

1844 Town Hall  
North Hampton, NH



Estimated Budget for Restoration

April 2018

Prepared by

Schnitzler Historic Building Analysis

## Introduction

The Estimated Budget for Labor and Materials in the North Hampton Town Hall exterior restoration project submitted in these pages is based on an average Seacoast contractor labor rate of \$45 per hour. (Some contractors charge more; some less.)

Accordingly, the estimated hours could also change depending on the contractor hired and unforeseen discoveries (contingency plan).

My formula for this estimation was made through prior experience and counting hours per scope of work to be performed. Every mention of a repair needed in the Assessment Report was counted in estimating materials and labor.

As for cost of materials in the estimations, I priced using high grade, quality materials appropriate to the historic period of the building.

## Material Choice List

For water table and woodwork I recommend Spanish Cedar and/or Heartwood White Pine. For clapboarding, I would use the use Red Cedar and/or Heartwood White Pine. For sills and returns, I'd use dimensional Spanish Cedar or Mahogany. On the ell soffit frieze boards, I would use P5 weather protected Pine (a special, treated wood). For fasteners on the claps I recommend Tremont 6D galvanized Box Nails. For dimensional wood, I'd use Tremont galvanized Common Nails. For special woodwork applications, I would use stainless steel screws. For flashing, I would use lead flashing. For paints use oil-based products. For epoxy products use a liquid and a paste (the two-part system variety). Glass glazing preference is Sarcan Linseed Oil Putty. I'd use in-kind galvanized, heavy-duty hardwares with steel screws on basement doors, unless you prefer a more historic, period hardware products.

## Recommendations/Things to Consider

\* PRIORITY LIST/ORDER IN WHICH TO UNDERTAKE RESTORATION PROJECT –

1. EAST FAÇADE WOODWORK & CLAPBOARDS
2. NORTH ELL ROOF LINE AND GUTTER
3. STEEPLE TIN/STEEL ROOF REPAIR
4. WEST FAÇADE
5. NORTH GABLE
6. SOUTH FAÇADE
7. ATTIC WALKWAY

\* POSSIBLE USE OF PUBLIC WORKS DEPT FOR SHRUB REMOVAL ON WEST & SOUTH FACADES

\* TOWN FIRE DEPT LIFT TRUCK TO ACCESS STEEPLE CLOCK DIAL

\* CONTINGENCY PLANS FOR UNEXPECTED DISCOVERIES – EAST SILL AREA AND DAMAGE TO BUILDING FABRIC BEYOND WHAT IS FORESEEN MUST BE KEPT IN MIND AND MAY EFFECT BUDGET TOTALS

\* THERE IS NO ESTIMATE FOR STEEPLE/BELL STEEL ROOF, YOU NEED A SPECIALIST TO ESTIMATE THIS REPAIR

\* USE RESTORATION PRACTICES AS STATED BY THE SECRETARY OF THE INTERIOR STANDARDS FOR HISTORIC PRESERVATION

SOUTH FAÇADE

ESTIMATED LABOR/HOURS	96 hours
	x \$45/average rate per hour
TOTAL:	\$4320

MATERIALS	\$ 560.00
GRAND TOTAL:	\$4,880

EAST FAÇADE

ESTIMATED LABOR/HOURS	304 hours
	x \$45 average rate per hour
TOTAL:	\$13,680.00

MATERIALS	\$2,445
GRAND TOTAL:	\$16,125

## WEST FAÇADE

*ESTIMATED LABOR/HOURS*

280 hours

x \$45 rate

*TOTAL:*

\$12,600

*MATERIALS*

\$1,181

*GRAND TOTAL:*

\$13,781

## NORTH GABLE

*ESTIMATED LABOR/HOURS*

104 hours

\$45 rate

*TOTAL:*

\$4680

*MATERIALS*

\$393

*GRAND TOTAL:*

\$5,073

## ELL

ESTIMATED LABOR/HOURS

72 hours

\$45 rate

TOTAL:

\$3,240

MATERIALS

\$406

GRAND TOTAL:

\$3,646

## ATTIC

ESTIMATED LABOR/HOURS

32 hours

\$45 rate

TOTAL:

\$1,440

MATERIALS

\$352

GRAND TOTAL:

\$1,792

## STEEPLE CLOCK DIALS

ESTIMATED LABOR/HOURS

40 hours

\$45 rate

TOTAL:

\$1,800

MATERIALS

\$145.00

GRAND TOTAL:

\$1,945

FINAL GRAND TOTAL:

\$47,242

# Contractors Invoice

WORK PERFORMED BY

TO: Town of North Hampton NH  
c/o Bryan Kaenrath

John Schnitzler  
144 Depot Rd  
Ellet, ME 03903

DATE  
4/16/2018

YOUR WORK ORDER NO.

OUR BID NO.

## DESCRIPTION OF WORK PERFORMED

Label:

Estimate/Budget for Town Hall Project 3 hrs  
\$40 rate  
\$120.

All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of \$120.00

Dollars (\$ ).

This is a ☐ Partial ☐ Full invoice due and payable by: \_\_\_\_\_

in accordance with our ☐ Agreement ☐ Proposal No. \_\_\_\_\_ Dated \_\_\_\_\_