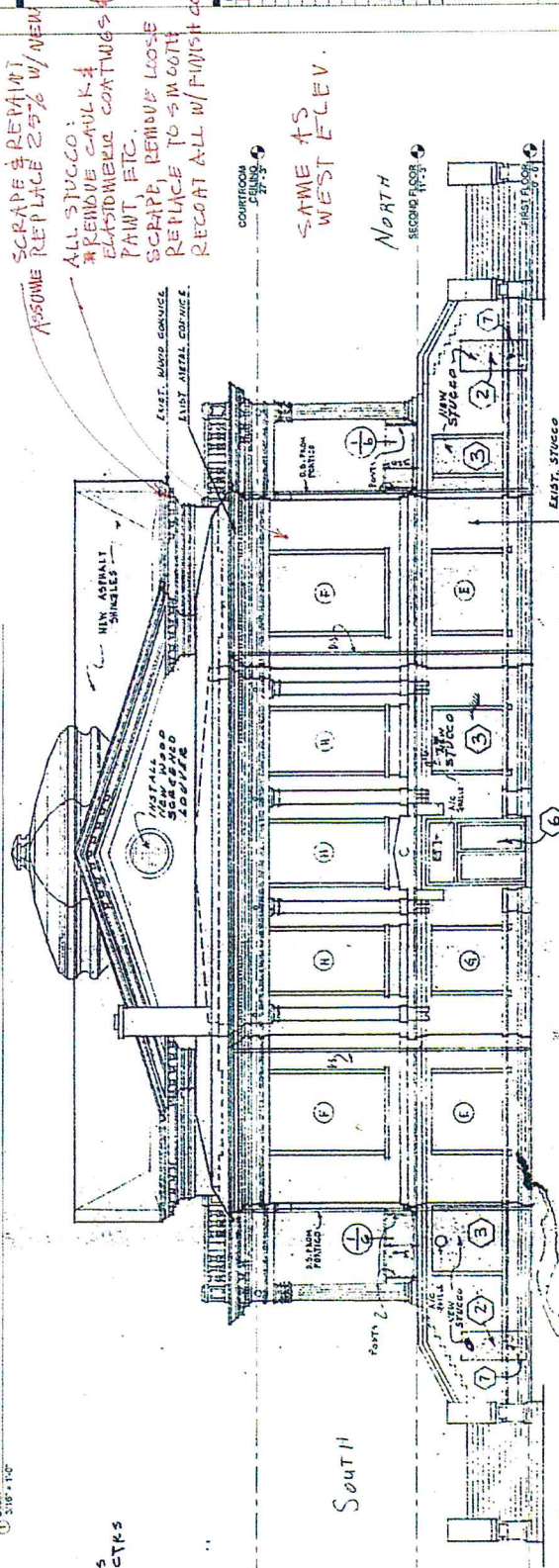
BUILDING
ELEVATIONS

A301



① South
2.14" x 1.0"

5. $CTK \leq$



South

② East

TYPE: OPTIO/V 3

REPLACE POME W/ METAL
DOME OF ORIG W/AL & 1911 DESIGN
PHASES: RES TO

PHASE 3: RESTORE ROOF TO
STANDING SEAM w/
GUTTER BEHIND
CORNICE, INTERNAL
ROOF DRAINS.

RESTORE (ADDRESS) PARAPETS.

REMOVE SHINGLE
ROOFING & c1973
ADDITIONS

CONFIDENTIAL
COURTESY
FBI

CERTAIN WALLS HYPER-
BETWEEN SMOCK WINGS
HISTORIC WINDOW & STUCCO
WALL INSIDE. TOP BOTT
SPANDREL GLASS
VISION GLASS @ 1ST FLOOR

D-4

—Phase 2: REPLACE
ALUMINUM STOREFRONT

-Phase 3: REPLACE
STOREFRONTS w/
the existing building on DE

PHASE 3: STANDW-SATM
ROOFING. RESTORE PARAF

PHASE 3 TRANSOLLS

Phase 3: Historic

PLATE 2: ALUM. STOPERONT
REPLACEMENT

S04714

SECOND FLOOR 11-3

FLOOR Co.

EXIST. STUCCO

A

3.

2

1

② Yes! $\frac{310^\circ}{360^\circ} = 1.0$

HISTORIC REPLACEMENT
WOOD ENTRY DOORS
TRANSON TO
H. CEILING SPACES

PHASE 3:
REMOVE GUTTERS
TYPICAL

ORNAMENTAL
GRILL OVER
TRANSLUCENT GLASS
TO HIGH CEILING INSIDE
SPANDREL BEAMS
ABOVE HISTORIC
WINDOW REPLACEMENTS

Health

—NORTH ELEVATION—

① North

A

② Yes! $\frac{310^\circ}{360^\circ} = 1.0$

● Architecture
Planning
Interiors

15 Washington Park
Greenville, SC 29604
Phone 804-267-0741
Fax 804-233-0339
E-mail ed@scgarden.com

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LAURENS
COUNTY SC

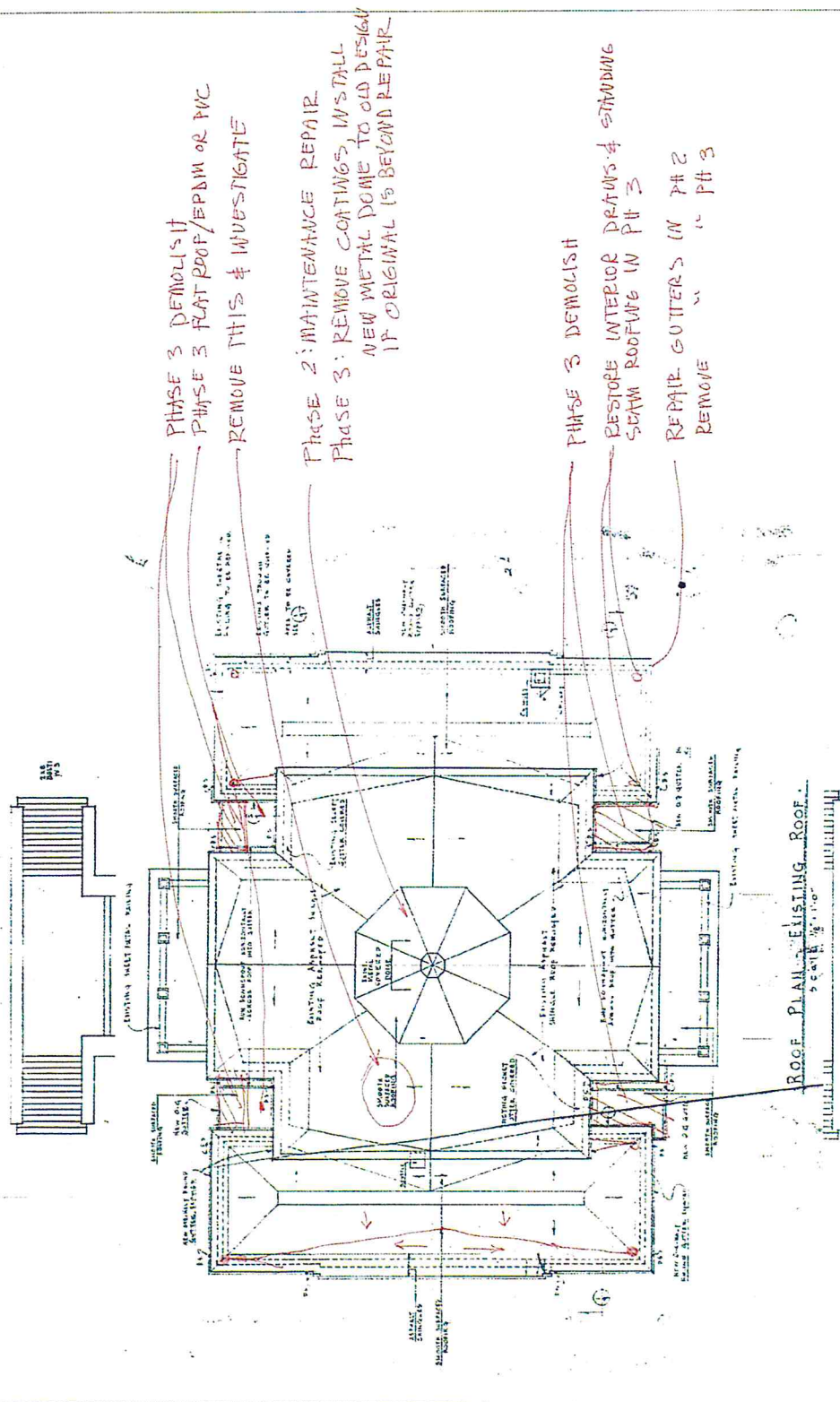
103064

Historic Courthouse Existing Conditions Assessment

DATE	MARK	DESCRIPTION
12/1/79		OFF
12/1/79		PPCING 7-7

ISSUE:	CONDITIONS ASSESSMENT
DATE:	10/30/2018
PROJECT NO:	15662
DRAWN BY:	Author
CHECKED BY:	Checker

A401



Conceptual Design Cost Study

Interior Up-Fit

Item Description	Quantity	u/m	MATERIAL		LABOR		SUBCONTRACT		TOTAL COST
			u/c	Total	u/c	Total	u/c	Total	
* Emergency Lighting & Exist Signs	1	LS		0		0	24,097	24,097	24,097
* Fire Alarm System	1	LS		0		0	101,948	101,948	101,948
* Emergency Generator	1	LS		0		0	65,000	65,000	65,000
Work Items:									
* Improve Attic & HVAC Equip. Access									
- New Attic Access Stair Structure	1	EA		0		0	20,220	20,220	20,220
- New Catwalks @ Attic	478	SF		0		0	212	101,336	101,336
* Add Two Stair Structures									
- demolition of existing	1	LS		0		0	8,300	8,300	8,300
- structural requirements	1	LS		0		0	10,200	10,200	10,200
- new stair structures / railings	2	EA		0		0	26,000	52,000	52,000
- finishes	1	LS		0		0	12,600	12,600	12,600
* New Elevator									
- remove exterior elevator	1	LS		0		0	14,400	14,400	14,400
- cut / remove floor slabs	200	SF		0		0	14	2,800	2,800
- elevator pit	1	LS		0		0	11,350	11,350	11,350
- shaft walls	1,020	SF		0		0	37	37,740	37,740
- power / ctrls / lighting	1	LS		0		0	4,870	4,870	4,870
- new elevator (2 - stop)	1	LS		0		0	94,850	94,850	94,850
- patch / repair / finishes	1	LS		0		0	11,250	11,250	11,250
* New Restrooms:									
- demolition of existing	1,154	SF		0		0	10.70	12,348	12,348
- cut / patch / repair Floor Slab	580	SF		0		0	15.40	8,932	8,932
- Plumbing (Fixture Replacement)	See Below			0		0		0	0
- Flooring	1,154	SF		0		0	16	18,464	18,464
- Ceilings	1,154	SF		0		0	8	9,232	9,232
- Partitions	10	EA		0		0	1,425	14,250	14,250
- Accessories	1	LS		0		0	5,275	5,275	5,275
- Mech. / Elect.	1	LS		0		0	51,930	51,930	51,930
- new walls	3,490	SF		0		0	14	48,860	48,860
- vanities	36	LF		0		0	210	7,560	7,560
- doors / frames / hardware	6	EA		0		0	1,265	7,590	7,590
* Add Insulation / Air Tightness (Attic)	8,306	SF		0		0	3.84	31,895	31,895
* Add Fire Protection System w/ Fire Pump	1	LS		0		0	126,203	126,203	126,203
* Replace Handrails @ Ext. North & South Sts	264	LF		0		0	285	75,240	75,240
* New Finishes									
- New Carpet	425	SY		0		0	50	21,244	21,244
- New Wall Finishes	35,200	SF		0		0	2.25	79,200	79,200
- New Ceilings	14,820	SF		0		0	8	118,560	118,560
- Renovated Corridors	2,853	SF		0		0	35	99,855	99,855
* Asbestos / Hazardous Material Abatement N.I.C.				0		0		0	0
* Recreate Historic Courtroom Space									
- demo. Walls & ceilings	470	SF		0		0	12	5,640	5,640
- wall finishes / mouldings / pilasters	3,000	SF		0		0	25	75,000	75,000
- flooring (Wood)	2,400	SF		0		0	15	36,000	36,000
- ceilings	1,800	SF		0		0	8	14,400	14,400
- octagon ceiling feature	1	LS		0		0	15,000	15,000	15,000
- electrical + (audio / visual systems)	1	LS		0		0	84,000	84,000	84,000
* Renovated Spaces									
- Offices / Support	840	SF		0		0	65	54,600	54,600

Contingency Allocation and Construction Escalation

Exterior - "Core & Shell"

Item Description	Quantity	u/m	MATERIAL		LABOR		SUBCONTRACT		TOTAL COST
			u/c	Total	u/c	Total	u/c	Total	
Building Scaffolding	14,980	SF		0		0	2.85	42,693	42,693
* Patch / Repair Stucco	9,854	SF		0		0	6.90	67,993	67,993
* Remove Rust & Flaking from Stl. Lintels	848	LF		0		0	14.75	12,508	12,508
* Mechanical Syst. Repairs (As Needed)	1	LS		0		0	6,500	6,500	6,500
Mobilization	1	LS		0		0	25,000	25,000	25,000
Construction Fencing / Gates	600	LF		0		0	19	11,400	11,400
Barriers / Signage	1	LS		0		0	4,500	4,500	4,500
Temporary Services / Rentals	1	LS		0		0	35,000	35,000	35,000
Building Scaffolding	14,980	SF		0		0	2.85	42,693	42,693
* Repair / Replace Deteriated Conc. & Stucco	2,446	SF		0		0	25.00	61,145	61,145
* Repair / Replace Steel Lintels	850	LF		0		0	58.35	49,598	49,598
* Repair / Replace Wood & Metal Details									
- repair Cornice & Gutters	505	LF		0		0	150	75,750	75,750
- replace Cornice & Gutters (25%)	126	LF		0		0	450	56,700	56,700
- repair Rake	193	LF		0		0	100	19,300	19,300
- replace Rake (25%)	48	LF		0		0	380	18,240	18,240
- repair Ballustrade	98	LF		0		0	180	17,640	17,640
- column / pilaster repairs	1	LS		0		0	15,000	15,000	15,000
- install wood louvers	4	EA		0		0	1,410	5,640	5,640
<u>Work Items:</u>									
* Remove the 1972 Additions / Exterior Repai	1	LS		0		0	58,350	58,350	58,350
* Restore Window Design & Detail to Original									
- replace Windows	1	LS		0		0	365,000	365,000	365,000
- double doors w/ Transom	4	EA		0		0	16,500	66,000	66,000
- single door w/ Transom	2	EA		0		0	8,600	17,200	17,200
- replace woodwork / trim	1	LS		0		0	27,520	27,520	27,520
* Roofing Replacement									
- replace Asphalt Shingles w /Copper Roofi	48	SQ		0		0	3,150	151,200	151,200
- replace membrane system w/ EPDM	34	SQ		0		0	1,980	67,320	67,320
- replace roofing system @ Porticos	8	SQ		0		0	1,580	12,640	12,640
- replace gutters & d.s. w/ Integegral Drains	1	LS		0		0	149,975	149,975	149,975
* Exterior Accent Lighting	1	LS		0		0	13,940	13,940	13,940
SUBTOTAL				\$0		\$0		\$1,496,445	\$1,496,445
General Requirements	6.5%								\$97,269
SUBTOTAL									\$1,593,714
Overhead & Profit	20.00%								\$318,743
SUBTOTAL									\$1,912,457
Payment & Performance Bond	1.25%								\$23,906
Builders' Risk Insurance	0.25%								\$4,781
SUBTOTAL									\$1,941,144
* Design / Estimating Contingency	15.00%								\$291,172
* Escalation to Mid-Point (48 mo.)	20.00%								\$388,229
TOTAL ESTIMATED PROBABLE CONSTRUCTION COST : Exterior - "Core & Shell"									\$2,620,544

Contingency Elevator \$132,826
 Total Contingency \$521,091