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Documentation

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## Vincent House: Restoration - Procedures and Estimate

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VINCENT HOUSE RESTORATION

Procedures and estimate\*

<u>Appraisal</u> -- To determine the magnitude of the gift of the Vincent House by the Jeremiah Mackenty family: examine the structure from two points of view, square footage and inventory of contained antique elements. Estimate includes expenses. NECESSARY.	110.00
<u>Documentation</u> -- To record the building in detail both in architectural drawings and in photographs, for historical, moving, repairing, restorational, scholarly, copyright purposes. Will include measured drawings of floor plans, exteriors, and profiles; also includes appropriate working photographs. NECESSARY.	1,000.00
<u>Moving</u> -- Physical relocation of structure.	
Moving estimate. Not including expenses. NECESSARY	100.00
Repair basic structure for moving:	
Chimney - replace all weakened bricks with identical material, point and plaster where necessary to make chimney structurally sound both for move and for later use. NECESSARY.	4,000.00
Sills - repair and/or replace sills and joists. May include repair of upright connecting members and minor repairs of exterior finish where related to sills. This estimate is figured at 100% of above until investigation is completed (but it may well cost less). NECESSARY.	7,000.00
New site planning - analysis, evaluation, and drawings. NECESSARY.	300.00
New foundation - Poured cement foundation and floor. Foundation topped with 18 inches of field stone from original cellar, sills to be set on field stone. NECESSARY.	4,000.00
(Note: It is suggested that one-third to one-half of the cellar sidewalls later be reproduced as a circular, dry wall, field stone base of the type found on Martha's Vineyard sandy soils at the period of this house. No estimate given at this time. OPTIONAL.)	
Move to new location - the actual over the road relocation of the structure including jacking up, transportation, and jacking down on new foundation. NECESSARY.	10,000.00

\*This is an estimate only and cannot be considered as a contract price.

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Exterior -- The present exterior is in good condition. However, the existing window frames and sash are of a later period, and the installation of correct period sashes and frames as an OPTIONAL function are estimated at... 1,700.00

Research as to the original siding should be done. If white cedar shingles are to be used, five inches to weather, on exterior walls and roof (OPTIONAL) we estimate the cost at \$10,000.

To install new clapboards on all faces, we estimate \$14,000.

Interior -- To make the Vincent House a year-around facility for use by staff and public:

Plumbing - one WC in basement unless state law demands otherwise for public use; kitchen facilities. 2,000.00

New wiring - to meet load codes and outlet codes. 2,000.00

Heating - for year around use. 5,000.00

General refurbishment for conceptual presentation of interior plus necessary repairs and restoration of floor and wall surfaces. 10,000.00

All functions OPTIONAL.

Estimate subtotal 47,210.00

Contingencies and unknowns -- Degree of restoration, Island material markups, security, exterior finishes, etc. 20,000.00

67,210.00

A. W. Baker Restorations, Inc., fee -- research, supervision, coordination, etc. 15% 10,081.00

77,291.00