



## INTRODUCTION

### Project Description:

Site and landscape improvements.  
Exterior and interior restoration work and adaptive re-use, including code and safety upgrades, to all buildings.

### Project Particulars:

- Draft Historic Preservation Plan Report dated November 10, 2006 prepared by Historic Building Architects, LLC.
- Daedalus Projects, Inc. experience with similar projects of this nature.
- Discussion and review with Historic Building Architects and their Consultant Design Team

### Project Assumptions:

- The project will be a public bid. Our costs assume at least four General Contractors
- Our estimate assumes that there will be at least three subcontractors submitting unrestricted bids in each sub-trade, and it will be bid among at least three selected pre-qualified general contractors.
- The Total Construction Cost reflects the fair construction value of this project and should not be construed as the prediction of the lowest bid.
- Unit rates are based on current dollars.
- Each Priority has been escalated to reflect :
  - Immediate Work - to be carried out within the next 2 years (20% escalation)
  - Mid-Term Work - to be carried out within the next 5 years (35% escalation)
  - Long-Term Work - to be carried out within the next 10 years (60% escalation)
- Subcontractor's markups have been included in each unit rate. Markups cover the cost of field overhead, home office overhead and subcontractor's profit.
- Design and Pricing Contingency markup is an allowance for unforeseen design issues, design detail development and specification clarifications.
- General Conditions and Requirements value covers Contractor's bond, site office overheads, and building permit applications.
- Overhead and profit markup is calculated on a percentage basis of direct construction costs. The value covers Contractor's bond, insurance and profit.
- Labor will be at prevailing wages.

## INTRODUCTION

### Project Exclusions:

- Professional service design fees and other soft costs.
- Interest expense.
- Owner's project administration.
- Construction contingency.
- Construction of temporary facilities.
- Relocation expenses.
- Printing and advertising.
- Specialties, loose furnishings, fixtures and equipment beyond what is noted.

**MAIN SUMMARY**

The Burnt Coat Harbor Light Station  
 Swan's Island, Maine  
 7,900 GSF

| ELEMENT                                  | TOTAL COST       |                  |                    |
|--|------------------|------------------|--------------------|
|  | Immediate        | Mid-Term         | Long-Term          |
| SITE WORK - allowance                    | \$75,000         | \$10,000         | \$5,000            |
| KEEPER'S DWELLING                        | \$181,444        | \$357,470        | \$379,617          |
| LIGHT TOWER                              | \$152,048        | \$127,533        | \$59,800           |
| OIL HOUSE                                | \$45,204         | \$31,964         | \$25,875           |
| BELL HOUSE                               | \$37,284         | \$32,315         | \$109,250          |
| <b>PHASED SUBTOTAL</b>                   | <b>\$490,980</b> | <b>\$559,281</b> | <b>\$579,542</b>   |
| <b>ESTIMATED CONSTRUCTION COST TOTAL</b> |                  |                  | <b>\$1,629,804</b> |

**KEEPER'S DWELLING**

 The Burnt Coat Harbor Light Station  
 Swan's Island, Maine  
 2,560 GSF

| ELEMENT                                   | TOTAL COST       |                  |                  |
|---|------------------|------------------|------------------|
|   | Immediate        | Mid-Term         | Long-Term        |
| 02 SITEWORK                               | \$11,375         | \$5,000          | \$0              |
| 02 LANDSCAPE                              | \$1,500          | \$0              | \$0              |
| 03 CONCRETE                               | \$0              | \$5,000          | \$0              |
| 04 BRICK & MORTARS                        | \$7,500          | \$20,213         | \$0              |
| 06 WOOD - ROUGH & FINISH CARPENTRY        | \$6,525          | \$29,330         | \$12,015         |
| 07 THERMAL & MOISTURE PROTECTION          | \$0              | \$3,000          | \$0              |
| 08 OPENINGS - DOORS & WINDOWS             | \$41,500         | \$25,200         | \$2,500          |
| 09 INTERIOR/WOOD TRIM                     | \$2,925          | \$9,025          | \$500            |
| 09 WALLS & CEILINGS                       | \$2,000          | \$40,936         | \$78,963         |
| 09 FLOORS & STAIRS                        | \$7,650          | \$12,000         | \$12,749         |
| 10 MISCELLANEOUS                          | \$0              | \$2,600          | \$2,975          |
| 15 PLUMBING                               | \$0              | \$11,250         | \$35,700         |
| 15 MECHANICAL                             | \$0              | \$2,500          | \$0              |
| 16 ELECTRICAL                             | \$24,210         | \$18,150         | \$19,650         |
| <b>Trade Cost Subtotal</b>                | <b>\$105,185</b> | <b>\$184,203</b> | <b>\$165,051</b> |
| General Conditions, Overhead & Profit 25% | \$26,296         | \$46,051         | \$41,263         |
| Design and Pricing Contingency 15%        | \$19,722         | \$34,538         | \$30,947         |
| Escalation Allowance                      | \$30,241         | \$92,677         | \$142,357        |
| <b>TOTAL</b>                              | <b>\$181,444</b> | <b>\$357,470</b> | <b>\$379,617</b> |
|   |                  |                  |                  |

**KEEPER'S DWELLING**

The Burnt Coat Harbor Light Station

Swan's Island, Maine

2,560 GSF

| ELEMENT   | QUANTITY | UNIT | UNIT RATE  | TOTAL COST |          |           |
|---|----------|------|------------|------------|----------|-----------|
|   |          |      |            | Immediate  | Mid-Term | Long-Term |
| <b>02 SITEWORK</b>  |          |      |            |            |          |           |
| Remove concrete walk  | 210      | SF   | \$5.00     | \$1,050    |          |           |
| New planked walkway   | 325      | SF   | \$30.00    | \$9,750    |          |           |
| New gravel path   | 115      | SF   | \$5.00     | \$575      |          |           |
| Basement earthwork for new self-composting toilet and grey water system | 1        | LS   | \$5,000.00 |            | \$5,000  |           |
| SITEWORK TOTAL  |          |      |            | \$11,375   | \$5,000  |           |
| <b>02 LANDSCAPE</b>   |          |      |            |            |          |           |
| Allowance   | 1        | LS   | \$1,500.00 | \$1,500    |          |           |
| LANDSCAPE TOTAL   |          |      |            | \$1,500    |          |           |
| <b>03 CONCRETE</b>  |          |      |            |            |          |           |
| Basement foundations for new sanitary system                            | 1        | LS   | \$5,000.00 |            | \$5,000  |           |
| CONCRETE TOTAL  |          |      |            |            | \$5,000  |           |
| <b>04 BRICK &amp; MORTARS</b>   |          |      |            |            |          |           |
| <i>Currently Undergoing Restoration</i>                                 |          |      |            |            |          |           |
| Basement and fieldstone foundation walls                                |          |      |            |            |          |           |
| Exterior chimney  |          |      |            |            |          |           |
| <i>Repairs and Restoration</i>  |          |      |            |            |          |           |
| Reset and restore stone stoop   | 1        | LS   | \$2,500.00 | \$2,500    |          |           |
| Stabilize and restore brick access to basement                          | 1        | LS   | \$5,000.00 | \$5,000    |          |           |
| Rake out and repoint foundation wall w/Type N mortar                    | 578      | SF   | \$35.00    |            | \$20,213 |           |
| BRICK & MORTARS TOTAL   |          |      |            | \$7,500    | \$20,213 |           |

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|--|----------|------|------------|------------|----------|-----------|
|  |          |      |            | Immediate  | Mid-Term | Long-Term |
| <b>06 WOOD - ROUGH &amp; FINISH CARPENTRY</b>                        |          |      |            |            |          |           |
| <i>Currently Ongoing Restoration</i>                                 |          |      |            |            |          |           |
| Repair and restoration of structural framing elements                |          |      |            |            |          |           |
| Repair and restoration of clapboards                                 |          |      |            |            |          |           |
| Restoration of roof eave trims                                       |          |      |            |            |          |           |
| New gutters and downspouts   |          |      |            |            |          |           |
| Upgrade First and Second Floor framing                               |          |      |            |            |          |           |
| Reinforce roof framing   |          |      |            |            |          |           |
| Restore wood railings to replicate historic photographs, Piazza      | 20       | LF   | \$100.00   | \$2,000    |          |           |
| Restore and repair floor deck, strip and refinish, Piazza            | 235      | SF   | \$15.00    | \$3,525    |          |           |
| <i>Strip delaminated paint, sand and paint</i>                       |          |      |            |            |          |           |
| Clapboards and trim  | 3,065    | SF   | \$6.50     |            | \$19,920 |           |
| Apartment Kitchen 205; sink countertop, base and upper wall cabinets | 13       | LF   | \$400.00   |            | \$5,200  |           |
| Remove interior partition  | 7        | LF   | \$30.00    |            | \$210    |           |
| New interior partition framing                                       | 12       | LF   | \$125.00   |            | \$1,500  |           |
| Kitchen 101; sink countertop w/base cabinets                         | 25       | LF   | \$275.00   |            |          | \$6,875   |
| New pantry unit  | 1        | EA   | \$1,000.00 |            |          | \$1,000   |
| Remove old kitchen casework  | 8        | LF   | \$35.00    |            |          | \$280     |
| Remove interior partition  | 12       | LF   | \$30.00    |            |          | \$360     |
| New interior partition framing                                       | 20       | LF   | \$125.00   |            |          | \$2,500   |
| Gift Shop/Tickets 103; built-in furniture                            | 10       | LF   | \$400.00   |            |          | NIC       |

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|---|----------|------|------------|----------------|-----------------|-----------------|
|   |          |      |            | Immediate      | Mid-Term        | Long-Term       |
| Miscellaneous repairs and upgrades                                      | 1        | LS   | \$1,000.00 | \$1,000        |                 | \$1,000         |
| Miscellaneous repairs and upgrades                                      | 1        | LS   | \$2,500.00 |                | \$2,500         |                 |
| <b>WOOD - ROUGH &amp; FINISH CARPENTRY TOTAL</b>                        |          |      |            | <b>\$6,525</b> | <b>\$29,330</b> | <b>\$12,015</b> |
| <b>07 THERMAL &amp; MOISTURE PROTECTION</b>                             |          |      |            |                |                 |                 |
| Open skylight shaft and install new skylight                            | 1        | LS   | \$2,500.00 |                | \$2,500         |                 |
| Miscellaneous repair/replacement flashings and upgrades                 | 1        | LS   | \$500.00   |                | \$500           |                 |
| <b>THERMAL &amp; MOISTURE PROTECTION TOTAL</b>                          |          |      |            |                | <b>\$3,000</b>  |                 |
| <b>08 OPENINGS - DOORS &amp; WINDOWS</b>                                |          |      |            |                |                 |                 |
| Remove former window infill, prepare opening for new replacement window | 2        | EA   | \$500.00   | \$1,000        |                 |                 |
| New window trims  | 1        | SET  | \$250.00   | \$250          |                 |                 |
| New 6 over 6 double hung window to match existing                       | 2        | EA   | \$3,500.00 | \$7,000        |                 |                 |
| Restore 6 over 6 double-hung window sash and frame                      | 10       | EA   | \$750.00   | \$7,500        |                 |                 |
| Remove remaining glazing putty and apply new putty to all glass panes   | 5        | EA   | \$250.00   | \$1,250        |                 |                 |
| Replace missing glass pane with new                                     | 3        | EA   | \$200.00   | \$600          |                 |                 |
| Remove metal grille/storm at double hung window                         | 17       | EA   | \$250.00   | \$4,250        |                 |                 |
| New window hardware/weights   | 3        | SET  | \$500.00   | \$1,500        |                 |                 |
| New interior storm window   | 22       | EA   | \$850.00   |                | \$18,700        |                 |
| <i>Scrape off delaminated paint, prepare, prime and paint</i>           |          |      |            |                |                 |                 |
| Window trim   | 1        | EA   | \$250.00   | \$250          |                 |                 |
| Window sash and frame   | 17       | EA   | \$250.00   | \$4,250        |                 |                 |
| Paint new window sash and frame   | 2        | EA   | \$150.00   | \$300          |                 |                 |
| Paint new window trims  | 1        | SET  | \$100.00   | \$100          |                 |                 |

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|--|----------|------|------------|-----------------|-----------------|----------------|
|  |          |      |            | Immediate       | Mid-Term        | Long-Term      |
| New exterior access door to Basement                                       | 1        | LEAF | \$1,500.00 | \$1,500         |                 |                |
| Repair contemporary door frame   | 1        | EA   | \$250.00   | \$250           |                 |                |
| Interior door restoration  | 3        | LEAF | \$500.00   | \$1,500         |                 |                |
| New interior door and hardware   | 3        | LEAF | \$500.00   | \$1,500         |                 |                |
| Remove hardware from framed opening, add new opening trim, D103C           | 1        | LEAF | \$300.00   | \$300           |                 |                |
| Prepare and paint existing door and frame                                  | 14       | LEAF | \$175.00   | \$2,450         |                 |                |
| Paint new door/framed opening trims  | 4        | LEAF | \$125.00   | \$500           |                 |                |
| Paint new door   | 1        | LEAF | \$150.00   | \$150           |                 |                |
| Remove door, enlarge opening, new exterior door, frame and hardware, D-106 | 1        | LEAF | \$3,600.00 | \$3,600         |                 |                |
| New solid core wood panel door w/frame, hardware and paint                 | 2        | LEAF | \$2,500.00 |                 | \$5,000         |                |
| New Bathroom closet door   | 1        | LEAF | \$1,500.00 |                 | \$1,500         |                |
| Close off access to Second Floor   | 1        | LS   | \$1,500.00 | \$1,500         |                 |                |
| New Apartment private access door at bottom of stairs                      | 1        | LEAF | \$2,500.00 |                 |                 | \$2,500        |
| <b>OPENINGS - DOORS &amp; WINDOWS TOTAL</b>                                |          |      |            | <b>\$41,500</b> | <b>\$25,200</b> | <b>\$2,500</b> |
| <b>09 FINISHES - INTERIORS</b>   |          |      |            |                 |                 |                |
| <b>09 INTERIOR/WOOD TRIM</b>   |          |      |            |                 |                 |                |
| <i>Restoration and repair interior wood trim, and paint</i>                |          |      |            |                 |                 |                |
| Window and door surrounds, Second Floor                                    | 16       | LOC  | \$350.00   |                 | \$5,600         |                |
| Wall baseboard, Second Floor   | 385      | LF   | \$5.00     |                 | \$1,925         |                |
| Wall baseboard, First Floor  | 485      | LF   | \$5.00     | \$2,425         |                 |                |
| Miscellaneous repairs/replacement wood trims                               | 1        | LS   | \$500.00   | \$500           |                 | \$500          |
| Miscellaneous repairs/replacement wood trims                               | 1        | LS   | \$1,500.00 |                 | \$1,500         |                |
| <b>INTERIOR/WOOD TRIM TOTAL</b>  |          |      |            | <b>\$2,925</b>  | <b>\$9,025</b>  | <b>\$500</b>   |

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Swan's Island, Maine

2,560 GSF

| ELEMENT   | QUANTITY | UNIT | UNIT RATE  | TOTAL COST     |                 |                 |
|---|----------|------|------------|----------------|-----------------|-----------------|
|   |          |      |            | Immediate      | Mid-Term        | Long-Term       |
| <b>09 WALLS &amp; CEILINGS</b>  |          |      |            |                |                 |                 |
| <i>Clean biological and mold growth using appropriate remediation methods</i>                   |          |      |            |                |                 |                 |
| Walls, Second Floor   | 1,232    | SF   | \$2.50     |                | \$3,080         |                 |
| Stair walls   | 1        | FLT  | \$250.00   |                | \$250           |                 |
| Ceilings, Second Floor  | 184      | SF   | \$2.75     |                | \$506           |                 |
| <i>Remove failed unstable plaster and replace w/new sheetrock and veneer plaster, and paint</i> |          |      |            |                |                 |                 |
| Walls, Second Floor   | 1,848    | SF   | \$12.50    |                | \$23,100        |                 |
| Ceilings, Second Floor  | 736      | SF   | \$15.00    |                | \$11,040        |                 |
| Walls, First Floor  | 4,365    | SF   | \$12.50    |                |                 | \$54,563        |
| Ceilings, First Floor   | 1,160    | SF   | \$15.00    |                |                 | \$17,400        |
| New interior partition lining and finish  | 192      | SF   | \$5.00     |                | \$960           |                 |
| New interior partition lining and finish  | 400      | SF   | \$5.00     |                |                 | \$2,000         |
| Modifications for new Period Room   | 2        | RM   | \$1,500.00 |                |                 | \$3,000         |
| Miscellaneous upgrades to existing finishes   | 1        | LS   | \$2,000.00 | \$2,000        | \$2,000         | \$2,000         |
| <b>WALLS &amp; CEILINGS TOTAL</b>   |          |      |            | <b>\$2,000</b> | <b>\$40,936</b> | <b>\$78,963</b> |
| <b>09 FLOORS &amp; STAIRS</b>   |          |      |            |                |                 |                 |
| <i>Remove VCT flooring, repair and restore wood flooring, and refinishing</i>                   |          |      |            |                |                 |                 |
| First Floor wood flooring w/temporary repairs   | 1,210    | SF   | \$5.00     | \$6,050        |                 |                 |
| New infill flooring where floor cut back for construction                                       | 80       | SF   | \$20.00    | \$1,600        |                 |                 |

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|---|----------|------|-------------|------------|----------|-----------|
|   |          |      |             | Immediate  | Mid-Term | Long-Term |
| Floorboards, Second Floor                                 | 920      | SF   | \$12.50     |            | \$11,500 |           |
| Floorboards, First Floor                                  | 1,290    | SF   | \$9.50      |            |          | \$12,249  |
| Miscellaneous upgrades to existing finishes               | 1        | LS   | \$500.00    |            | \$500    | \$500     |
| <b>FLOORS &amp; STAIRS TOTAL</b>                          |          |      |             | \$7,650    | \$12,000 | \$12,749  |
| <b>10 MISCELLANEOUS</b>                                   |          |      |             |            |          |           |
| Residential appliances; range, undercounter refrigerator  | 1        | RM   | \$2,500.00  |            | \$2,500  |           |
| Bathroom shower accessories                               | 1        | FIX  | \$100.00    |            | \$100    |           |
| Catering appliances; hot plate, undercounter refrigerator | 1        | RM   | \$2,500.00  |            |          | \$2,500   |
| ADA Bathroom accessories                                  | 1        | RM   | \$475.00    |            |          | \$475     |
| <b>MISCELLANEOUS TOTAL</b>                                |          |      |             |            | \$2,600  | \$2,975   |
| <b>15 PLUMBING</b>  |          |      |             |            |          |           |
| Water Service   | -        | EA   | Existing    |            |          |           |
| Electric water heater                                     | 1        | EA   | \$1,500.00  |            | \$1,500  |           |
| Self Composting Toilet Phoenix PF-199                     | 1        | EA   | \$5,000.00  |            | \$5,000  |           |
| Tub   | 1        | EA   | \$2,500.00  |            | \$2,500  |           |
| Shower  | 1        | EA   | \$2,250.00  |            | \$2,250  |           |
| Lavatory  | 1        | EA   | \$1,850.00  |            |          | \$1,850   |
| Kitchen Sink  | 1        | EA   | \$1,850.00  |            |          | \$1,850   |
| Self Composting Toilet Phoenix PF-199                     | 1        | EA   | \$5,000.00  |            |          | \$5,000   |
| Grey Water System   | 1        | EA   | \$25,000.00 |            |          | \$25,000  |
| Test and sterilize  | 1        | LS   | \$250.00    |            |          | \$250     |
| Permits & fees  | 1        | LS   | \$1,500.00  |            |          | \$1,500   |
| Shop drawings   | 1        | LS   | \$250.00    |            |          | \$250     |
| <b>PLUMBING TOTAL</b>                                     |          |      |             |            | \$11,250 | \$35,700  |

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2,560 GSF

| ELEMENT   | QUANTITY | UNIT | UNIT RATE  | TOTAL COST |          |           |
|---|----------|------|------------|------------|----------|-----------|
|   |          |      |            | Immediate  | Mid-Term | Long-Term |
| <b>15 MECHANICAL</b>                                    |          |      |            |            |          |           |
| Gas Heating Stove                                       | 1        | EA   | \$2,500.00 |            | \$2,500  |           |
| <b>MECHANICAL TOTAL</b>                                 |          |      |            |            | \$2,500  |           |
| <b>16 ELECTRICAL</b>                                    |          |      |            |            |          |           |
| <i>Immediate</i>  |          |      |            |            |          |           |
| <i>Demolition</i>                                       |          |      |            |            |          |           |
| Electrical demolition                                   | 1        | LS   | \$2,000.00 | \$2,000    |          |           |
| <i>Goal: Stabilize and make accessible first floor</i>  |          |      |            |            |          |           |
| <i>Gear &amp; Distribution</i>                          |          |      |            |            |          |           |
| Normal power gear & distribution allowance              | 2,560    | GSF  | \$2.50     | \$6,400    |          |           |
| <i>Equipment Wiring</i>                                 |          |      |            |            |          |           |
| Equipment wiring allowance                              | 2,560    | GSF  | \$1.00     | \$2,560    |          |           |
| <i>Lighting &amp; Branch Power</i>                      |          |      |            |            |          |           |
| Allowance provided                                      | 1        | AL   | \$6,000.00 | \$6,000    |          |           |
| <i>Fire Alarm, Telephone/Data/CATV, Security System</i> |          |      |            |            |          |           |
|   |          |      | NIC        |            |          |           |
| <i>Sound System</i>                                     |          |      |            |            |          |           |
| Sound System for interpretation                         | 1        | LS   | \$6,500.00 | \$6,500    |          |           |
| <i>Reimbursable</i>                                     |          |      |            |            |          |           |
| Temp power & lights                                     | 1        | LS   | \$750.00   | \$750      |          |           |

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|---|----------|------|-------------|------------|----------|-----------|
|   |          |      |             | Immediate  | Mid-Term | Long-Term |
| <i>Mid-Term</i>   |          |      |             |            |          |           |
| <i>Demolition</i>   |          |      |             |            |          |           |
| Electrical demolition                                       | 1        | LS   | \$1,000.00  |            | \$1,000  |           |
| <i>Goal: Renovate second floor for caretakers apartment</i> |          |      |             |            |          |           |
| <i>Gear &amp; Distribution</i>                              |          |      |             |            |          |           |
| Normal power gear & distribution allowance                  | 2,560    | GSF  | \$1.50      |            | \$3,840  |           |
| <i>Equipment Wiring</i>                                     |          |      |             |            |          |           |
| Equipment wiring allowance                                  | 2,560    | GSF  | \$1.00      |            | \$2,560  |           |
| <i>Lighting &amp; Branch Power</i>                          |          |      |             |            |          |           |
| Allowance provided  | 1        | AL   | \$10,000.00 |            | \$10,000 |           |
| <i>Fire Alarm, Telephone/Data/CATV, Security System</i>     |          |      |             |            |          |           |
| <i>Reimbursable</i>   |          |      |             |            |          |           |
| Temp power & lights   | 1        | LS   | \$750.00    |            | \$750    |           |

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|--|----------|------|-------------|------------|----------|-----------|
|  |          |      |             | Immediate  | Mid-Term | Long-Term |
| <i>Long-Term Demolition</i>                                    |          |      |             |            |          |           |
| Electrical demolition  | 1        | LS   | \$1,000.00  |            |          | \$1,000   |
| <i>Goal: Complete renovation of first floor for public use</i> |          |      |             |            |          |           |
| <i>Gear &amp; Distribution</i>                                 |          |      |             |            |          |           |
| Normal power gear & distribution allowance                     | 2,560    | GSF  | \$2.00      |            |          | \$5,120   |
| <i>Equipment Wiring</i>  |          |      |             |            |          |           |
| Equipment wiring allowance                                     | 2,560    | GSF  | \$0.50      |            |          | \$1,280   |
| Catering kitchen equipment wiring                              | 1        | LS   | \$1,500.00  |            |          | \$1,500   |
| <i>Lighting &amp; Branch Power</i>                             |          |      |             |            |          |           |
| Allowance provided   | 1        | AL   | \$10,000.00 |            |          | \$10,000  |
| <i>Fire Alarm, Telephone/Data/CATV, Security System</i>        |          |      |             |            |          |           |
| NIC  |          |      |             |            |          |           |
| <i>Reimbursable</i>  |          |      |             |            |          |           |
| Temp power & lights  | 1        | LS   | \$750.00    |            |          | \$750     |
| <b>ELECTRICAL TOTAL</b>  |          |      |             | \$24,210   | \$18,150 | \$19,650  |

**LIGHT TOWER**

The Burnt Coat Harbor Light Station  
 Swan's Island, Maine  
 360 GSF

| ELEMENT                                   | TOTAL COST       |                  |                 |
|---|------------------|------------------|-----------------|
|   | Immediate        | Mid-Term         | Long-Term       |
| 02 SITEWORK                               | \$1,500          | \$0              | \$0             |
| 02 LANDSCAPE                              | \$500            | \$0              | \$0             |
| 04 BRICK & MORTARS                        | \$15,206         | \$61,592         | \$0             |
| 05 METALS                                 | \$39,738         | \$0              | \$6,500         |
| 06 WOOD - ROUGH & FINISH CARPENTRY        | \$1,500          | \$1,500          | \$0             |
| 07 THERMAL & MOISTURE PROTECTION          | \$4,800          | \$0              | \$0             |
| 08 OPENINGS - DOORS & WINDOWS             | \$14,500         | \$0              | \$5,000         |
| 09 INTERIOR/WOOD TRIM                     | \$500            | \$500            | \$500           |
| 09 WALLS & CEILINGS                       | \$3,400          | \$2,125          | \$2,000         |
| 09 FLOORS & STAIRS                        | \$5,000          | \$0              | \$0             |
| 10 MISCELLANEOUS                          | \$1,500          | \$0              | \$0             |
| 16 ELECTRICAL                             | \$0              | \$0              | \$12,000        |
| <b>Trade Cost Subtotal</b>                | <b>\$88,144</b>  | <b>\$65,717</b>  | <b>\$26,000</b> |
| General Conditions, Overhead & Profit 25% | \$22,036         | \$16,429         | \$6,500         |
| Design and Pricing Contingency 15%        | \$16,527         | \$12,322         | \$4,875         |
| Escalation Allowance                      | \$25,341         | \$33,064         | \$22,425        |
| <b>TOTAL</b>                              | <b>\$152,048</b> | <b>\$127,533</b> | <b>\$59,800</b> |
|   |                  |                  |                 |

**LIGHT TOWER**

The Burnt Coat Harbor Light Station

Swan's Island, Maine

360 GSF

| ELEMENT   | QUANTITY | UNIT | UNIT RATE  | TOTAL COST |          |           |
|---|----------|------|------------|------------|----------|-----------|
|   |          |      |            | Immediate  | Mid-Term | Long-Term |
| <b>02 SITEWORK</b>  |          |      |            |            |          |           |
| Stabilize, restore, prepare, prime and paint, Tower wood ramp                                   | 1        | LS   | \$1,500.00 | \$1,500    |          |           |
| SITEWORK TOTAL  |          |      |            | \$1,500    |          |           |
| <b>02 LANDSCAPE</b>   |          |      |            |            |          |           |
| Allowance   | 1        | LS   | \$500.00   | \$500      |          |           |
| LANDSCAPE TOTAL   |          |      |            | \$500      |          |           |
| <b>04 BRICK &amp; MORTARS</b>   |          |      |            |            |          |           |
| Scaffolding and access staging  | 455      | SF   | \$10.00    | \$4,550    |          |           |
| Remove contemporary concrete base, repair brick behind to allow for proper ventilation at grade | 195      | SF   | \$18.75    | \$3,656    |          |           |
| Exterior walls - rebuild and restore  | 14       | LOC  | \$500.00   | \$7,000    |          |           |
| Scaffolding and access staging  | 1,825    | SF   | \$5.00     |            | \$9,124  |           |
| Exterior walls - remove biological growth   | 457      | SF   | \$5.00     |            | \$2,285  |           |
| Exterior walls - 100% repoint   | 1,825    | SF   | \$25.00    |            | \$45,621 |           |
| Prepare and repaint entire brick walls  | 1,825    | SF   | \$2.50     |            | \$4,562  |           |
| BRICK & MORTARS TOTAL   |          |      |            | \$15,206   | \$61,592 |           |
| <b>05 METALS</b>  |          |      |            |            |          |           |
| <i>MR7 - corrosion staining from nails</i>  |          |      |            |            |          |           |
| Strip paint and apply new paint; Tower interior platform  | 45       | SF   | \$7.50     | \$338      |          |           |
| Steel supports/fins for roof above  | 4        | LOC  | \$250.00   | \$1,000    |          |           |
| Tower platform  | 180      | SF   | \$15.00    | \$2,700    |          |           |
| New stainless steel Tower platform railing to replicate existing w/> 50% loss                   | 10       | LF   | \$1,200.00 | \$12,000   |          |           |

**LIGHT TOWER**

The Burnt Coat Harbor Light Station

Swan's Island, Maine

360 GSF

| ELEMENT  | QUANTITY | UNIT | UNIT RATE  | TOTAL COST |          |           |
|--|----------|------|------------|------------|----------|-----------|
|  |          |      |            | Immediate  | Mid-Term | Long-Term |
| Tower platform railing base/baluster, > 50% loss   | 2        | LOC  | \$500.00   | \$1,000    |          |           |
| Tower platform railing, minor loss   | 20       | LF   | \$175.00   | \$3,500    |          |           |
| Tower platform underside   | 105      | SF   | \$15.00    | \$1,575    |          |           |
| Tower platform underside, remainder  | 105      | SF   | \$5.00     | \$525      |          |           |
| New stainless steel platform bracket to replace existing w/severe corrosion, structural concern    | 6        | EA   | \$1,500.00 | \$9,000    |          |           |
| Restore existing platform bracket in place, remainder  | 18       | EA   | \$150.00   | \$2,700    |          |           |
| Platform holes, repaint  | 7        | EA   | \$200.00   | \$1,400    |          |           |
| Interior steel stair repairs   | 1        | AL   | \$2,500.00 | \$2,500    |          |           |
| New safety guard/hand railing  | 1        | LS   | \$5,000.00 |            |          | \$5,000   |
| Allowance  | 1        | LS   | \$1,500.00 | \$1,500    |          | \$1,500   |
| <b>METALS TOTAL</b>  |          |      |            | \$39,738   |          | \$6,500   |
| <b>06 WOOD - ROUGH &amp; FINISH CARPENTRY</b>  |          |      |            |            |          |           |
| Miscellaneous repairs and upgrades   | 1        | LS   | \$1,500.00 | \$1,500    | \$1,500  |           |
| <b>WOOD - ROUGH &amp; FINISH CARPENTRY TOTAL</b>   |          |      |            | \$1,500    | \$1,500  |           |
| <b>07 THERMAL &amp; MOISTURE PROTECTION</b>  |          |      |            |            |          |           |
| Strip paint, remove corrosion, prime and paint; Lantern Roof pitted w/some large surface corrosion | 45       | SF   | \$15.00    | \$675      |          |           |
| Lantern Roof metal ball; severe crack  | 1        | LOC  | \$500.00   | \$500      |          |           |
| Roof eave; corroded and paint de-lamination  | 13       | LF   | \$250.00   | \$3,125    |          |           |
| Miscellaneous repair/replacement flashings and upgrades  | 1        | LS   | \$500.00   | \$500      |          |           |
| <b>THERMAL &amp; MOISTURE PROTECTION TOTAL</b>   |          |      |            | \$4,800    |          |           |

**LIGHT TOWER**

The Burnt Coat Harbor Light Station

Swan's Island, Maine

360 GSF

| ELEMENT  | QUANTITY | UNIT | UNIT RATE  | TOTAL COST |          |           |
|--|----------|------|------------|------------|----------|-----------|
|  |          |      |            | Immediate  | Mid-Term | Long-Term |
| <b>08 OPENINGS - DOORS &amp; WINDOWS</b>   |          |      |            |            |          |           |
| Repair and restore Lantern glazing   | 10       | EA   | \$500.00   | \$5,000    |          |           |
| Repair exterior hardware and make operational  | 1        | LEAF | \$500.00   | \$500      |          |           |
| Remove glass block window and replace w/wood double hung window w/stainless steel insect screen to replicate original window | 3        | EA   | \$3,000.00 | \$9,000    |          |           |
| Remove main entrance door and replace w/new historic replica   | 1        | LEAF | \$5,000.00 |            |          | \$5,000   |
| <b>OPENINGS - DOORS &amp; WINDOWS TOTAL</b>  |          |      |            | \$14,500   |          | \$5,000   |
| <b>09 FINISHES - INTERIORS</b>   |          |      |            |            |          |           |
| <b>09 INTERIOR/WOOD TRIM</b>   |          |      |            |            |          |           |
| Miscellaneous repairs/replacement wood trims   | 1        | LS   | \$500.00   | \$500      | \$500    | \$500     |
| <b>INTERIOR/WOOD TRIM TOTAL</b>  |          |      |            | \$500      | \$500    | \$500     |
| <b>09 WALLS &amp; CEILINGS</b>   |          |      |            |            |          |           |
| <i>F01 - paint de-lamination</i>   |          |      |            |            |          |           |
| Strip paint, prime and paint; Vertical beaded board in Lantern   | 175      | SF   | \$5.00     | \$875      |          |           |
| <i>MR5 - biological growth</i>   |          |      |            |            |          |           |
| Vertical beaded board  | 25       | SF   | \$5.00     |            | \$125    |           |
| <i>MR7 - corrosion staining from nails</i>   |          |      |            |            |          |           |
| Strip paint, consolidate, restore; Vertical beaded board   | 53       | SF   | \$10.00    | \$525      |          |           |
| Miscellaneous upgrades to existing finishes  | 1        | LS   | \$2,000.00 | \$2,000    | \$2,000  | \$2,000   |
| <b>WALLS &amp; CEILINGS TOTAL</b>  |          |      |            | \$3,400    | \$2,125  | \$2,000   |

**LIGHT TOWER**

The Burnt Coat Harbor Light Station

Swan's Island, Maine

360 GSF

| ELEMENT   | QUANTITY | UNIT | UNIT RATE  | TOTAL COST |          |           |
|---|----------|------|------------|------------|----------|-----------|
|   |          |      |            | Immediate  | Mid-Term | Long-Term |
| <b>09 FLOORS &amp; STAIRS</b>                                       |          |      |            |            |          |           |
| Remove corrosion, sand, prime and paint; Interior Tower steel stair | 1        | FLT  | \$5,000.00 | \$5,000    |          |           |
| <b>FLOORS &amp; STAIRS TOTAL</b>                                    |          |      |            | \$5,000    |          |           |
| <b>10 MISCELLANEOUS</b>   |          |      |            |            |          |           |
| Clean and make operational; copper vents                            | 3        | EA   | \$500.00   | \$1,500    |          |           |
| <b>MISCELLANEOUS TOTAL</b>  |          |      |            | \$1,500    |          |           |
| <b>16 ELECTRICAL</b>  |          |      |            |            |          |           |
| <i>Long-Term</i>  |          |      |            |            |          |           |
| <i>Demolition</i>   |          |      |            |            |          |           |
| Electrical demolition   | 1        | LS   | \$1,000.00 |            |          | \$1,000   |
| <i>Gear &amp; Distribution</i>                                      |          |      |            |            |          |           |
| Normal power gear & distribution allowance                          | 1        | LS   | \$2,500.00 |            |          | \$2,500   |
| <i>Equipment Wiring</i>   |          |      |            |            |          |           |
| Equipment wiring allowance  |          |      |            |            |          |           |
| <i>Lighting &amp; Branch Power</i>                                  |          |      |            |            |          |           |
| Lighting  | 1        | LS   | \$5,000.00 |            |          | \$5,000   |
| Lighting control allowance  | 1        | LS   | \$500.00   |            |          | \$500     |
| Small power device allowance  | 1        | LS   | \$250.00   |            |          | \$250     |
| Device box and wiring allowance                                     | 1        | LS   | \$2,500.00 |            |          | \$2,500   |
| <i>Fire Alarm, Telephone/Data/CATV, Security System</i>             |          |      |            |            |          |           |
| <i>Reimbursable</i>   |          |      |            |            |          |           |
| Temp power & lights   | 1        | LS   | \$250.00   |            |          | \$250     |
| <b>ELECTRICAL TOTAL</b>   |          |      |            |            |          | \$12,000  |

**OIL HOUSE**

The Burnt Coat Harbor Light Station  
 Swan's Island, Maine  
 106 GSF

| ELEMENT                                   | TOTAL COST      |                 |                 |
|---|-----------------|-----------------|-----------------|
|   | Immediate       | Mid-Term        | Long-Term       |
| 02 SITEWORK                               | \$1,859         | \$2,500         | \$0             |
| 02 LANDSCAPE                              | \$500           | \$0             | \$0             |
| 04 BRICK & MORTARS                        | \$12,357        | \$12,471        | \$0             |
| 05 METALS                                 | \$500           | \$500           | \$0             |
| 06 WOOD - ROUGH & FINISH CARPENTRY        | \$500           | \$500           | \$0             |
| 07 THERMAL & MOISTURE PROTECTION          | \$8,489         | \$0             | \$0             |
| 08 OPENINGS - DOORS & WINDOWS             | \$2,000         | \$0             | \$0             |
| 09 INTERIOR/WOOD TRIM                     | \$0             | \$500           | \$0             |
| 15 PLUMBING                               | \$0             | \$0             | \$11,250        |
| <b>Trade Cost Subtotal</b>                | <b>\$26,205</b> | <b>\$16,471</b> | <b>\$11,250</b> |
| General Conditions, Overhead & Profit 25% | \$6,551         | \$4,118         | \$2,813         |
| Design and Pricing Contingency 15%        | \$4,914         | \$3,088         | \$2,109         |
| Escalation Allowance                      | \$7,534         | \$8,287         | \$9,703         |
| <b>TOTAL</b>                              | <b>\$45,204</b> | <b>\$31,964</b> | <b>\$25,875</b> |
|   |                 |                 |                 |

**OIL HOUSE**

The Burnt Coat Harbor Light Station

Swan's Island, Maine

106 GSF

| ELEMENT  | QUANTITY | UNIT | UNIT RATE  | TOTAL COST |          |           |
|--|----------|------|------------|------------|----------|-----------|
|  |          |      |            | Immediate  | Mid-Term | Long-Term |
| <b>02 SITEWORK</b>   |          |      |            |            |          |           |
| Remove concrete curb and regrade along perimeter                             | 62       | LF   | \$30.00    | \$1,859    |          |           |
| New wood walkway access  | 1        | LS   | \$2,500.00 |            | \$2,500  |           |
| SITWORK TOTAL  |          |      |            | \$1,859    | \$2,500  |           |
| <b>02 LANDSCAPE</b>  |          |      |            |            |          |           |
| Allowance  | 1        | LS   | \$500.00   | \$500      |          |           |
| LANDSCAPE TOTAL  |          |      |            | \$500      |          |           |
| <b>04 BRICK &amp; MORTARS</b>  |          |      |            |            |          |           |
| Repair and rebuild masonry corner and foundations; North East                | 1        | LS   | \$2,000.00 | \$2,000    |          |           |
| Strip all paint form brick, rake out and repoint all joints                  | 345      | SF   | \$30.00    | \$10,357   |          |           |
| Strip paint and stucco build-up on interior, rake out and repoint all joints | 345      | SF   | \$30.00    |            | \$10,357 |           |
| Remove cement parging, restore brick floor, clean by gentlest means          | 106      | SF   | \$20.00    |            | \$2,114  |           |
| BRICK & MORTARS TOTAL  |          |      |            | \$12,357   | \$12,471 |           |
| <b>05 METALS</b>   |          |      |            |            |          |           |
| Allowance  | 1        | LS   | \$500.00   | \$500      | \$500    |           |
| METALS TOTAL   |          |      |            | \$500      | \$500    |           |
| <b>06 WOOD - ROUGH &amp; FINISH CARPENTRY</b>                                |          |      |            |            |          |           |
| Miscellaneous repairs and upgrades   | 1        | LS   | \$500.00   | \$500      | \$500    |           |
| WOOD - ROUGH & FINISH CARPENTRY TOTAL  |          |      |            | \$500      | \$500    |           |

**OIL HOUSE**

The Burnt Coat Harbor Light Station

Swan's Island, Maine

106 GSF

| ELEMENT  | QUANTITY | UNIT | UNIT RATE   | TOTAL COST |          |           |
|--|----------|------|-------------|------------|----------|-----------|
|  |          |      |             | Immediate  | Mid-Term | Long-Term |
| <b>07 THERMAL &amp; MOISTURE PROTECTION</b>                                    |          |      |             |            |          |           |
| Remove asphalt shingle roofing and replace w/black shingle to imitate original | 149      | SF   | \$20.00     | \$2,989    |          |           |
| Repair louvered vent, prime and paint, new roofing                             | 1        | LOC  | \$2,000.00  | \$2,000    |          |           |
| New stainless steel insect screen mesh to inside face of louver                | 4        | EA   | \$250.00    | \$1,000    |          |           |
| Repair and restore roof wood trims   | 1        | LS   | \$2,000.00  | \$2,000    |          |           |
| Miscellaneous repair/replacement flashings and upgrades                        | 1        | LS   | \$500.00    | \$500      |          |           |
| THERMAL & MOISTURE PROTECTION TOTAL  |          |      |             | \$8,489    |          |           |
| <b>08 OPENINGS - DOORS &amp; WINDOWS</b>                                       |          |      |             |            |          |           |
| Restore exterior door to replicate historic intent                             | 1        | LEAF | \$1,500.00  | \$1,500    |          |           |
| Remove threshold and replace w/new wood  | 1        | LEAF | \$500.00    | \$500      |          |           |
| OPENINGS - DOORS & WINDOWS TOTAL   |          |      |             | \$2,000    |          |           |
| <b>09 FINISHES - INTERIORS</b>   |          |      |             |            |          |           |
| <b>09 INTERIOR/WOOD TRIM</b>   |          |      |             |            |          |           |
| Miscellaneous repairs/replacement wood trims                                   | 1        | LS   | \$500.00    |            | \$500    |           |
| INTERIOR/WOOD TRIM TOTAL   |          |      |             |            | \$500    |           |
| <b>15 PLUMBING</b>   |          |      |             |            |          |           |
| Self Composting Toilet Phoenix PF-201  | 1        | EA   | \$10,000.00 |            |          | \$10,000  |
| Test and sterilize   | 1        | LS   | \$250.00    |            |          | \$250     |
| Permits & fees   | 1        | LS   | \$750.00    |            |          | \$750     |
| Shop drawings  | 1        | LS   | \$250.00    |            |          | \$250     |
| PLUMBING TOTAL   |          |      |             |            |          | \$11,250  |

**BELL HOUSE**

The Burnt Coat Harbor Light Station  
Swan's Island, Maine  
223 GSF

| ELEMENT                                   | TOTAL COST      |                 |                  |
|---|-----------------|-----------------|------------------|
|   | Immediate       | Mid-Term        | Long-Term        |
| 02 SITEWORK                               | \$0             | \$0             | \$30,000         |
| 02 LANDSCAPE                              | \$500           | \$0             | \$7,500          |
| 04 BRICK & MORTARS                        | \$10,000        | \$0             | \$0              |
| 05 METALS                                 | \$500           | \$500           | \$0              |
| 06 WOOD - ROUGH & FINISH CARPENTRY        | \$4,100         | \$500           | \$0              |
| 07 THERMAL & MOISTURE PROTECTION          | \$6,514         | \$7,652         | \$0              |
| 08 OPENINGS - DOORS & WINDOWS             | \$0             | \$3,000         | \$0              |
| 09 INTERIOR/WOOD TRIM                     | \$0             | \$5,000         | \$0              |
| 10 MISCELLANEOUS                          | \$0             | \$0             | \$10,000         |
| <b>Trade Cost Subtotal</b>                | <b>\$21,614</b> | <b>\$16,652</b> | <b>\$47,500</b>  |
| General Conditions, Overhead & Profit 25% | \$5,403         | \$4,163         | \$11,875         |
| Design and Pricing Contingency 15%        | \$4,053         | \$3,122         | \$8,906          |
| Escalation Allowance                      | \$6,214         | \$8,378         | \$40,969         |
| <b>TOTAL</b>                              | <b>\$37,284</b> | <b>\$32,315</b> | <b>\$109,250</b> |
|   |                 |                 |                  |

**BELL HOUSE**

The Burnt Coat Harbor Light Station

Swan's Island, Maine

223 GSF

| ELEMENT  | QUANTITY | UNIT | UNIT RATE   | TOTAL COST |          |           |
|--|----------|------|-------------|------------|----------|-----------|
|  |          |      |             | Immediate  | Mid-Term | Long-Term |
| <b>02 SITEWORK</b>   |          |      |             |            |          |           |
| Reconstruct top section of Bell House based on historic drawings and photographs | 1        | LS   | \$30,000.00 |            |          | \$30,000  |
| SITEWORK TOTAL   |          |      |             |            |          | \$30,000  |
| <b>02 LANDSCAPE</b>  |          |      |             |            |          |           |
| Allowance  | 1        | LS   | \$500.00    | \$500      |          |           |
| New wood deck path   | 300      | LF   | \$25.00     |            |          | \$7,500   |
| LANDSCAPE TOTAL  |          |      |             | \$500      |          | \$7,500   |
| <b>04 BRICK &amp; MORTARS</b>  |          |      |             |            |          |           |
| Structural stabilization of field stone pier including repointing and rebuilding | 4        | EA   | \$2,500.00  | \$10,000   |          |           |
| BRICK & MORTARS TOTAL  |          |      |             | \$10,000   |          |           |
| <b>05 METALS</b>   |          |      |             |            |          |           |
| Allowance  | 1        | LS   | \$500.00    | \$500      | \$500    |           |
| METALS TOTAL   |          |      |             | \$500      | \$500    |           |
| <b>06 WOOD - ROUGH &amp; FINISH CARPENTRY</b>                                    |          |      |             |            |          |           |
| Restoration of rafter end  | 18       | EA   | \$200.00    | \$3,600    |          |           |
| Miscellaneous repairs and upgrades   | 1        | LS   | \$500.00    | \$500      | \$500    |           |
| WOOD - ROUGH & FINISH CARPENTRY TOTAL  |          |      |             | \$4,100    | \$500    |           |

**BELL HOUSE**

The Burnt Coat Harbor Light Station

Swan's Island, Maine

223 GSF

| ELEMENT  | QUANTITY | UNIT | UNIT RATE   | TOTAL COST |          |           |
|--|----------|------|-------------|------------|----------|-----------|
|  |          |      |             | Immediate  | Mid-Term | Long-Term |
| <b>07 THERMAL &amp; MOISTURE PROTECTION</b>  |          |      |             |            |          |           |
| Remove asphalt shingle roofing and replace w/new                                     | 241      | SF   | \$20.00     | \$4,822    |          |           |
| Minor repairs to missing and loose wood shingle wall cladding                        | 119      | SF   | \$10.00     | \$1,192    |          |           |
| Remove wood shingles, salvage and reinstall using stainless steel attachments. Paint | 477      | SF   | \$15.00     |            | \$7,152  |           |
| Miscellaneous repair/replacement flashings and upgrades                              | 1        | LS   | \$500.00    | \$500      | \$500    |           |
| THERMAL & MOISTURE PROTECTION TOTAL  |          |      |             | \$6,514    | \$7,652  |           |
| <b>08 OPENINGS - DOORS &amp; WINDOWS</b>   |          |      |             |            |          |           |
| Restoration of double-hung window, add new insect screen                             | 1        | LS   | \$1,500.00  |            | \$1,500  |           |
| Restoration of door and hardware   | 1        | LEAF | \$1,500.00  |            | \$1,500  |           |
| OPENINGS - DOORS & WINDOWS TOTAL   |          |      |             |            | \$3,000  |           |
| <b>09 FINISHES - INTERIORS</b>   |          |      |             |            |          |           |
| <b>09 INTERIOR/WOOD TRIM</b>   |          |      |             |            |          |           |
| Restoration of interior woodwork   | 1        | LS   | \$5,000.00  |            | \$5,000  |           |
| INTERIOR/WOOD TRIM TOTAL   |          |      |             |            | \$5,000  |           |
| <b>10 MISCELLANEOUS</b>  |          |      |             |            |          |           |
| Re-install bell and operation mechanics  | 1        | AL   | \$10,000.00 |            |          | \$10,000  |
| MISCELLANEOUS TOTAL  |          |      |             |            |          | \$10,000  |