

BURROWS ISLAND LIGHTHOUSE RESTORATION BUDGET

WORK SHEET

Amounts/Conditions based on *Historic Properties Condition Assessment*, prepared by Gene Grulich, AIA, 2000

In-house cost estimate assuming in-kind labor and material donations value

Current Quote

V = Volunteer P= Professional Required

Priority	Duplex	Estimate	Completed	Notes
ALL EXTERIOR				
P	Replace roof	96,000.00		
P	Repair gutters & downspouts	6,800.00		
P	Repair chimneys	12,000.00		
V	Repair window trim	8,600.00		
V	Replace/Repair windows	19,800.00	4,000.00	Main floor, N Unit completed
	Paint exterior	26,000.00	26,000.00	USCG completed
V	Repair porch steps	2,000.00		
V	Install stair railings	1,600.00		
V	Repair porch deck	8,200.00		
V	Repair porch railing	2,600.00		
V	Remove overgrown vegetation	1,200.00	1,200.00	Volunteers completed
V	Remove debris beneath porches	600.00	600.00	Volunteers completed
V	Repair porch skirting	2,000.00	800.00	N Porch completed
INTERIOR – North Unit				
Basement				
V	Remove debris	600.00	300.00	Debris bagged for transport
	Install sill anchorage	8,000.00		
V	Paint walls	1800		
V	Paint floor	1200		
V	Repair Windows	2,600.00	2,600.00	
Main Room & Entry Vestibule				
V	Replace entry door		1,600.00	In-Kind
V	Remove debris	200.00	100.00	Debris bagged for transport
	Repair wainscot	1,200.00		

P	Repair plaster walls & ceiling	4,600.00	
	Repair flooring	1,200.00	
	Repaint entire room	800.00	
	Hall & Stairs		
	Repair wainscot	1,000.00	
	Repair plaster walls & ceiling	8,600.00	
	Install replacement stair railing	6,800.00	
	Refinish stair treads & risers	3,600.00	
	Replace flooring	2,000.00	
	Repaint entire room	2,800.00	
	Sitting Room		
	Remove debris	600.00	300.00 Debris bagged for transport
	Repair plaster walls & ceiling	4,600.00	
	Replace flooring	8,200.00	
	Repair window trim	200.00	
Paint entire room	4,200.00		
Dining Room			
Remove debris	400.00	200.00 Debris bagged for transport	
Repair plaster walls & ceiling	4,800.00		
Replace flooring	8,200.00		
Repair window trim	200.00		
Paint entire room	2,800.00		
Kitchen & Pantry			
Remove debris	800.00	400.00 Debris bagged for transport	
Replace kitchen sink	2,000.00	1,000.00 Existing sink unit to be used through Phase I	
Replace kitchen cabinets	6,000.00	Shelving to be added to pantry, per original design	
Repair & repaint walls & ceiling	6,400.00		
Remove Faux tile wainscotting		600.00 Volunteer Completed 80%	
Replace flooring	5,600.00	Flooring stripped, prepped for refinish	
Repair window trim	300.00		
Replace doors	2,000.00	Reproduction doors under construction	
Side Vestibule			
Remove debris	200.00	100.00 Debris bagged for transport	
Repair door & frames	1,600.00	Reproduction doors under construction	

	Repair plaster walls & ceiling	2,700.00	2,700.00	Volunteer Completed
	Replace flooring	2,000.00		
	Paint entire room	1,000.00		
Wood Room				
	Remove debris	300.00	150.00	Debris bagged for transport
	Repair plaster walls & ceiling	3,700.00		
	Replace flooring	2,000.00		
	Replace door and trim	2,500.00		Reproduction doors under construction
	Repair window trim	200.00		
	Paint entire room	1,800.00		
Second Floor Hall & Closet				
	Remove debris	200.00	100.00	Debris bagged for transport
	Repair plaster walls & ceiling	4,700.00		
	Replace flooring	3,000.00		
	Repair door & door trim	1,600.00		
	Repaint entire room & closet	2,400.00		
	Repair window and trim	300.00		
Attic Stairs and Attic				
	Remove debris	300.00	150.00	Debris bagged for transport
	Paint entire room	1,000.00		
Second Floor NW Bedroom				
	Remove debris	300.00	150.00	Debris bagged for transport
	Repair plaster walls & ceiling	3,600.00		
	Replace flooring	3,000.00		
	Repair window and trim	200.00		
	Replace door and repair trim	1,600.00		
	Paint entire room	1,800.00		
SE Bedroom				
	Remove debris	200.00	100.00	Debris bagged for transport
	Repair plaster walls & ceiling	3,600.00		
	Replace flooring	3,300.00		
	Repair window and trim	200.00		
	Replace doors and repair trim	1,600.00		
	Repaint entire room and closet	2,000.00		

Bathroom

Remove debris	200.00
Repair plaster walls & ceiling	3,400.00
Replace flooring	3,300.00
Repair window and trim	200.00
Replace doors and repair trim	1,600.00
Repaint entire room and closet	2,000.00
Repair or replace bathroom Fixtures	

100.00 Debris bagged for transport

See "Whole Quarters Improvements" below

INTERIOR – South Unit

Basement

V	Remove debris	600.00
	Install sill anchorage	8,000.00
V	Paint walls	1800
V	Paint floor	1200
V	Repair Windows	

300.00 Debris bagged for transport

2,600.00

Main Room Entry Vestibule

Replace entry door	1,200.00
Remove debris	200.00
Repair wainscot	1,200.00
Repair plaster walls & ceiling	4,000.00
Replace flooring	1,000.00
Repaint entire room	800.00

1,200.00 Completed by volunteer

100.00 Debris bagged for transport

Hall & Stairs

Repair wainscot	1,000.00
Repair plaster walls & ceiling	8,600.00
Install replacement stair railing	6,800.00
Refinish stair treads & risers	3,600.00
Replace flooring	2,000.00
Repaint entire room	2,800.00

Sitting Room

Remove debris	600.00
Repair plaster walls & ceiling	4,600.00
Replace flooring	8,200.00
Repair window trim	200.00

	Install woodstove	1,200.00	
	Paint entire room	4,200.00	
Dining Room			
	Remove debris	400.00	Debris bagged for transport
	Repair plaster walls & ceiling	4,800.00	
	Replace flooring	8,200.00	
	Repair window trim	200.00	
	Paint entire room	2,800.00	
Kitchen & Pantry			
	Remove debris	800.00	
	Replace kitchen sink	2,000.00	
	Replace kitchen cabinets	6,000.00	
	Repair & repaint walls & ceiling	6,400.00	
	Clean tile wainscot	600.00	
	Replace flooring	5,600.00	
	Repair window trim	300.00	
	Replace doors	2,000.00	
Side Vestibule			
	Remove debris	200.00	
	Repair door & frames	1,600.00	
	Repair plaster walls & ceiling	2,700.00	
	Replace flooring	2,000.00	
	Paint entire room	1,000.00	
Wood Room			
	Remove debris	300.00	
	Repair plaster walls & ceiling	3,700.00	
	Replace flooring	2,000.00	
	Replace door and trim	2,500.00	
	Repair window trim	200.00	
	Paint entire room	1,800.00	
Second Floor Hall & Closet			
	Remove debris	200.00	
	Repair plaster walls & ceiling	4,700.00	
	Replace flooring	3,000.00	

	Repair door & door trim	1,600.00
	Repaint entire room & closet	2,400.00
	Repair window and trim	300.00
Attic Stairs		
	Remove debris	300.00
	Paint entire room	1,000.00
Second Floor NE Bedroom		
	Remove debris	300.00
	Repair plaster walls & ceiling	3,600.00
	Replace flooring	3,000.00
	Repair window and trim	200.00
	Replace door and repair trim	1,600.00
	Paint entire room	1,800.00
Bathroom		
	Remove debris	200.00
	Repair plaster walls & ceiling	3,600.00
	Replace flooring	3,300.00
	Repair window and trim	200.00
	Replace doors and repair trim	1,600.00
	Repaint entire room and closet	2,000.00
	Repair or replace bathroom Fixtures	
SW Bedroom		
	Remove debris	200.00
	Repair plaster walls & ceiling	3,400.00
	Replace flooring	3,300.00
	Repair window and trim	200.00
	Replace doors and repair trim	1,600.00
	Repaint entire room and closet	2,000.00
Whole Quarters Improvements		
	Install new electrical system	38,000.00
	Install electrical devices	12,000.00
	Install furnaces	10,000.00
	Install new plumbing system	20,000.00
	Install new plumbing fixtures	3,000.00

See "Whole Quarters Improvements" below

**2 Composting toilets- \$2700 per unit -
Ace Hardware Anacortes**

Install new electrical system 38,000.00
643,800.00

Total cost estimate	648,600.00	47,450.00	Value of work completed
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37300
611300
648600