

Southport Beach House Restoration

Kenosha, Wisconsin

Construction Budget Estimate: Multi-Phase Project



July 16, 2012

Engberg Anderson Project Number 112170.00

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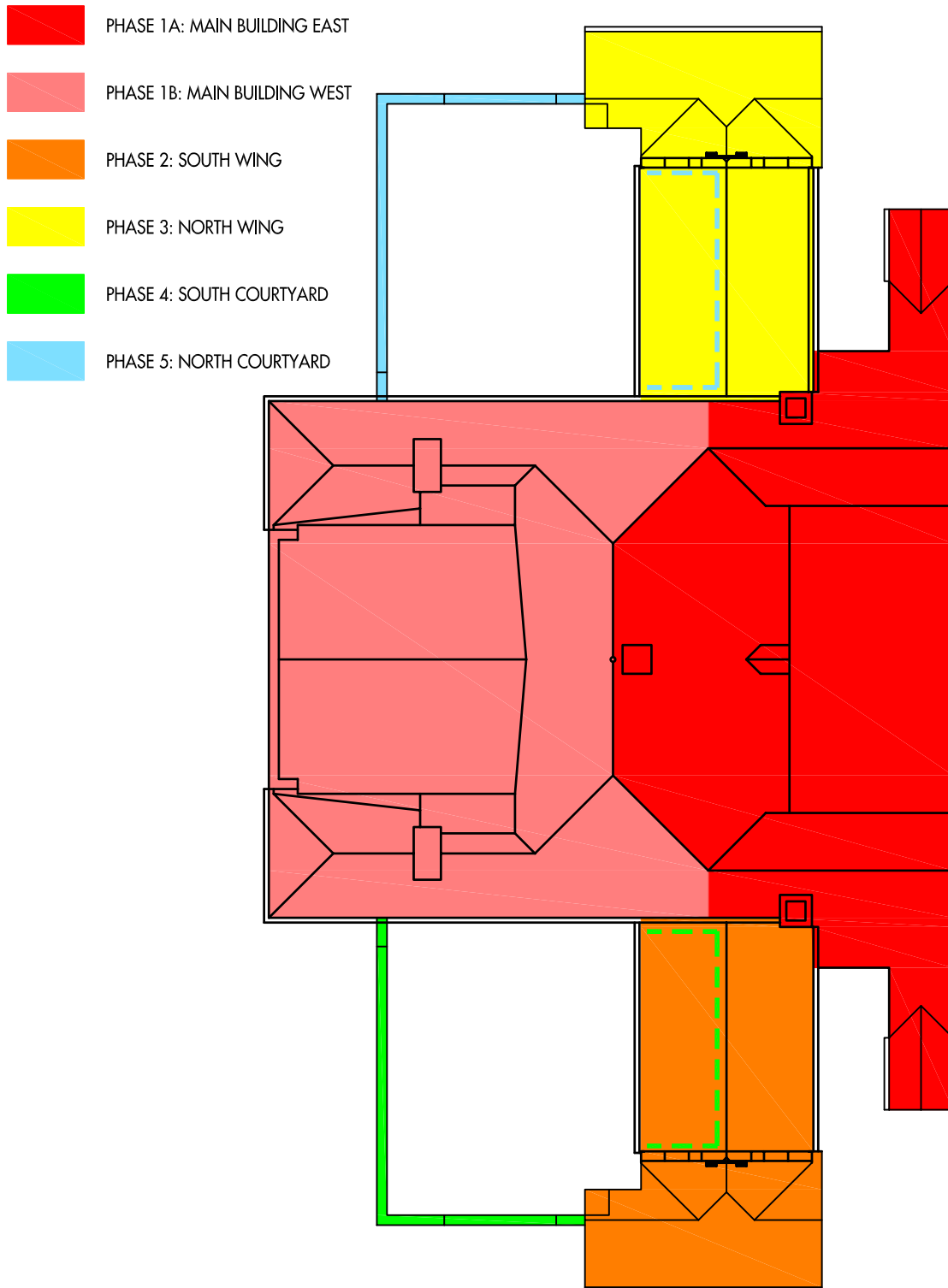
Construction Budget Estimate: Multi-Phase Project

The following construction budget estimate is based on the work being divided into a multi-phase and multi-bid project consisting of up to six (6) phases. The purpose of a multi-phase project is to divide work up into multiple less economically demanding phases that permit the project to be conducted over a longer period of time. For the purposes of this particular estimate, the phases are based on work within specific areas of the building as defined by the building's roof forms. Because the roof is scheduled for full replacement, and many areas of masonry restoration may require partial removal of the roof, breaking the project into phases dictated by the roof work and coordinating the two projects will avoid the added cost of repairing new roofing as affected by the masonry restoration.

The construction budget estimate was developed by Bukacek Construction and is based on known conditions and general scope of work requirements developed by Engberg Anderson. The multi-phased budget estimate is based on the single phase budget estimate and where work transcends phases, Engberg Anderson has sought to proportionally divide the costs between the phases. As with any multi-phase, multi-bid project, additional costs are incurred due to the multiple contractor mobilizations and the need to possibly repeat the masonry mockups (should contractors and tradespersons change from project to project).

Please note that the estimate is in 2012 dollars. Please allow an annual 4% increase per year to accommodate the typical annual rate of inflation for construction.

AS MASONRY WALL RESTORATION WILL REQUIRE THE PARTIAL REMOVAL OF THE ROOFS ALONG THE TOP OF EACH WALL, THE RESTORATION WORK IS BROKEN INTO PHASES BY ROOF. THIS WILL PROVIDE THE OPPORTUNITY TO COORDINATE ROOF REPLACEMENT WORK WITH WALL RESTORATION AND MINIMIZE THE NEED TO PARTIALLY DISASSEMBLE NEW ROOF WORK.



SOUTHPORT BEACH HOUSE RESTORATION

PROPOSED PHASING OF WORK - AS COORDINATED WITH ROOF REPLACEMENT

Scale: 1/16" = 1'-0"

July 13, 2012

Engberg Anderson Project No. 112170.00



PHASE 1A SCHEMATIC ESTIMATE: MAIN BUILDING EAST

DESCRIPTION	COST	OH & PROFIT	TOTAL
3. South Elevation (2/A201)			
Tuckpointing & Masonry Repairs	\$4,280	\$514	\$4,794
New Lintel	\$5,496	\$660	\$6,156
Chimney Work	\$17,232	\$2,068	\$19,300
SUBTOTAL	\$27,008	\$3,241	\$30,249
DESCRIPTION	COST	OH & PROFIT	TOTAL
9. East Elevation (4/A202)			
Roof Brick Repair	\$31,680	\$3,802	\$35,482
Brick Repair at Security Bars	\$5,400	\$648	\$6,048
Chemical Strip Painted Brick	\$23,844	\$2,861	\$26,705
Extensive Brick Repair	\$187,860	\$22,543	\$210,403
SUBTOTAL	\$248,784	\$29,854	\$278,638
DESCRIPTION	COST	OH & PROFIT	TOTAL
10. East Elevation/Building Section Through Portico (1/A203)			
Chemical Strip Painted Brick	\$8,880	\$1,066	\$9,946
Chimney	\$5,808	\$697	\$6,505
SUBTOTAL	\$14,688	\$1,763	\$16,451
DESCRIPTION	COST	OH & PROFIT	TOTAL
11. Building Section Through Portico Looking East (2/A203)			
Extensive Brick Repair	\$22,176	\$2,661	\$24,837
Chemical Strip Painted Brick	\$14,940	\$1,793	\$16,733
Tuckpointing/Limited Repairs	\$13,824	\$1,659	\$15,483
SUBTOTAL	\$50,940	\$6,113	\$57,053
DESCRIPTION	COST	OH & PROFIT	TOTAL
15. North Elevation (4/A204)			
Extensive Brick Repair	\$5,540	\$665	\$6,205
Lintels	\$17,232	\$2,068	\$19,300
SUBTOTAL	\$22,772	\$2,733	\$25,505



SOUTHPORT BEACH HOUSE
MASONRY REPAIRS
7/12/2012
PHASE ALLOCATIONS BY
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PHASE 1A SCHEMATIC ESTIMATE: MAIN BUILDING EAST

DESCRIPTION	COST	OH & PROFIT	TOTAL
19. Mortar & Brick Testing			
Testing	\$10,000		\$10,000
SUBTOTAL	\$10,000	\$0	\$10,000
DESCRIPTION	COST	OH & PROFIT	TOTAL
20. Mock-Ups			
Mock-Ups: 4-Total	\$15,000		\$15,000
SUBTOTAL	\$15,000	\$0	\$15,000
DESCRIPTION	COST	OH & PROFIT	TOTAL
21. Project Contingency (Unknown Items)			
Project Subtotal	\$389,192	\$43,703	\$432,895
CONTINGENCY (20%)	\$77,838	\$8,741	\$86,579
DESCRIPTION	COST	OH & PROFIT	TOTAL
22. Phase Mobilization			
Each Mobilization	\$6,800		\$6,800
SUBTOTAL	\$6,800	\$0	\$6,800
DESCRIPTION	COST	OH & PROFIT	TOTAL
23. Per Year Inflation Factor			
Per Year Inflation Factor: 4%			\$0
PHASE 1A CONSTRUCTION BUDGET			
	\$473,830	\$52,444	\$526,274



SOUTHPORT BEACH HOUSE
MASONRY REPAIRS
7/12/2012
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PHASE 1B SCHEMATIC ESTIMATE: MAIN BUILDING WEST

DESCRIPTION	COST	OH & PROFIT	TOTAL
2. West Elevation (1/A201)			
Tuckpointing & Masonry Repairs	\$25,272	\$3,033	\$28,305
SUBTOTAL	\$25,272	\$3,033	\$28,305
DESCRIPTION	COST	OH & PROFIT	TOTAL
3. South Elevation (2/A201)			
Tuckpointing & Masonry Repairs	\$16,000	\$1,920	\$17,920
SUBTOTAL	\$16,000	\$1,920	\$17,920
DESCRIPTION	COST	OH & PROFIT	TOTAL
15. North Elevation (4/A204)			
Extensive Brick Repair	\$40,000	\$4,800	\$44,800
Lintels	\$5,088	\$611	\$5,699
SUBTOTAL	\$45,088	\$5,411	\$50,499
DESCRIPTION	COST	OH & PROFIT	TOTAL
20. Mock-Ups			
Mock-Ups: 4-Total	\$5,000		\$5,000
SUBTOTAL	\$5,000	\$0	\$5,000
DESCRIPTION	COST	OH & PROFIT	TOTAL
21. Project Contingency (Unknown Items)			
Project Subtotal	\$91,360	\$10,363	\$101,723
CONTINGENCY (20%)	\$18,272	\$2,073	\$20,345
DESCRIPTION	COST	OH & PROFIT	TOTAL
22. Phase Mobilization			
Each Mobilization	\$6,800		\$6,800
SUBTOTAL	\$6,800	\$0	\$6,800
DESCRIPTION	COST	OH & PROFIT	TOTAL
23. Per Year Inflation Factor			
Per Year Inflation Factor: 4%			\$0
PHASE 1B CONSTRUCTION BUDGET			
	\$116,432	\$12,436	\$128,868



SOUTHPORT BEACH HOUSE
MASONRY REPAIRS
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PHASE 2 SCHEMATIC ESTIMATE: SOUTH WING

DESCRIPTION	COST	OH & PROFIT	TOTAL
4. South Elevation Gable (4&5/A201)			
Rebuild Parapet	\$109,843	\$13,181	\$123,024
Tuckpointing	\$8,064	\$968	\$9,032
SUBTOTAL	\$117,907	\$14,149	\$132,056
DESCRIPTION	COST	OH & PROFIT	TOTAL
5. South Elevation (3/A201)			
Tuckpointing (not including courtyard wall)	\$12,748	\$1,530	\$14,278
SUBTOTAL	\$12,748	\$1,530	\$14,278
DESCRIPTION	COST	OH & PROFIT	TOTAL
6. South Courtyard East Elevation (1/A202)			
Tuckpointing	\$7,980	\$958	\$8,938
Extensive Brick Repair	\$7,200	\$864	\$8,064
Elevated Slab	\$3,600	\$432	\$4,032
SUBTOTAL	\$18,780	\$2,254	\$21,034
DESCRIPTION	COST	OH & PROFIT	TOTAL
7. South Elevation Courtyard (2/A202)			
Tuckpointing	\$400	\$48	\$448
Extensive Brick Repair	\$408	\$49	\$457
SUBTOTAL	\$808	\$97	\$905
DESCRIPTION	COST	OH & PROFIT	TOTAL
10. East Elevation/Building Section Through Portico (1/A203)			
Extensive Brick Repair	\$65,400	\$7,848	\$73,248
Lintels	\$40,000	\$4,800	\$44,800
SUBTOTAL	\$105,400	\$12,648	\$118,048
DESCRIPTION	COST	OH & PROFIT	TOTAL
18. Build Gable Wall @ South Courtyard South Elevation (6-8/A101, 1-2/A202)			
Brick Work	\$1,320	\$158	\$1,478
Rough Carpentry	\$1,008	\$121	\$1,129
Roofing	\$780	\$94	\$874
SUBTOTAL	\$3,108	\$373	\$3,481



SOUTHPORT BEACH HOUSE
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PHASE 2 SCHEMATIC ESTIMATE: SOUTH WING

DESCRIPTION	COST	OH & PROFIT	TOTAL
20. Mock-Ups			
Mock-Ups: 4-Total	\$5,000		\$5,000
SUBTOTAL	\$5,000	\$0	\$5,000
DESCRIPTION	COST	OH & PROFIT	TOTAL
21. Project Contingency (Unknown Items)			
Subtotal	\$263,751	\$31,050	\$294,801
Contingency (20%)	\$52,750	\$6,210	\$58,960
DESCRIPTION	COST	OH & PROFIT	TOTAL
22. Phase Mobilization			
Each Mobilization	\$6,800		\$6,800
SUBTOTAL	\$6,800	\$0	\$6,800
DESCRIPTION	COST	OH & PROFIT	TOTAL
23. Per Year Inflation Factor			
Per Year Inflation Factor: 4%			\$0
PHASE 2 CONSTRUCTION BUDGET			
	\$323,301	\$37,260	\$360,562



SOUTHPORT BEACH HOUSE
MASONRY REPAIRS
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PHASE 3 SCHEMATIC ESTIMATE: NORTH WING

DESCRIPTION	COST	OH & PROFIT	TOTAL
1. Partial Courtyard North (3-8/A101)			
Brick Wall Support For Header	\$33,132	\$3,976	\$37,108
SUBTOTAL	\$33,132	\$3,976	\$37,108
DESCRIPTION	COST	OH & PROFIT	TOTAL
10. East Elevation/Building Section Through Portico (1/A203)			
Extensive Brick Repair	\$60,000	\$7,200	\$67,200
Lintels	\$5,000	\$600	\$5,600
SUBTOTAL	\$65,000	\$7,800	\$72,800
DESCRIPTION	COST	OH & PROFIT	TOTAL
13. North Elevation North Courtyard (2/A204)			
Extensive Brick Repair	\$3,000	\$360	\$3,360
SUBTOTAL	\$3,000	\$360	\$3,360
DESCRIPTION	COST	OH & PROFIT	TOTAL
14. East Elevation North Courtyard (3/A204)			
Tuckpointing	\$10,944	\$1,313	\$12,257
Extensive Brick Repair	\$15,972	\$1,917	\$17,889
SUBTOTAL	\$26,916	\$3,230	\$30,146
DESCRIPTION	COST	OH & PROFIT	TOTAL
16. North Elevation (5/A204)			
Tuckpointing	\$1,000	\$120	\$1,120
SUBTOTAL	\$1,000	\$120	\$1,120
DESCRIPTION	COST	OH & PROFIT	TOTAL
17. North Elevation Gable (6&7/A204)			
Rebuild & Tuckpoint	\$95,075	\$11,409	\$106,484
SUBTOTAL	\$95,075	\$11,409	\$106,484
DESCRIPTION	COST	OH & PROFIT	TOTAL
20. Mock-Ups			
Mock-Ups: 4-Total	\$5,000		\$5,000
SUBTOTAL	\$5,000	\$0	\$5,000



SOUTHPORT BEACH HOUSE
 MASONRY REPAIRS
 7/12/2012
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PHASE 3 SCHEMATIC ESTIMATE: NORTH WING

DESCRIPTION	COST	OH & PROFIT	TOTAL
21. Project Contingency (Unknown Items)			
Subtotal	\$229,123	\$26,895	\$256,018
Contingency (20%)	\$45,825	\$5,379	\$51,204
DESCRIPTION	COST	OH & PROFIT	TOTAL
22. Phase Mobilization			
Each Mobilization	\$6,800		\$6,800
SUBTOTAL	\$6,800	\$0	\$6,800
DESCRIPTION	COST	OH & PROFIT	TOTAL
23. Per Year Inflation Factor			
Per Year Inflation Factor: 4%			\$0
PHASE 3 CONSTRUCTION BUDGET	\$274,947	\$32,274	\$307,221



SOUTHPORT BEACH HOUSE
MASONRY REPAIRS
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PHASE 4 SCHEMATIC ESTIMATE: SOUTH COURTYARD

DESCRIPTION	COST	OH & PROFIT	TOTAL
2. West Elevation (1/A201)			
Tuckpointing & Masonry Repairs	\$4,500	\$540	\$5,040
Build Masonry Walls	\$6,005	\$721	\$6,726
Precast Wall Caps	\$13,131	\$1,576	\$14,707
Wall To Sidewalk Repairs	\$2,520	\$302	\$2,822
SUBTOTAL	\$26,156	\$3,139	\$29,295
DESCRIPTION	COST	OH & PROFIT	TOTAL
5. South Elevation (3/A201)			
Tuckpointing	\$8,000	\$960	\$8,960
SUBTOTAL	\$8,000	\$960	\$8,960
DESCRIPTION	COST	OH & PROFIT	TOTAL
6. East Elevation South Courtyard (1/A202)			
Chemical Strip Painted Brick	\$8,345	\$1,001	\$9,346
SUBTOTAL	\$8,345	\$1,001	\$9,346
DESCRIPTION	COST	OH & PROFIT	TOTAL
7. South Elevation South Courtyard (2/A202)			
Tuckpointing	\$800	\$96	\$896
Extensive Brick Repair	\$6,000	\$720	\$6,720
Chemical Strip Painted Brick	\$2,736	\$328	\$3,064
Brick Repair at Conduit	\$4,800	\$576	\$5,376
Precast Wall Cap	\$14,040	\$1,685	\$15,725
SUBTOTAL	\$28,376	\$3,405	\$31,781
DESCRIPTION	COST	OH & PROFIT	TOTAL
8. West Elevation South Courtyard (3/A202)			
Extensive Brick Repair	\$64,800	\$7,776	\$72,576
SUBTOTAL	\$64,800	\$7,776	\$72,576
DESCRIPTION	COST	OH & PROFIT	TOTAL
20. Mock-Ups			
Mock-Ups: 4-Total	\$5,000		\$5,000
SUBTOTAL	\$5,000	\$0	\$5,000



SOUTHPORT BEACH HOUSE
 MASONRY REPAIRS
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PHASE 4 SCHEMATIC ESTIMATE: SOUTH COURTYARD

DESCRIPTION	COST	OH & PROFIT	TOTAL
21. Project Contingency (Unknown Items)			
Subtotal	\$140,677	\$16,281	
Contingency (20%)	\$28,135	\$3,256	\$31,392
DESCRIPTION	COST	OH & PROFIT	TOTAL
22. Phase Mobilization			
Each Mobilization	\$6,800		\$6,800
SUBTOTAL	\$6,800	\$0	\$6,800
DESCRIPTION	COST	OH & PROFIT	TOTAL
23. Per Year Inflation Factor			
Per Year Inflation Factor: 4%			\$0
PHASE 4 CONSTRUCTION BUDGET			
	\$175,612	\$19,537	\$195,150



SOUTHPORT BEACH HOUSE
MASONRY REPAIRS
7/12/2012
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PHASE 5 SCHEMATIC ESTIMATE: NORTH COURTYARD

DESCRIPTION	COST	OH & PROFIT	TOTAL
2. West Elevation (1/A201)			
Tuckpointing & Masonry Repairs	\$4,500	\$540	\$5,040
Build Masonry Walls	\$6,005	\$721	\$6,726
Precast Wall Caps	\$13,131	\$1,576	\$14,707
Wall To Sidewalk Repairs	\$2,520	\$302	\$2,822
SUBTOTAL	\$26,156	\$3,139	\$29,295
DESCRIPTION	COST	OH & PROFIT	TOTAL
12. West Elevation North Courtyard (1/A204)			
Extensive Brick Repair	\$71,280	\$8,554	\$79,834
SUBTOTAL	\$71,280	\$8,554	\$79,834
DESCRIPTION	COST	OH & PROFIT	TOTAL
13. North Elevation North Courtyard (2/A204)			
Extensive Brick Repair	\$25,248	\$3,030	\$28,278
Precast Wall Cap	\$14,040	\$1,685	\$15,725
SUBTOTAL	\$39,288	\$4,715	\$44,003
DESCRIPTION	COST	OH & PROFIT	TOTAL
14. East Elevation North Courtyard (3/A204)			
Chemical Strip Painted Brick	\$6,312	\$757	\$7,069
SUBTOTAL	\$6,312	\$757	\$7,069
DESCRIPTION	COST	OH & PROFIT	TOTAL
16. North Elevation (5/A204)			
Tuckpointing	\$24,500	\$2,940	\$27,440
SUBTOTAL	\$24,500	\$2,940	\$27,440
DESCRIPTION	COST	OH & PROFIT	TOTAL
20. Mock-Ups			
Mock-Ups: 4-Total	\$5,000		\$5,000
SUBTOTAL	\$5,000	\$0	\$5,000



SOUTHPORT BEACH HOUSE
 MASONRY REPAIRS
 7/12/2012
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PHASE 5 SCHEMATIC ESTIMATE: NORTH COURTYARD

DESCRIPTION	COST	OH & PROFIT	TOTAL
21. Project Contingency (Unknown Items)			
Subtotal	\$172,536	\$20,104	\$192,640
Contingency (20%)	\$34,507	\$4,021	\$38,528
DESCRIPTION	COST	OH & PROFIT	TOTAL
22. Phase Mobilization			
Each Mobilization	\$6,800		\$6,800
SUBTOTAL	\$6,800	\$0	\$6,800
DESCRIPTION	COST	OH & PROFIT	TOTAL
23. Per Year Inflation Factor			
Per Year Inflation Factor: 4%			\$0
PHASE 5 CONSTRUCTION BUDGET			
	\$213,843	\$24,125	\$237,968