

Masonic Lodge - Cost Estimate for Universal Improvements

Cost Estimate
Low High

General Conditions/Management

*Permits (.08 x up to \$250K, .04 over \$250K)	\$ 28,580	\$ 57,770
*Construction Management Staffing + O&P (estimated at 10%)	\$ 46,450	\$ 119,425

Civil

*Porch - Structural Upgrade/Stabilization	\$ 10,000	\$ 20,000
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Exterior

*Brick Repointing (2 man crew for approx. 8 months)	\$ 40,000	\$ 50,000
*Window Restoration - Glazing/Cords/Etc.	\$ 19,500	\$ 29,250
*Roof Replacement	\$ 200,000	\$ 700,000 (historic roof replacement vs. modern)
*Gutter Replacement	\$ 25,000	\$ 30,000
*Cornice Replacement	\$ 20,000	\$ 40,000
*Porch Roof Repair (carpentry + reframing)	\$ 10,000	\$ 20,000

Finishes

*Painting (interior)	\$ 35,000	\$ 40,000
*Refinish Floors + new flooring in entrance	\$ 5,000	\$ 15,000

Electrical Systems

*Rewire the entire building	\$ 50,000	\$ 150,000
*New fixtures	\$ 5,000	\$ 15,000

Plumbing

*Replumb the entire building	\$ 15,000	\$ 20,000
*New Water Service Line to the Building	\$ 2,500	\$ 5,000
*New Sewer Connection	\$ 2,500	\$ 5,000
*Bathroom upgrades	\$ 5,000	\$ 20,000

Mechanical Systems

*New AC Unit	\$ 15,000	\$ 25,000
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Specialties

*ADA Accessibility - Repair metal 2nd floor emergency stairs	\$ 2,500	\$ 5,000
*ADA Accessibility - Upgrade 1st floor chairlift	\$ 2,500	\$ 5,000

Total Cost Estimate:

\$ 539,530	\$ 1,371,445
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Project Contingency estimated at 15%

\$ 80,930	\$ 205,717
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Total Cost Estimate with Contingency:

\$ 620,460	\$ 1,577,162
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*Cost estimate assumes kitchen will become a prep kitchen only - no commercial use