

Summary of work

Restoration of 1008 sf (28' X 36') in the eastern two bays of the building, first floor only, plus repair of east wall plaster on second floor and half-bath on first floor.

Work assumes new restroom will be in addition

Work assumes foundation and roof are in good condition and need no work.

Does not include kitchen or bar equipment, since they are not allowed to be considered part of historic restoration.

RESTORATION ITEM	quantity	units	cost per unit	estimated cost
Demolish existing center partition, and non-historic corner fireplace.			Allow	\$1,500
Support second floor where wall is removed for office use (50psf).	11	lf	Allow	\$2,000
Cut opening in east wall to access new part of restaruant, cased wide opening. (Part of wall will be kept as that is where I suggest a new restroom would be located in the addition.)			Allow	\$1,500
Sand and Refinish exiting wood floors, except at cold kitchen.	828	sf	\$6.50	\$5,382
Install new seamless commercial kitchen floor in cold kitchen.	180	sf	\$5.00	\$900
Install new bar, L-shaped 12' long total.	12	lf	\$250.00	\$3,000
Plumbing for 3-bay bar sink and glass washer.			Allow	\$2,000
New exterior wall where missing on south side of south bay, and install existing historic fixed glass window.	15	lf	\$200.00	\$3,000
Install one new Marvin double hung windows on each side historic reused window. (Two new windows, total).	2	each	\$800.00	\$1,600
) Build new handicapped accessible covered ramp			Allow	\$12,000
1 New lighting, exit signs, smoke detectors and normal amount of electrical outlets.	1008	sf	\$10.00	\$10,080
2 Interior painting, four rooms.	1856	sf	\$0.90	\$1,670
3 Exterior painting on new wall only.	120	sf	\$1.10	\$132
4 Remove wall paper and reepair plaster on second floor, east wall. Paint.	112	sf	Allow	\$400
5 Insert gas fireplace with large, visible flame in restaurant. Can also be used for heating as part of construction cost.			Allow	\$5,000
6 Remove dropped ceilings and repair existing plaster ceilings.	828	sf	\$7.00	\$5,796
7 Repair and paint historic tin ceiling.	180	sf	\$2.00	\$360
8 Upgrade existing half-bath with new all finishes, lighting, fan, mirror, toilet and sink.			Allow	\$6,000
9 #####			Allow	\$1,000
) General Conditions, Contractor's Project Management if small contractor company is selected. Also covers remote location of Craftsbury.			Allow	\$7,000
Estimated Construction Cost, this portion of the work.			SUBTOTAL	\$70,320
Recommended Contingency	15	%		\$10,548