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2485 Burns Entry Patio/ Porch/ Columns? Gutters Restoration Estimate, 10/24/21:

Columns (4): **\$3,650.00**

(2) Round. Remove, prop balcony, strip all paint layers, repair surface, re-work (or replace) previous replacement portion (lower 5"), prime, paint (2) coats in Guardian exterior or equivalent, install: (2) @ \$1,025.00 = \$2,050.00

(2) ½ box @ house. Same as above, but fewer repairs. (2) @ \$800.00 = \$1,600.00

Capitals (4): **\$1,500.00**

Remove, strip, repair as needed, prime, paint, reinstall. (2) full @\$500.00, (2) @\$250.00

Bases (4): **\$1,200.00**

(2) Round. Rebuild to match existing. (2) @ \$300.00 ea = \$600.00

(4) square (1st layer box). (4) @\$75.00 ea = \$300.00

(2) 2nd level @ house. Strip, surface repair, prime, paint. (2) @ \$150.00 ea = \$300.00

Balcony/ Deflection/ Porch Roof/ Ceiling: **\$1,750.00**

Prop balcony into the proper position after columns have been removed, ensure copper roof flashing edge is thoroughly inserted into masonry groove (original placement before deflection) attach structurally, from underneath, after ceiling is removed: \$800.00

Replace bead board ceiling: \$400.00

Replace inset ceiling panels with matching components: \$550.00

Door Surround/ Paint: **\$1,100.00**

Lower panels on sidelights and frame returns, repair/ replace rotten wood: \$400.00

Seal, prime, paint all remaining parts of front porch: \$700.00

Gutter Replacement, Façade: **\$3,308.00**

Replace ½ round gutters in bronze (or other preferred color) aluminum across façade and around both side returns. Replace fascia and install extended copper drip edge under slate to ensure proper water capture by the new gutters.

Patio:		\$14,350.00
Demolition, excavation, haul away:	\$3,600.00	
Infill compacting, paver and limestone installation Labor:	\$5,950.00	
Infill (crushed limestone + sand):	\$800.00	
Limestone steps and perimeter, M:	\$2,800.00	
Pavers, interior, M:	\$1,200.00	

Wingwalls (rough estimate):** **\$7,000.00

This item needs to be properly estimated once the design is finalized and all the components articulated. The initial idea is to have partial wing walls at the two ends of the patio curve, approximately 6-8' in length each, with railing, newel post, and balusters. One idea is to have a planter bowl/ vessel on top of the leading newel post.

Design Fee: **\$800.00**

This is a deposit required to start design work, which will be a 3D architectural rendering of the proposed patio in the context of the actual house, to assist with permitting. We gather as much info as we can, do a first draft, then refine with your input. The design then is yours, regardless of whether we end up doing the work.

Permit + Acquisition Fee: **\$970.00**

Total Estimate for Work Described - * Item: **\$28,628.00**