

Levering Mill House: Cost Estimate

327 Levering Mill Road
Bala Cynwyd, Pennsylvania 19004











July 2017




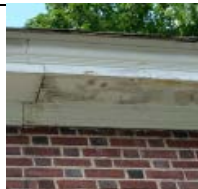

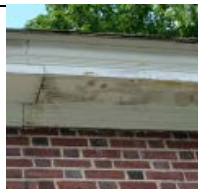





As requested, we reviewed the document entitled "Levering Mill House, Inventory of Remedial Work as of 07/03/14" and prepared a construction cost estimate for the identified repairs below. Please be advised this limited repair scope is for returning certain physical assets to a state-of-good-repair and is not a means to renovate nor enhance the structure. Furthermore, the work items regarding mold remediation will require mold sampling and lab testing to confirm the presence of mold since none was observed during our January 2017 field view.












Therefore, an estimate has been included for mold testing only. If mold is found, then a scope of work will need to be identified at that time, along with a cost estimate.







The construction cost estimate was prepared by using nationally accepted estimating standards and local knowledge of construction costs of similar projects. It is based on a private entity soliciting quotes on the repair items as one project. The cost estimate excludes: professional services for design and construction support; prevailing wage rates; and surety bond requirements.






Repair Category	Item Number	Cost Estimate	Changes	Notes
A. Building Envelope: Exterior Doors	21	\$700		
B. Building Envelope: Roof	11, 12, 19	\$1,000	\$500	Merion Tribute had a cost estimate of \$9,000 Total for Items "B & E" \$1,000 is within the cost est. tolerance. \$1,000 total has been added to these line items
C. Building Envelope: Walls	2, 5, 7, 17	\$2,400		
D. Building Envelope: Windows	6, 10	\$500		
E. Building Envelope: Soffit and Cornice	4, 8, 9, 18, 24	\$7,000	\$500	
F. Building Envelope: Stair Enclosure	13, 14, 15, 32	\$4,000		
G. Building Envelope: Railings	3, 20, 22	\$900		
H. Interior Lighting	31, 34, 37	\$1,600	\$0	Merion Tribute had a cost estimate of \$5,100 Total for Items "H". The \$3,500 difference is because the \$1,600 is to relamp the fixtures. \$5,100 is to replace the fixtured. Replacement is not within the responsibilities under the lease agreement.
I. Interior - Basement	27, 28, 30, 33, 36, 38, 40, 41, 43, 44	\$22,000		
J. Interior - First Floor	45, 46, 47, 48	\$4,100		
K. Mold Testing	26, 29, 35, 39, 42	\$300	-\$300	Two performed Mold Test. No Mold was found. This item has been removed.
L. Miscellaneous	16, 25	\$700		
M. Not Applicable	1, 23	\$0		
Total		\$45,200	\$700	<u>\$45,900</u>









<--- Excerpt From "Levering Mill House, Inventory of Remedial Work as of 07/03/14" --->					Repair Category	Comments
1	North Facade	Downspout, northeast corner, blocked. Clear blockage.			Not Applicable	No reported blockage as of January 2017.
2	North Facade	Re-grout keystone, left window			Building Envelope: Walls	
3	North Facade	Reimbursement for repainting two Juliet balcony railings			Building Envelope: Railings	
4	North Facade	Repair deteriorated portions of cornice.			Building Envelope: Soffit and Cornice	
5	East Facade	Repoint brick alongside downspout.			Building Envelope: Walls	
6	East Facade	Scrape & paint wood windows			Building Envelope: Windows	









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7	East Facade	Re-grout vertical joints in stone sills (2 such)			Building Envelope: Walls	
8	East Facade	Reseal joints in wood cornice.			Building Envelope: Soffit and Cornice	
9	East Facade	Repaint cornice.			Building Envelope: Soffit and Cornice	
10	East Facade	Reimbursement for painting 2 semicircular windows.			Building Envelope: Windows	
11	South Facade	Repair end of ridge cap.			Building Envelope: Roof	
12	South Facade	Repair missing (slate) roof shingles (field condition.)			Building Envelope: Roof	







<--- Excerpt From "Levering Mill House, Inventory of Remedial Work as of 07/03/14" --->					Repair Category	Comments
13	South Facade	Repair Stair Enclosure roof leaks			Building Envelope: Stair Enclosure	
14	South Facade	Replace Stair Enclosure roof gutter (use aluminum)			Building Envelope: Stair Enclosure	
15	South Facade	Repair or replace deteriorated portions of wood stair enclosure and windows (field condition).			Building Envelope: Stair Enclosure	
16	South Facade	Reroute condensate drain away from building.			Miscellaneous	
17	West Facade	Re-grout steel lintel, right window			Building Envelope: Walls	
18	West Facade	Repair, scrape & repaint cornice			Building Envelope: Soffit and Cornice	

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19	West Facade	Replace broken (slate) roof tile.		Building Envelope: Roof	
20	West Facade	Scrape & paint 4 iron Juliet balcony railings.		Building Envelope: Railings	
21	West Facade	Remove & replace wood pilasters next to entry door.		Building Envelope: Exterior Doors	
22	West Facade	Secure iron railings, both sides of door.		Building Envelope: Railings	
23	West Facade	Repair roof leak that is causing deterioration of wood entry trim shown (in 21) above.		Not Applicable	As of January 2017, it was reported that prior roof repairs were performed and there are no active roof leaks.
24	West Facade	Repair & repaint left end of cornice.		Building Envelope: Soffit and Cornice	

<--- Excerpt From "Levering Mill House, Inventory of Remedial Work as of 07/03/14" --->				Repair Category	Comments
25	Exterior	Reimbursement for maintenance of exterior grounds - mowing, hedge trimming, etc.		Miscellaneous	
26	Interior, Basement, Formerly, Children's' Library	Remediate mold.		Mold Testing	Perform mold testing to confirm presence of mold. No visible mold growth was observed in January 2017.
27	Interior, Basement, Formerly, Children's' Library	Repair & repaint water-damaged wall areas (field condition).		Interior - Basement	
28	Interior, Basement, Formerly, Children's' Library	Scrape & repaint piping.		Interior - Basement	
29	Interior, Basement, Southwest corner room	Remediate mold.		Mold Testing	Perform mold testing to confirm presence of mold. No visible mold growth was observed in January 2017.
30	Interior, Basement, Southwest corner room	Repair & repaint water-damaged wall surfaces.		Interior - Basement	

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31	Interior, Basement, Southwest corner room	Replace fluorescent lamps in luminaires.	 	Interior Lighting	
32	Interior, Basement, Southwest corner room	Repair roof leak coming from stair enclosure.		Building Envelope: Stair Enclosure	
33	Interior, Basement, Southwest corner room	Repaint ceiling surfaces.		Interior - Basement	
34	Basement, General	Replace lamps in all lighting fixtures, test all fixtures and switches for proper operation.		Interior Lighting	
35	Basement, General	Remediate mold.	 	Mold Testing	Perform mold testing to confirm presence of mold. No visible mold growth was observed in January 2017.
36	Basement, General	Repair & repaint water-damaged wall surfaces.		Interior - Basement	

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37	Basement, General	Replace fluorescent lamps in luminaires.		Interior Lighting	
38	Basement, General	Repaint ceiling surfaces & piping		Interior - Basement	
39	Northeast corner room (unisex toilet)	Remediate mold.		Mold Testing	Perform mold testing to confirm presence of mold. No visible mold growth was observed in January 2017.
40	Northeast corner room (unisex toilet)	Repair & repaint water-damaged wall surfaces.		Interior - Basement	
41	Northeast corner room (unisex toilet)	Repaint ceiling surfaces.	 	Interior - Basement	
42	Basement portion of stair hall	Remediate mold.	 	Mold Testing	Perform mold testing to confirm presence of mold. No visible mold growth was observed in January 2017.

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43	Basement portion of stair hall	Repair & repaint water-damaged wall surfaces.		Interior - Basement	
44	Basement portion of stair hall	Repaint ceiling surfaces.		Interior - Basement	
45	First Floor Vestibule	Repair & repaint water-damaged wall & ceiling surfaces.		Interior - First Floor	
46	First Floor Vestibule	Repair area of ceiling adjacent to vestibule damaged by roof leak into vestibule. Plastic grid ceiling tile may have to be temporarily removed to inspect this (field condition).		Interior - First Floor	
47	First Floor Vestibule	Retouch wall over side exit to cover water streaks from roof leak.		Interior - First Floor	
48	First Floor Toilet room	Repair & repaint wall area damaged by roof leak.		Interior - First Floor	