

Treatment and Use



PERIOD OF SIGNIFICANCE

The scope of work provided by the National Park Service to the consultant team specified that the Historic Structure Report was to “guide treatment selection and work recommendations to restore, preserve and interpret the property as Dr. Carter G. Woodson’s residence, library and offices.” Per the research and documentation provided in Section 2; Developmental History, the Period of Significance for the property is **Period 3 – 1922 to 1950**. Our research has indicated that this Period 1s when Dr. Carter G. Woodson resided in the home. During this time, he used the property as the headquarters for the Association for the Study of African American History and Life. In considering treatment recommendations, all elements contributing to the Italianate architectural style of Period 1 (1872 to 1880) and Period 2 (1881 to 1921) will be preserved and restored as well.

TREATMENT RECOMMENDATIONS

The following treatment recommendations would return the property to its appearance during Period 3 – 1922-1950, preserving all elements that date to that time as well as elements that contribute to the historic significance of the Italianate architectural style of the original construction from Period 1- 1872-1880 and Period 2 – 1881 to 1921 and Period 2.

TREATMENT OPTION 1 – Period 3 – 1922 to 1950.

This option restores the house to the Period of Significance – Period 3, but does not include recreation of interpretive elements that were discovered either through photographs or field documentation. These elements are included in Option 1a.

TREATMENT: EXTERIOR

- *Painted Iron Window Security Grilles* - Remove painted iron security grilles on windows W101, W102, W104, W105, W106, W107, W204, W205, W206, W207, W210 and W304.
- *East Elevation Window Sashes* – Replace window sashes on windows W101, W102, W201, W202, W203, W301, W302 and W303 with two-over-two vertically divided wood sashes with pulley and counter weight operation.
- *Entry Door D101* – Replace door with a stile and rail door with two-over-two recessed panels and hardware. Replace transom plexi-glass with glass and install gold lettering on glass with address number of house indicated as is documented in the HABS 1983 photographs. Replace all wood molding at paneled wood returns that was installed in 1988 repairs and replace with molding to match historic molding at transom recessed panel. Install trim work at door surround that is missing.

- *Painted Iron Door Security Grilles* – Remove security grilles at the front door (D101) and the basement door (D001) and repair frames.
- *National Park Service Sign* – Remove the NPS sign from the frame of the front door (D101) and repair the existing frame.
- *Paint on Masonry* – Remove the paint that has been applied to the brick on the East Elevation below the watercourse and on the two-story addition West Elevation.
- *Front Entry Iron Guard Rail* – Remove the painted iron guard rail from the stairs leading to the basement entry door (D001).
- *Upper and Lower Roofing* – Replace the membrane roofing at the upper and lower roofs with a standing seam tin roof that existed during the Period of Significance as documented in the Sanborn maps. The PVC ventilation pipe for the existing bathrooms should be removed as well. Adjacent townhouses still have their original tin roof configuration.
- *Concrete Masonry Unit Infill* – Remove CMU infill at windows W103, W104, W105, W106, W107, W205, W210, W303 and W304 that was installed in 2001 for mothballing measures.
- *Window W209* – Remove CMU infill from W209 and install a wood double hung six-over-six window with pulley and counter weight operation to replicate the window that was removed during Period 5 due to deterioration. Opening will have to be rebuilt to receive new window and new wood casings and sill should be installed to match those of window W210.
- *Alley Door 103A* – Remove CMU infill from door opening D103A. Install new wood frame with side lights. The interior casings should match the profiles of door D102. A new stile and rail door with two-over-two panels should be installed in the frame. The header will have to be replaced and the brick arch repaired at the top of this opening prior to installation of the new frame. The design of this door and frame will require further analysis for no evidence was found as to their original appearance other than shadows of locations for the sidelight mullions.
- *Alley Door 110A* – Remove CMU infill from door opening D110A and install new wood frame and door. This entire opening will require rebuilding of brick. The design of this door and frame will require further analysis for no evidence was found as to their original appearance other than shadows of locations for the sidelight mullions.
- *Steps to Doors 103A and 110A* – Door 103A has concrete steps that lead to it that date to Period 4. It was noted that there was a

shadow on the brick of an outline of an earlier stair configuration. The existing steps should be removed and new steps installed that follow the configuration of the outline. As for the steps to Door 110A, they are not extant. Adjacent townhouses with similar configurations that date to the same time period of construction as the Carter G. Woodson Home have a door in this similar location of two concrete steps that lead to them. These steps will require further analysis, but new steps should be provided. Both sets of steps, since they are new steps, should be considered in conjunction with current code requirements for egress since there is so little documentation as to what these stairs looked like.

- *Remove Cementitious Coating* – Remove the cementitious coating from the masonry at the upper portion of the two-story west façade.
- *Surface Mounted Conduit and Lighting* – Remove all existing surface mounted electrical and telephone conduit and light fixtures that have been surface mounted to the exterior north, west and south elevations.

TREATMENT: INTERIOR

Basement:

- *Shelving* – Remove gypsum wall board partitions and wood framing that forms the storage shelving in the basement.
- *Boiler and Water Heater* – Remove existing boiler and water heater that were installed in 1989.

First Floor:

- *Opening at Room 102* - Remove gypsum wall board infill dividing Room 102 from Room 105 and Room 104 providing a wide opening.
- *Wall Between Room 104 and Room 105* – Remove the gypsum wall board wall separating these two rooms.
- *Room 103 Plywood Flooring* – Remove the plywood flooring in Room 103 and replace with pine tongue and groove strip flooring of vary size to match the flooring in Room 105.
- *Room 108* – Remove bathroom and bathroom fixtures in Room 108 and remove partitions forming Room 106 and Room 107. Reconstruct closet with door in this location to match Period 3 configuration.
- *Room 109* – Remove gypsum wall board furring on all four walls in this room. Removal of furring may uncover original plaster on wood lath finish which should be restored. Remove and replace 2 ½" pine wood strip flooring and plywood patching with tongue and

groove pine flooring of varying size to match historic flooring in Room 105. Provide stile and rail two-over-two paneled door for opening D109.

- *Room 110* - Remove gypsum wall board furring at east wall along fire place and restore existing plaster.
- *Ceilings* – Replace gypsum wall board ceilings in Rooms 102, 104, 105, 109 and 110 with plaster on wood lath ceilings.
- *Security Devices* – Remove all surface mounted security devices at all first floor window frames.

Second Floor:

- *Room 201* - Replace plywood flooring in Rooms 201 to match varying sized pine tongue and groove strip flooring in Room 202.
- *Doors D203A and D205* - Provide new stile and rail two-over-two paneled doors where doors are not extant at door openings D203A and D205.
- *Room 207* – Remove existing bathroom fixtures, tile flooring, tile wainscot and gypsum wall board finish but leave partitions and wood lath behind gypsum wall board. Restore plaster finish to all walls. Remove gypsum wall board ceiling and install plaster finish on existing wood lath.
- *Door D207* – Widen door D207 to historic width and repair frame, casing and door
- *Room 208* – Remove gypsum wall board lining over wood lath and replace with plaster on the existing wood lath on the east wall.
- *Room 209* - Remove gypsum wall board lining over wood lath and replace with plaster on the existing wood lath on the all four walls.
- *Electrical Panel* – Remove electrical panel and associated conduit from south wall in Room 203.
- *Ceilings* – Replace gypsum wall board ceilings in Rooms 201, 207, 208, 209 and 210 with plaster on existing wood lath. Replace failing rock lath ceiling in Rooms 203, and 205 with plaster on new wood lath.

General:

- *Remove Fire Alarm Devices* – Remove all surface mounted conduit, fire alarm strobes, fire alarm bells, fire alarm panels and fire alarm pull stations that were installed in 1989.

- *Telephone Devices and Conduit* – Remove all surface mounted telephone devices and conduit as well as telephone panel in Room 206.
- *Electrical Conduit and Wire-mold* – Remove all surface mounted electrical conduit, outlets and wire-mold that were applied to most walls on every floor in the 1980's renovation.
- *Lighting* – Remove all existing lighting. Replacement lighting will require further study. The type of fixture that would have been used in the building during Period 3 can be observed in a historic photograph of Mr. Woodson in his office (Figure 2-016).
- *Paint Colors* – The paint color of all wood windows, doors, casings and sills should match the bluish-gray color identified in the Conservator's report on Appendix A that corresponds with Period 3. The walls have been re-plastered and skim-coated, so a precise color that corresponds with Period 3 could not be identified. An interpretative color will have to be designated. The stair treads and nosings should be painted the light bluish-gray. The hand rails, balusters and newel posts should be cleaned and touched up for the finish coat on these items was identified as not having been covered over since Period 3.

TREATMENT OPTION 1A – Period 3 – 1922 to 1950

This treatment option follows all options outlined in Option 1, but includes the installation of several items that have been identified as existing during Period 3 but for which there is minimal documentation. Implementation of these treatments will require interpretation and conjecture.

TREATMENT: EXTERIOR

- *Exterior Sign* - Install replication of metal and wood sign that appears in the black and white photograph taken during Period 3 of the East Elevation (Figure 2-012). The photograph indicates that the sign stated "The Associated Publishers Inc." The permit application for this sign indicated that it measured 11'-6"x2'-0".
- *Window Screens* - The same photograph that documents the exterior sign also indicates that all windows on the East Elevation had window screens. The hooks for these screens are still in place. As part of this treatment option the screens would be recreated.

TREATMENT: INTERIOR

- *Kitchen Representation* – Historic documentation and physical investigation does identify that Room 208 served as a kitchen when

Dr. Carter G. Woodson occupied the house. However, only the gas and water piping and a shadow of the cabinetry in this room remain. An interpretive representation of the kitchen cabinetry and oven could be installed in this room based on the shadowed footprint observed on the floor.

- *Bathroom Representation* – Room 207 has been identified as a bathroom during Period 3. However all of the fixtures and finishes date to a later period. Option 1 calls for the replacement of wall and ceiling finishes with plaster on the existing wood lath. Although no documentation exists as to the appearance of the toilet and sink fixture that existed in this room, fixtures typical of this period could be installed. The Bryan and Bryan drawings indicate that there was a sink and toilet in this room, but no shower.
- *Shelving in Room 205* – Room 205 has been identified as Dr. Carter G. Woodson's library. No physical evidence exists at the site that documents the bookshelves that were once in this room. However, a photograph of Dr. Carter G. Woodson in this room does show the design of the shelves (Figures 2-015 & 2-016). From these photos it is clear that the shelves covered portions of three walls. These shelves could be recreated based details represented in these photographs.
- *Window shades* – Mounted brackets for roll down window shades exist at all windows. In Figure 2- 016 a dark roll down window shade can barely be made out. These window shades would be recreated and installed at all windows.
- *Lighting* – The photo of Dr. Carter G. Woodson in his library (Figure 2-016) is the only documentation that has been found as to what the light fixtures from Period 3 or earlier Period might have looked like. This fixture design could be used as a basis for period light fixtures to be installed throughout the house.

FIRE PROTECTION – In conjunction with designated treatment option, the design team recommends that the NPS consider installing a sprinkler system throughout the building to protect the historic fabric from damage due to fire.

USE OPTIONS

The design team, after discussing use options with representatives from the National Park Service during a meeting on November 8th, 2006, has identified four potential uses for the Carter Woodson Home:

- **USE OPTION 1** – Interpretive House Museum Independent from Adjacent NPS Owned Property Use – Limited Access to House Museum Floors.
- **USE OPTION 2** – Interpretive House Museum/Full Visitor Access/Shared Use of Two Adjacent Properties.
- **USE OPTION 3** – Interpretive House Museum/Full Visitor Access/Shared Use of Three Adjacent Properties.
- **USE OPTION 4** – Interpretive House Museum with Living History ASALH Component/Full Visitor Access/Shared Use of Three Adjacent Properties.

All use options require some level of interpretation for which an exhibit story plan and installation design must be developed. The development of these items is not part of the scope of this Historic Structure Report.

Administrative offices, exhibit space, exhibit support space and visitor orientation are only generally represented in these diagrams. Further programming and planning will have to occur prior to advancing the design of the space utilization of the adjacent townhouses.

These use options do not address display of furniture and equipment that might have been located in the various rooms during Dr. Woodson's occupancy of the house. They also do not address relocation any of Dr. Woodson's book collection (currently overseen by the ASAAHL) to the site.

USE OPTION 1 – Interpretive House Museum Independent from Adjacent NPS Owned Property Use – Limited Access to House Museum Floors

For this option, the house would be restored to the Period of Significance as was referenced under the Treatment portion of this report. This option allows for minimal changes to the historic materials and features of the Carter G. Woodson Home and takes into account the historic character of the entire nineteenth-century row. This option follows the Secretary of the Interior's Standards for Rehabilitation, which espouses minimal change to the character-defining elements of a building and its site, and aims to prevent the removal of historic materials or the alteration of characteristic features and spaces.

The intent of Option 1 is to provide an interpretive house museum experience that is independent of the use and layout of the adjacent structures that are already owned by the NPS. The rooms would be set up as interpretative exhibits on how Dr. Woodson used the spaces or as exhibits relating to his life and work.

The accessible entrance would be located at the rear of the building, using the room designated historically as "Book Storage" for entrance and ticketing. A new ramp would be provided to give access from grade to the first floor level. In Option 1 the first floor is fully accessible but minor adjustments would have to be made to make thresholds compliant and to make sure that adequate clearance is provided at all first floor doors (most existing doors are 32" wide). The basement would not be accessible to the public given the limited headroom and could be used for NPS storage and building services.

The historic door frame widths are 32" on average, but do not provide 32" clear with doors in place. In order to be fully compliant to accessibility code, the door frames would have to be adjusted.

However the second and third floor would have limited accessibility due to not being able to place an elevator within the existing building that gives access to these floors without disrupting character defining features. A second means of egress is not provided from the second and third floor, so tours would have to be limited in size or restricted only to the first floor.

The adjacent townhouses would be configured independently from the visitor's experience within the Carter G. Woodson Home to accommodate administrative offices, exhibit space, exhibit support space, educational programs and visitor orientation. Support services such as ADA compliant bathrooms, mechanical, electrical and plumbing systems would be located in the adjacent townhouses.



USE OPTION 2 - Interpretive House Museum/Full Visitor Access/Shared Use of Two Adjacent Properties

Similar to Option 1, Option 2 assumes the house would be restored to the Period of Significance and would be established as an interpretive house museum. However, rather than keeping the circulation through the Carter G. Woodson Home separate from the adjacent structures, Option 2 links it to the adjacent two town houses (1540 & 1542 Ninth Street) that the NPS owns.

A goal of this option is to provide a high level of accessibility and efficient circulation without compromising the historic character of the Carter G. Woodson Home. On the exterior, an accessible entrance is located at 1542 Ninth Street, thereby eliminating the need to alter the front or rear entrance to the Carter G. Woodson Home and compromise its integrity. Placing the accessible entrance at this location changes the entrance of the most altered of the three historic buildings.

Interior accessibility is provided to every floor of the home by an elevator located within 1540 Ninth Street, taking advantage of the less important interior spaces of the property adjacent to the Carter G. Woodson Home. Furthermore, the entry/connection points into the historic house from the adjacent building have been carefully located on each floor to minimize changes to the form and integrity of the building and to provide minimal disruption to the historic fabric. Because the elevator and other modern amenities are located in the adjacent properties and placed outside the building envelope of the Carter G. Woodson Home, minimal alterations to the interior spaces of the historic house will be necessary. The three openings to be cut in the party wall will have to be carefully coordinated so as to minimize disruption of historic fabric, but do keep the openings to locations that are part of the historic house circulation. These openings do puncture the party wall and fire separation between the two townhouses. There will have to be special attention paid to designing of systems to address the combining of the two properties.

The historic door frame widths are 32" on average, but do not provide 32" clear with doors in place. In order to be fully compliant with accessibility codes, the door frames would have to be adjusted. The accessible route width requirement of 36" in this Option cannot be attained on the second and third floor. On the second floor, the width from the edge of the stair to the third floor and the wall is 34", 2" shy of the 36" accessibility clearance. On the third floor, the clearance between the stair railing and the wall is only 29".

This option shows no services for the Carter G. Woodson Home being located within the historic house museum. All of these services would be located in the adjacent townhouses.

The required second means of egress from the upper floors of the Woodson Home is satisfied by the use of the existing stair in the adjacent townhouse.

The entry and circulation represented in Option 2 allows for expanded administrative offices, exhibit space, exhibit support space, educational space and visitor orientation space in the adjacent townhouses that would augment the visitor experience to the home.



Figure 6-002:

DESIGN OPTION LAYOUT: **OPTION 2**

**USE OPTION 3 – Interpretive House Museum/Full Visitor
Access/Shared Use of Three Adjacent Properties**

This option treats the historic house in the same manner as Option 1 & 2 regarding restoring it to the Period of Significance. However, Option 3 assumes that at a future date the property at 1544 will become part of the Historic Site. Including this building in the planning allows for entry to the property at the corner. Option 3 introduces an entry at grade with an accessible ramp within 1544 that transitions to the first floor level of the Carter Woodson home.

An elevator is provided in 1542 that gives access to all floors and a central circulation spine links the three townhouses together and connects to the Woodson Home. A new egress stair, located across from the new elevator, provides the needed second means of egress.

The accessible route issues of Option 2 exist in this option as well within the historic house. Similar to Option 2, the townhouses will have to be combined and considered as one property to address the creation of openings in the party wall/fire separation.

Option 3 provides for more space for administrative offices, exhibit space, exhibit support space, educational programs and visitor orientation in the adjacent buildings.



USE OPTION 4 – Interpretive House Museum with Living History Component/Full Visitor Access/Shared Use of Three Adjacent Properties.

Option 4 closely resembles Option 2 regarding the plan for an accessible route into the building. In Option 4, however, the elevator has been relocated to townhouse 1542 providing for a slightly different series of entry points into the Woodson Home.

The accessible route issues of Option 2 exist in this option as well within the historic house. Similar to Option 2, the townhouses will have to be combined and considered as one property to address the creation of openings in the party wall/fire separation.

For this use the home would be restored to the Period of Significance, however some of the spaces would be dedicated to use as a “living museum.” Certain functions that are sympathetic to the way Dr. Woodson used those rooms during his occupancy would be used by potential administrative staff. Visitors would be able to observe them within the historic setting of the house.



ULTIMATE TREATMENT AND USE

Representatives of the National Park Service – National Capital Region met in June of 2007 to review the two treatment options and the four use options as presented in the draft of this HSR. The options and alternatives are included in the previous pages of this section of the HSR.

Ultimate Treatment – Exterior

The Park Service confirmed that the exterior of the Carter G. Woodson Home should be restored to its appearance during Period 3 – 1922-1950 when Dr. Woodson occupied the home. A restoration to this period would require all a combination of preservation and restoration treatments outlined for the exterior as part of Treatment Option 1 and Treatment Option 1a.

In summary, this work would include the following:

- Removal of all painted iron security grilles from exterior windows.
- Replacement of non-historic window sashes on East Elevation.
- Replacement of non-historic entry door on East Elevation.
- Removal of NPS sign on East Elevation.
- Replacement of Roofing at Lower and Upper roof with standing metal seam roofing.
- Removal of all concrete masonry infill at existing windows and restoration of all windows.
- Installation of new doors at Doors 103A and 110A at the alley.
- Installation of steps to Doors 103A and 110A at alley.
- Removal of all miscellaneous surface mounted materials on the exterior such as lighting, conduit etc.
- Removal of cementitious coating from brick.
- Recreate exterior sign that was in place during Dr. Woodson's occupancy.
- Recreate window screens in place on East Elevation during Dr. Woodson's occupancy.

The complete list for these exterior changes is listed under Treatment Options 1 and 1a.

Ultimate Treatment – Interior

Similar to the exterior, the ultimate treatment of the interior was confirmed by the NPS to follow recommendations made in Treatment Option 1 and Treatment Option 1a. These recommendations are a combination of preservation, restoration and rehabilitation recommendations to return the interior its appearance during Dr. Woodson's occupancy – Period 3.

In summary, this work would include the following:

- Removal of all shelving and modern mechanical equipment in the basement.

- Removal of walls on the first floor that would return it to the configuration during Period 3.
- Removal of first floor bathroom.
- Removal of gypsum wallboard walls and ceilings on all floors added after Period 3 and replacement with plaster on wood lath..
- Removal of plywood flooring patches and replacement with pine strip flooring.
- Installation of new stile and rail paneled doors in locations where they currently don't exist.
- Removal of second floor bathroom fixtures and return of second floor bathroom door to original width.
- Removal of security devices, fire alarm system devices, surface mounted conduit, telephone system devices and light fixtures.
- Repaint interior to correspond with colors identified in conservator report to correspond with Period 3.
- Provide new light fixtures that are accurate to Period 3.
- Provide shelving in Dr. Woodson's library as can be identified in photographs.
- Provide window shades at all windows.
- The recommendations for providing a kitchen and bathroom representation at the second floor in what were Dr. Woodson's office and private quarters will have to be further coordinated with an interpretive exhibit plan that is not part of this scope of work.

The complete list for these interior changes is listed under Treatment Options 1 and 1a.

Ultimate Use

As was mentioned previously, the Carter G. Woodson Home will be used as a house museum to educate visitors about Dr. Carter G. Woodson, his life, and the Association for the Study of African American Life and History.

The National Park Service determined that **Use Option 3 – Interpretive House Museum/Full Visitor Access/Shared Use of Three Adjacent Properties** would be the recommended or ultimate use for the Woodson Home and the adjacent townhouses that the NPS has purchased.

This option provides a high level of accessibility to the Woodson Home by depending on the adjacent townhouse for accessible circulation. Discrete openings in the party wall allow for one to pass through to the Woodson Home at every floor while minimizing disruption of historic fabric.

All three floors of the Woodson Home would be treated as exhibit space either as representation of how Dr. Woodson and the ASALH used the space or as display for describing the history of the site and its occupants. No building services or public services would be housed in the Woodson Home except exhibit space.

The adjacent townhouses would be used to house building mechanical systems for the townhouses as well as the Carter G. Woodson Home. An elevator, public bathrooms and other building service space would be provided in the adjacent townhouses as well. Visitors would be provided with a fully accessible entrance. Visitor orientation, exhibit space, exhibit support, administrative offices and educational facilities would be distributed amongst the three stories of these adjacent townhouses.

Ultimate Use – Code Considerations:

Due to the fact that Option 3 links the Carter G. Woodson Home to the adjacent townhouses, a fully compliant and fully enclosed fire stair can be provided as a second means of egress adjacent to the historic structure without disrupting the historic fabric or altering the existing historic stair. Similarly, an elevator can be provided for full accessibility to all floors of the house museum. Some historic openings may have to be modified in the historic house to allow for accessible circulation within each floor. The existing stairs in the historic house will be considered one of the two means of egress from the second and third floors.

Ultimate Use – Structural:

Structural repairs will be required to stabilize the Carter G. Woodson Home as a result of the severe water and termite damage to the existing structure. However, these repairs should be sufficient to ready the house for its use as a house museum with limited occupancy and guided tours of a limited size.

Ultimate Use – Mechanical/Electrical/Plumbing:

Given that the existing mechanical, electrical and plumbing systems in the Carter G. Woodson Home are not operating and will require replacement, the systems would be replaced in conjunction with new systems for the adjacent townhouses. All systems could be housed in the adjacent structures, providing opportunities for discrete distribution of systems to the historic house through the party wall, thus minimizing disruption of historic fabric.

Ultimate Use – Fire Protection:

As was described in the code review of the building, a sprinkler system will be required to satisfy code requirements. This system should be designed to be compliant with NFPA 13D standards at a minimum. A new fire alarm and smoke detection system will have to be installed in both the historic house and the adjacent townhouses.

COST EVALUATION OF ULTIMATE TREATMENT AND USE

ESTIMATOR NOTES

The Project Scope Considers the Following:

This Estimate represents the scope as presented by Beyer Blinder Belle, Architects & Planners LLP, within the 90% Draft Submission of the Historic Structure Report, dated April 30th, 2007 (which includes drawings and photographs), on the Carter G. Woodson Home National Historic Site, situated at 1538 Ninth Street, NW in Washington, DC.

The main treatment, in order to return the home to a stable and usable facility, includes the correction of the structural instability caused by water damage and the replacement of the roof to atop any further water infiltration. Upgrades are also required for the mechanical, electrical, plumbing and fire protection system to meet current codes.

The Class C construction cost estimate is based on quantities given by the consultants, as contained in the Recommendations Matrix of *Ultimate Treatment*, and discussions with design team members.

The estimate also includes costs associated with *Treatment Option 1, Option 1a* and *Use Option 3* of the potential *Treatment and Use* of the Carter G. Woodson Home; as contained in the Historic Report. Costs already accounted for in the *Work Recommendation* are excluded from the *Treatment and Use* work.

The detail reports show costs associated with individual assessed condition. Each separate item of work included its own general conditions, overhead and profit, and the item cost priced for construction by a general contractor utilizing subcontractors. The cost estimate excludes hazardous material abatement.

The markups conceded for this estimate are as follows:

Design Contingency	20%
Taxes	5.75%
General Conditions	18%
Bond & Permits	1.5%
Historic Preservation Factor	4%
Profit	10%
Escalation	4.75%

EXECUTIVE COST SUMMARY**Program Cost**

Work Recommendations	\$1,019,693
Treatment Option 1	\$ 123,192
Treatment Option 1A	\$ 68,255
Use Option 3	\$2,564,613
<u>TOTAL PROGRAM COST</u>	<u>\$3,775,753</u>

PROJECT SUMMARY REPORT

CARTER G. WOODSON HOME
 FOR
NPS - NATIONAL CAPITAL PARKS
 CARTER G. WOODSON HOME

SUMMARY REPORT No. 1

CARTER G. WOODSON HOME

LEVEL DESCRIPTION	TOTAL	QUANTITY	UNIT	UNIT COST
- NPS- NATIONAL CAPITAL PARKS	\$3,775,753	12,785	GSF	\$295.33
- CARTER G. WOODSON HOME	\$3,775,753	12,785	GSF	\$295.33
- WORK RECOMMENDATIONS	\$1,019,693	3,855	GSF	\$264.51
- ARCHITECTURAL	\$669,266	5,516	SF	\$121.33
+ ROOF COVERINGS	\$44,550	1,000	SF	\$44.55
+ BRICK	\$371,652	1,190	SF	\$312.31
+ STONE	\$6,476	675	SF	\$9.59
+ WOOD	\$43,813	64	EA	\$684.58
+ METALS	\$37,280	28	EA	\$1,331.41
+ EXTERIOR WINDOWS	\$22,771	25	EA	\$910.84
+ EXTERIOR DOORS	\$13,756	3	EA	\$4,585.30
+ WOOD STAIR	\$35,967	21	RISERS	\$1,712.72
+ WALL FINISHES	\$93,002	2,651	SF	\$35.08
- STRUCTURAL	\$228,111	3,855	GSF	\$59.17
+ EAST ELEVATION	\$73,541	670	SF	\$109.76
+ WEST ELEVATION	\$46,167	830	SF	\$55.62
+ CHIMNEYS	\$3,158	5	EA	\$631.70
+ INTERIOR	\$105,244	3,855	GSF	\$27.30
- MEP & LIFE SAFETY	\$122,316	3,855	GSF	\$31.73
+ FIRE ALARM SYSTEM	\$17,641	3,855	SF	\$4.58
+ FIRE SPRINKLER SYSTEM	\$26,944	3,855	SF	\$6.99
+ MECHANICAL SYSTEM	\$8,041	3,855	SF	\$2.09
+ PLUMBING SYSTEM	\$7,602	3,855	SF	\$1.97
+ ELECTRICAL SYSTEM	\$32,868	3,855	SF	\$8.53
+ LIGHTING	\$15,590	3,855	SF	\$4.04
+ SECURITY SYSTEM	\$13,632	3,855	SF	\$3.54
- TREATMENT OPTION 1	\$123,192	3,855	GSF	\$31.96
+ EXTERIOR	\$41,988	3,855	GSF	\$10.89
+ INTERIOR	\$81,204	3,855	GSF	\$21.06
- TREATMENT OPTION 1A	\$68,255	3,855	GSF	\$17.71
+ EXTERIOR	\$2,774	147	SF	\$18.87

CARTER G. WOODSON HOME
 FOR
NPS - NATIONAL CAPITAL PARKS
 CARTER G. WOODSON HOME

SUMMARY REPORT No. 1

CARTER G. WOODSON HOME

LEVEL DESCRIPTION	TOTAL	QUANTITY	UNIT	UNIT COST
+ INTERIOR	\$46,173	3,855	GSF	\$11.98
FIRE PROTECTION	\$19,308	3,855	SF	\$5.01
- USE OPTION 3	\$2,564,613	8,930	GSF	\$287.19
SHARING USE	\$1,085,169	8,930	GSF	\$121.52
DEMOLITION OF EXISTING INTERIORS	\$626,417	8,930	SF	\$70.15
- MEP & LIFE SAFETY	\$853,027	8,930	GSF	\$95.52
<i>FIRE ALARM SYSTEM</i>	<i>\$49,751</i>	<i>8,930</i>	<i>SF</i>	<i>\$5.57</i>
<i>FIRE SPRINKLER SYSTEM</i>	<i>\$60,625</i>	<i>8,930</i>	<i>SF</i>	<i>\$6.79</i>
<i>MECHANICAL SYSTEM</i>	<i>\$538,161</i>	<i>8,930</i>	<i>SF</i>	<i>\$60.26</i>
<i>PLUMBING SYSTEM</i>	<i>\$21,779</i>	<i>8,930</i>	<i>SF</i>	<i>\$2.44</i>
<i>ELECTRICAL SYSTEM</i>	<i>\$110,130</i>	<i>8,930</i>	<i>SF</i>	<i>\$12.33</i>
<i>LIGHTING</i>	<i>\$52,547</i>	<i>8,930</i>	<i>SF</i>	<i>\$5.88</i>
<i>SECURITY SYSTEM</i>	<i>\$20,033</i>	<i>8,930</i>	<i>SF</i>	<i>\$2.24</i>

WORK RECOMMENDATIONS COSTS

WORK RECOMMENDATIONS
FOR

NPS - NATIONAL CAPITAL PARKS
CARTER G. WOODSON HOME

SUMMARY REPORT No. 1

WORK RECOMMENDATIONS

LEVEL DESCRIPTION	TOTAL	QUANTITY	UNIT	UNIT COST
- NPS- NATIONAL CAPITAL PARKS	\$1,019,693	12,785	GSF	\$79.76
- CARTER G. WOODSON HOME	\$1,019,693	12,785	GSF	\$79.76
- WORK RECOMMENDATIONS	\$1,019,693	3,855	GSF	\$264.51
- ARCHITECTURAL	\$669,266	5,516	SF	\$121.33
- ROOF COVERINGS	\$44,550	1,000	SF	\$44.55
A25: INADEQUATE FLASHING	\$1,825	50	LF	\$36.49
A26: FALLING/MISSING GUTTERS	\$1,448	30	LF	\$48.26
A27: FAILING ROOF	\$41,278	1,000	SF	\$41.28
- BRICK	\$371,652	1,190	SF	\$312.31
A1: BIOLOGICAL GROWTH	\$1,281	15	SF	\$85.38
A2: CRACKS IN CEMENTITIOUS COATING	\$2,908	130	SF	\$22.37
A3: CRACK THROUGH MASONRY JOINT	\$402	25	SF	\$16.09
A4: DISLOCATED BRICK	\$10,676	30	SF	\$355.87
A5: INCOMPATIBLE PATCH	\$65,519	40	SF	\$1,637.96
A6: MISSING BRICK	\$10,281	18	LOC	\$571.17
A7: OUTWARD BULGING	\$83,905	400	SF	\$209.76
A8: OPEN MORTAR JOINTS	\$1,609	100	SF	\$16.09
A9: PAINT / GRAFFITI ON BRICK	\$1,879	30	SF	\$62.64
A10: REPLACEMENT SILL	\$7,431	3	EA	\$2,476.89
A11: SEALANT AT MORTAR JOINTS	\$25,501	1,480	SF	\$17.23
A12: BRICK SPALL	\$770	4	UNITS	\$192.62
A13: CONCRETE MASONRY INFILL	\$30,435	8	EA	\$3,804.37
A16: OPEN JOINT	\$129,054	670	SF	\$192.62
- STONE	\$6,476	675	SF	\$9.59
A14: DISLOCATION OF STONE	\$3,287	Ø READS		\$547.90
A15: HAIRLINE CRACK IN SINGLE UNIT	\$271	2	UNITS	\$135.46
A17: STONE SPALL	\$835	3	UNITS	\$278.39
A18: STONE STAINING - METALLIC	\$2,083	5	SF	\$416.50
- WOOD	\$43,813	64	EA	\$684.58
A19: DISLOCATED WOOD MEMBER	\$932	40	SF	\$23.31
A20: MISSING WOOD ELEMENT	\$39,279	16	EA	\$2,454.94

WORK RECOMMENDATIONS

FOR

NPS - NATIONAL CAPITAL PARKS

CARTER G. WOODSON HOME

SUMMARY REPORT No. 1

WORK RECOMMENDATIONS

LEVEL DESCRIPTION	TOTAL	QUANTITY	UNIT	UNIT COST
A21: PAINT LOSS	\$3,033	27	EA	\$112.35
A42: FAILED FLOOR BOARD	\$568	32	SF	\$17.76
- METALS	\$37,280	28	EA	\$1,331.41
A22: CORROSION	\$22,952	2	EA	\$11,475.79
A23: FERROUS METAL ANCHORS	\$1,134	12	EA	\$94.51
A24: METAL GRILLES	\$13,194	14	EA	\$942.42
- EXTERIOR WINDOWS	\$22,771	25	EA	\$910.84
A27: MISSING GLAZING PUTTY	\$1,549	25	EA	\$61.95
A28: CRACKED OR BROKEN GLASS	\$6,434	5	EA	\$1,286.81
A29: REPLACE INCOMPATIBLE WINDOW SASHES	\$11,770	8	EA	\$1,471.23
A30: REPLACEMENT OF MISSING WINDOWS	\$3,018	3	EA	\$1,006.11
- EXTERIOR DOORS	\$13,756	3	EA	\$4,585.30
A31: REPLACE INCOMPATIBLE DOORS	\$8,589	3	EA	\$2,863.04
A32: REPLACE MISSING DOOR	\$5,167	1	EA	\$5,166.77
- WOOD STAIR	\$35,967	21	RISERS	\$1,712.72
A50: SAGGING TREAD	\$32,784	21	RISERS	\$1,561.16
A51: UNSTABLE RAILING	\$2,373	9	EA	\$263.65
A52: WEAR ON TREADS AND RISERS	\$810	476	SF	\$1.70
- WALL FINISHES	\$93,002	2,851	SF	\$35.08
A33: INTERIOR OPEN MORTAR JOINTS	\$756	47	SF	\$16.09
A34: STONE SOILING	\$1,385	10	SF	\$138.47
A35: SURFACE RUST AT STEEL	\$4,522	10	EA	\$452.21
A36: PLASTER LOSS FROM LATH OR MASONRY	\$1,042	68	SF	\$15.33
A37: COMPLETE LOSS OF PLASTER WALL BOARD	\$12,150	600	SF	\$20.25
A38: HAIRLINE CRACK IN PLASTER WALL	\$263	382	LF	\$0.69
A39: MAJOR CRACK IN PLASTER WALL	\$244	175	LF	\$1.39
A40: PLASTER SEP. FROM WD LATH OR MASONR	\$5,576	160	SF	\$34.85
A41: FAILED PAINT ON WALL	\$464	37	SF	\$12.53
A42: SEVERE WATER DAMAGE TO PLASTER	\$2,435	200	SF	\$12.17
A43: INCOMPATIBLE METAL PATCH	\$422	16	SF	\$26.36
A44: PLYWOOD PATCH	\$3,163	120	SF	\$26.36

WORK RECOMMENDATIONS

FOR

NPS - NATIONAL CAPITAL PARKS

CARTER G. WOODSON HOME

SUMMARY REPORT No. 1

WORK RECOMMENDATIONS

LEVEL DESCRIPTION	TOTAL	QUANTITY	UNIT	UNIT COST
A45: SIGNIFICANT WEAR	\$25,968	80	SF	\$324.60
A46: TERMITE DAMAGE	\$9,147	5	SF	\$1,829.48
A47: SAGGING FLOOR	\$22,068	820	SF	\$26.91
A48: PAINT LOSS ON WOOD	\$3,042	300	SF	\$10.14
A49: MISSING OR DAMAGED MOLDING	\$355	8	LF	\$44.41
- STRUCTURAL	\$228,111	3,855	GSF	\$59.17
- <i>EAST ELEVATION</i>	\$73,541	670	SF	\$109.76
FOUNDATION FOOTING	\$2,670	12	LF	\$222.54
EXTERIOR FACADE	\$70,871	670	SF	\$105.78
- <i>WEST ELEVATION</i>	\$46,167	830	SF	\$55.62
BACK UP WALL	\$12,784	110	SF	\$116.22
BRICK VENEER WALL	\$6,974	110	SF	\$63.40
RECONSTRUCT STRUCTURE	\$26,409	720	SF	\$36.68
<i>CHIMNEYS</i>	\$3,158	5	EA	\$631.70
- <i>INTERIOR</i>	\$105,244	3,855	GSF	\$27.30
BASEMENT AND FIRST FLOOR FRAMING	\$54,602	1,085	SF	\$50.32
FIRST FLOOR AND SECOND FLOOR FRAMING	\$41,664	1,085	SF	\$38.40
SECOND AND THIRD FLOOR FRAMING	\$3,584	1,085	SF	\$3.30
THIRD AND ROOF FRAMING	\$5,394	1,000	SF	\$5.39
- MEP & LIFE SAFETY	\$122,316	3,855	GSF	\$31.73
<i>FIRE ALARM SYSTEM</i>	\$17,641	3,855	SF	\$4.58
<i>FIRE SPRINKLER SYSTEM</i>	\$26,944	3,855	SF	\$6.99
<i>MECHANICAL SYSTEM</i>	\$8,041	3,855	SF	\$2.09
<i>PLUMBING SYSTEM</i>	\$7,602	3,855	SF	\$1.97
<i>ELECTRICAL SYSTEM</i>	\$32,868	3,855	SF	\$8.53
<i>LIGHTING</i>	\$15,590	3,855	SF	\$4.04
<i>SECURITY SYSTEM</i>	\$13,632	3,855	SF	\$3.54

WORK RECOMMENDATIONS
FOR

NPS - NATIONAL CAPITAL PARKS

CARTER G. WOODSON HOME

DETAIL REPORT

WORK RECOMMENDATIONS

	QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS				
\$1,019,693				
\$1,019,693				
\$669,266				
\$44,550				
NPS- NATIONAL CAPITAL PARKS				
WORK RECOMMENDATIONS				
ARCHITECTURAL				
ROOF COVERINGS				
A25: INADEQUATE FLASHING				
1 New flashing to match existing	100	S.F.	18.25	\$1,825
A25: INADEQUATE FLASHING			Subtotal	\$1,825
ROLL-UP TOTALS				
\$1,019,693				
\$1,019,693				
\$669,266				
\$44,550				
NPS- NATIONAL CAPITAL PARKS				
WORK RECOMMENDATIONS				
ARCHITECTURAL				
ROOF COVERINGS				
A26: FALLING/MISSING GUTTERS				
2 New copper gutters	30	L.F.	48.26	\$1,448
A26: FALLING/MISSING GUTTERS			Subtotal	\$1,448
ROLL-UP TOTALS				
\$1,019,693				
\$1,019,693				
\$669,266				
\$44,550				
NPS- NATIONAL CAPITAL PARKS				
WORK RECOMMENDATIONS				
ARCHITECTURAL				
ROOF COVERINGS				
A27: FAILING ROOF				
3 Selected Roof Demolition	1,000	S.F.	10.56	\$10,555
4 Copper Roofing, standing seam, incl. necessary framing	10	Sq.	3,072.21	\$30,722
A27: FAILING ROOF			Subtotal	\$41,278
ROLL-UP TOTALS				
\$1,019,693				
\$1,019,693				
\$669,266				
\$371,652				
NPS- NATIONAL CAPITAL PARKS				
WORK RECOMMENDATIONS				
ARCHITECTURAL				
BRICK				
A1: BIOLOGICAL GROWTH				
5 Apply biocide to areas of biological growth	15	S.F.	68.83	\$1,032
6 Pressure wash surfaces to remove biological growth	15	S.F.	16.54	\$248
A1: BIOLOGICAL GROWTH			Subtotal	\$1,281

WORK RECOMMENDATIONS
 FOR

NPS - NATIONAL CAPITAL PARKS

CARTER G. WOODSON HOME

DETAIL REPORT

WORK RECOMMENDATIONS

	QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS				
\$1,019,693				
\$1,019,693				
\$669,266				
\$371,652				
NPS- NATIONAL CAPITAL PARKS				
WORK RECOMMENDATIONS				
ARCHITECTURAL				
BRICK				
A2: CRACKS IN CEMENTITIOUS COATING				
7 Remove stucco back to base brick	15	S.Y.	54.42	\$816
8 Pointing, re-point brick	130	S.F.	16.09	\$2,092
A2: CRACKS IN CEMENTITIOUS COATING			Subtotal	\$2,908
ROLL-UP TOTALS				
\$1,019,693				
\$1,019,693				
\$669,266				
\$371,652				
NPS- NATIONAL CAPITAL PARKS				
WORK RECOMMENDATIONS				
ARCHITECTURAL				
BRICK				
A3: CRACK THROUGH MASONRY JOINT				
9 Pointing, re-point open joints, to match adjacent mortar and building materials	25	S.F.	16.09	\$402
A3: CRACK THROUGH MASONRY JOINT			Subtotal	\$402
ROLL-UP TOTALS				
\$1,019,693				
\$1,019,693				
\$669,266				
\$371,652				
NPS- NATIONAL CAPITAL PARKS				
WORK RECOMMENDATIONS				
ARCHITECTURAL				
BRICK				
A4: DISLOCATED BRICK				
10 Dismantle existing brick units	30	S.F.	6.60	\$198
11 Clean brick of all mortar	30	S.F.	3.03	\$91
12 Inspect surfaces	1	Ea.	1,222.24	\$1,222
13 Set bricks level and plumb, in full bed mortar, incl setting buttons/shims	30	S.F.	169.93	\$5,098
14 Pointing, masonry, tuck, cut and re-point, hard mortar	30	S.F.	16.09	\$483
15 Allow for Shoring, minimum labor/equipment charge	1	Ea.	3,584.36	\$3,584
A4: DISLOCATED BRICK			Subtotal	\$10,676

WORK RECOMMENDATIONS
FOR

NPS - NATIONAL CAPITAL PARKS

CARTER G. WOODSON HOME

DETAIL REPORT

WORK RECOMMENDATIONS

		QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$371,652	BRICK				
A5: INCOMPATIBLE PATCH					
16	Remove existing patch material back to brick substrate by saw cutting and hand chiseling	5,760	S.L.	10.08	\$58,078
17	Set bricks level and plumb, in full bed mortar, incl setting buttons/shims	40	S.F.	169.93	\$6,797
18	Pointing, re-point open joints, to match adjacent mortar and building materials	40	S.F.	16.09	\$644
A5: INCOMPATIBLE PATCH				Subtotal	\$65,519
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$371,652	BRICK				
A6: MISSING BRICK					
19	Replace and set new bricks level and plumb, in full bed mortar, incl setting buttons/shims	36	S.F.	169.93	\$6,117
20	Pointing, re-point open joints, to match adjacent mortar and building materials	36	S.F.	16.09	\$579
21	Allow for Shoring, minimum labor/equipment charge	1	Ea.	3,584.36	\$3,584
A6: MISSING BRICK				Subtotal	\$10,281
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$371,652	BRICK				
A7: OUTWARD BULGING					
22	Allow for Shoring, minimum labor/equipment charge	1	Ea.	5,644.23	\$5,644
23	Dismantle existing brick units	400	S.F.	6.60	\$2,640
24	Clean brick of all mortar	400	S.F.	3.03	\$1,213
25	Set bricks level and plumb, in full bed mortar, incl setting buttons/shims	400	S.F.	169.93	\$67,972
26	Pointing, masonry, tuck, cut and re-point, hard mortar	400	S.F.	16.09	\$6,436
A7: OUTWARD BULGING				Subtotal	\$83,905

WORK RECOMMENDATIONS
FOR

NPS - NATIONAL CAPITAL PARKS

CARTER G. WOODSON HOME

DETAIL REPORT

WORK RECOMMENDATIONS

		QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$371,652	BRICK				
A8: OPEN MORTAR JOINTS					
27	Pointing, masonry, tuck, cut and re-point, hard mortar	100	S.F.	16.09	\$1,609
A8: OPEN MORTAR JOINTS Subtotal					\$1,609
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$371,652	BRICK				
A9: PAINT / GRAFFITI ON BRICK					
28	Surface Preparation, brick, apply graffiti removal material	30	S.F.	27.57	\$827
29	Cleaning brick, chemical, brush and wash, excludes scaffolding	30	S.F.	35.07	\$1,052
A9: PAINT / GRAFFITI ON BRICK Subtotal					\$1,879
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$371,652	BRICK				
A10: REPLACEMENT SILL					
30	Masonry demolition, window sill	21	L.F.	29.69	\$624
31	Wood framing, sills, treated	21	L.F.	324.15	\$6,807
A10: REPLACEMENT SILL Subtotal					\$7,431
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$371,652	BRICK				
A11: SEALANT AT MORTAR JOINTS					
32	Remove existing Caulking & Sealants	1	Job	1,688.90	\$1,689
33	Pointing, re-point open joints, to match adjacent mortar and building materials	1,480	S.F.	16.09	\$23,812
A11: SEALANT AT MORTAR JOINTS Subtotal					\$25,501

WORK RECOMMENDATIONS
FOR

NPS - NATIONAL CAPITAL PARKS

CARTER G. WOODSON HOME

DETAIL REPORT

WORK RECOMMENDATIONS

		QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$371,652	BRICK				
A12: BRICK SPALL					
34	Dismantle existing brick units	4	S.F.	6.60	\$26
35	Pointing, masonry, tuck, cut and re-point, hard mortar	4	S.F.	16.09	\$64
36	Set bricks level and plumb, in full bed mortar, incl shims	4	S.F.	169.93	\$680
A12: BRICK SPALL				Subtotal	\$770
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$371,652	BRICK				
A13: CONCRETE MASONRY INFILL					
37	Masonry demolition at window opening	140	S.F.	2.06	\$289
38	Repair wood framing at windows for new window	93	L.F.	324.15	\$30,146
A13: CONCRETE MASONRY INFILL				Subtotal	\$30,435
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$371,652	BRICK				
A16: OPEN JOINT					
39	Dismantle existing brick units	670	S.F.	6.60	\$4,422
40	Pointing, masonry, tuck, cut and re-point, hard mortar	670	S.F.	16.09	\$10,780
41	Set bricks level and plumb, in full bed mortar, incl setting buttons/shims	670	S.F.	169.93	\$113,853
A16: OPEN JOINT				Subtotal	\$129,054
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$6,476	STONE				
A14: DISLOCATION OF STONE					
42	Remove stone stair treads	24	L.F.	63.97	\$1,535

WORK RECOMMENDATIONS
FOR

NPS - NATIONAL CAPITAL PARKS

CARTER G. WOODSON HOME

DETAIL REPORT

WORK RECOMMENDATIONS

	QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS				
\$1,019,693				
\$1,019,693				
\$669,266				
\$6,476				
NPS- NATIONAL CAPITAL PARKS				
WORK RECOMMENDATIONS				
ARCHITECTURAL				
STONE				
A14: DISLOCATION OF STONE				
43 Reset stone stairs treads, including brick support	24	L.F.	73.00	\$1,752
A14: DISLOCATION OF STONE			Subtotal	\$3,287
ROLL-UP TOTALS				
\$1,019,693				
\$1,019,693				
\$669,266				
\$6,476				
NPS- NATIONAL CAPITAL PARKS				
WORK RECOMMENDATIONS				
ARCHITECTURAL				
STONE				
A15: HAIRLINE CRACK IN SINGLE UNIT				
44 Remove loose stone and debris	1	S.F.	7.53	\$8
45 Injection grout crack	3	L.F.	87.80	\$263
A15: HAIRLINE CRACK IN SINGLE UNIT			Subtotal	\$271
ROLL-UP TOTALS				
\$1,019,693				
\$1,019,693				
\$669,266				
\$6,476				
NPS- NATIONAL CAPITAL PARKS				
WORK RECOMMENDATIONS				
ARCHITECTURAL				
STONE				
A17: STONE SPALL				
46 Demolition, excess spalled stone, remove	3	S.F.	26.39	\$79
47 Cleaning masonry, high pressure wash, water	3	S.F.	10.55	\$32
48 Mortar	3	S.F.	117.58	\$353
49 Marble facing, polished finish, cut to size	3	S.F.	119.30	\$358
50 Clean Setting mortar	3	S.F.	4.57	\$14
A17: STONE SPALL			Subtotal	\$835
ROLL-UP TOTALS				
\$1,019,693				
\$1,019,693				
\$669,266				
\$6,476				
NPS- NATIONAL CAPITAL PARKS				
WORK RECOMMENDATIONS				
ARCHITECTURAL				
STONE				
A18: STONE STAINING - METALLIC				
51 Cleaning stone, rust iron stained area, rinse with warm water at low pressure, excludes scaffolding	5	S.F.	2.07	\$10

WORK RECOMMENDATIONS
FOR

NPS - NATIONAL CAPITAL PARKS

CARTER G. WOODSON HOME

DETAIL REPORT

WORK RECOMMENDATIONS

		QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$6,476	STONE				
A18: STONE STAINING - METALLIC					
52	Cleaning stone, chemical, with diluted ferrous stain remover, brush and wash, excludes scaffolding	5	S.F.	3.59	\$18
53	Door grille, remove	1	Ea.	942.42	\$942
54	Repair, clean and repaint stoop railing	12	L.F.	92.65	\$1,112
A18: STONE STAINING - METALLIC				Subtotal	\$2,083
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$43,813	WOOD				
A19: DISLOCATED WOOD MEMBER					
55	Re-anchor cornice wood members to masonry	20	Ea.	30.07	\$601
56	Allow Caulking wood cornices	1	Ea.	330.83	\$331
A19: DISLOCATED WOOD MEMBER				Subtotal	\$932
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$43,813	WOOD				
A20: MISSING WOOD ELEMENT					
57	Remove & replace window moldings	3,230	L.F.	9.49	\$30,639
58	Rebuild door frames, wood, oak,	34	L.F.	19.67	\$669
59	Paint door frames & trim	3,264	L.F.	2.44	\$7,971
A20: MISSING WOOD ELEMENT				Subtotal	\$39,279
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$43,813	WOOD				
A21: PAINT LOSS					
60	Paint door frames & trim	34	L.F.	2.44	\$83

WORK RECOMMENDATIONS
FOR

NPS - NATIONAL CAPITAL PARKS

CARTER G. WOODSON HOME

DETAIL REPORT

WORK RECOMMENDATIONS

		QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$37,280	METALS				
A23: FERROUS METAL ANCHORS					
69	Paint metal anchors w/rust inhibitive paint	4	Ea.	32.64	\$131
A23: FERROUS METAL ANCHORS Subtotal					\$1,134
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$37,280	METALS				
A24: METAL GRILLES					
70	Remove door & window grilles	14	Ea.	942.42	\$13,194
A24: METAL GRILLES Subtotal					\$13,194
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$22,771	EXTERIOR WINDOWS				
A27: MISSING GLAZING PUTTY					
71	Remove and replace glazing putty	460	S.F.	3.37	\$1,549
A27: MISSING GLAZING PUTTY Subtotal					\$1,549
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$22,771	EXTERIOR WINDOWS				
A28: CRACKED OR BROKEN GLASS					
72	Replace broken with new glass panels	110	S.F.	58.49	\$6,434
A28: CRACKED OR BROKEN GLASS Subtotal					\$6,434
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$22,771	EXTERIOR WINDOWS				
A29: REPLACE INCOMPATIBLE WINDOW SASHES					
73	Remove and replace windows, sash	166	S.F.	70.90	\$11,770

WORK RECOMMENDATIONS
 FOR

NPS - NATIONAL CAPITAL PARKS

CARTER G. WOODSON HOME

DETAIL REPORT

WORK RECOMMENDATIONS

		QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$22,771	EXTERIOR WINDOWS				
A29: REPLACE INCOMPATIBLE WINDOW SASHES					
				Subtotal	\$11,770
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$22,771	EXTERIOR WINDOWS				
A30: REPLACEMENT OF MISSING WINDOWS					
74	New windows, wood, double hung	3	Ea.	896.68	\$2,690
75	Paint doors, both sides	3	Ea.	109.43	\$328
				Subtotal	\$3,018
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$13,756	EXTERIOR DOORS				
A31: REPLACE INCOMPATIBLE DOORS					
76	Door demolition, door and trim	3	Ea.	34.42	\$103
77	New doors, solid oak wood D001, D101, D110A	3	Ea.	1,270.41	\$3,811
78	New door hardware	3	Ea.	1,448.79	\$4,346
79	Paint existing doors	3	Ea.	109.43	\$328
				Subtotal	\$8,589
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$13,756	EXTERIOR DOORS				
A32: REPLACE MISSING DOOR					
80	New door, solid oak wood D103A	1	Ea.	1,270.41	\$1,270
81	Frame w/ sidelights	1	Opng.	2,338.15	\$2,338
82	Door hardware	1	Door	1,448.79	\$1,449

WORK RECOMMENDATIONS
 FOR

NPS - NATIONAL CAPITAL PARKS

CARTER G. WOODSON HOME

DETAIL REPORT

WORK RECOMMENDATIONS

		QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$13,756	EXTERIOR DOORS				
A32: REPLACE MISSING DOOR					
83	Paint existing doors	1	Ea.	109.43	\$109
A32: REPLACE MISSING DOOR Subtotal					\$5,167
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$35,967	WOOD STAIR				
A50: SAGGING TREAD					
84	Stair Framing demolition stairs and stringers	21	Riser	62.65	\$1,316
85	New curved landing includes railing	3	Flight	10,489.57	\$31,469
A50: SAGGING TREAD Subtotal					\$32,784
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$35,967	WOOD STAIR				
A51: UNSTABLE RAILING					
86	Remove and repair balusters	7	Ea.	112.84	\$790
87	Remove and repair newels	2	Ea.	791.51	\$1,583
A51: UNSTABLE RAILING Subtotal					\$2,373
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$35,967	WOOD STAIR				
A52: WEAR ON TREADS AND RISERS					
88	Surface Preparation, interior, treads and risers, scrape & sand	238	S.F.	1.45	\$345
89	Paint treads	136	S.F.	1.84	\$250

WORK RECOMMENDATIONS
 FOR

NPS - NATIONAL CAPITAL PARKS

CARTER G. WOODSON HOME

DETAIL REPORT

WORK RECOMMENDATIONS

	QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS				
\$1,019,693				NPS- NATIONAL CAPITAL PARKS
\$1,019,693				WORK RECOMMENDATIONS
\$669,266				ARCHITECTURAL
\$35,967				WOOD STAIR
A52: WEAR ON TREADS AND RISERS				
90 Paint risers	102	S.F.	2.11	\$215
A52: WEAR ON TREADS AND RISERS			Subtotal	\$810
ROLL-UP TOTALS				
\$1,019,693				NPS- NATIONAL CAPITAL PARKS
\$1,019,693				WORK RECOMMENDATIONS
\$669,266				ARCHITECTURAL
\$93,002				WALL FINISHES
A33: INTERIOR OPEN MORTAR JOINTS				
91 Pointing, masonry, tuck, cut and re-point, hard mortar	47	S.F.	16.09	\$756
A33: INTERIOR OPEN MORTAR JOINTS			Subtotal	\$756
ROLL-UP TOTALS				
\$1,019,693				NPS- NATIONAL CAPITAL PARKS
\$1,019,693				WORK RECOMMENDATIONS
\$669,266				ARCHITECTURAL
\$93,002				WALL FINISHES
A34: STONE SOILING				
92 Clean room with mild cleaning solution	10	S.F.	138.47	\$1,385
A34: STONE SOILING			Subtotal	\$1,385
ROLL-UP TOTALS				
\$1,019,693				NPS- NATIONAL CAPITAL PARKS
\$1,019,693				WORK RECOMMENDATIONS
\$669,266				ARCHITECTURAL
\$93,002				WALL FINISHES
A35: SURFACE RUST AT STEEL				
93 Clean columns and beams	384	S.F.	1.85	\$710
94 Paint columns and beams	384	S.F.	9.93	\$3,812
A35: SURFACE RUST AT STEEL			Subtotal	\$4,522

WORK RECOMMENDATIONS
FOR

NPS - NATIONAL CAPITAL PARKS

CARTER G. WOODSON HOME

DETAIL REPORT

WORK RECOMMENDATIONS

		QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$93,002	WALL FINISHES				
A36: PLASTER LOSS FROM LATH OR MASONRY					
95	Remove damaged or crumbling plaster back to solid or sound material, feathering edges	68	S.F.	4.84	\$329
96	Skim coat plaster	68	S.F.	8.19	\$557
97	Wood lath on structure	68	S.F.	2.29	\$156
A36: PLASTER LOSS FROM LATH OR MASONRY				Subtotal	\$1,042
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$93,002	WALL FINISHES				
A37: COMPLETE LOSS OF PLASTER WALL BOARD					
98	Ceiling demolition	600	S.F.	2.20	\$1,322
99	Install new plaster ceiling	600	S.F.	16.27	\$9,760
100	New fiber mesh	600	S.F.	1.78	\$1,068
A37: COMPLETE LOSS OF PLASTER WALL BOARD				Subtotal	\$12,150
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$93,002	WALL FINISHES				
A38: HAIRLINE CRACK IN PLASTER WALL					
101	Remove loose plaster and debris	15	S.F.	7.53	\$113
102	New fiber mesh	15	S.F.	1.78	\$27
103	Skim coat plaster	15	S.F.	8.19	\$123
A38: HAIRLINE CRACK IN PLASTER WALL				Subtotal	\$263

WORK RECOMMENDATIONS
FOR

NPS - NATIONAL CAPITAL PARKS

CARTER G. WOODSON HOME

DETAIL REPORT

WORK RECOMMENDATIONS

		QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$93,002	WALL FINISHES				
A39: MAJOR CRACK IN PLASTER WALL					
104	Reattach plaster to substrate	7	S.F.	24.88	\$174
105	Skim coat plaster	7	S.F.	8.19	\$57
106	New fiber mesh	7	S.F.	1.78	\$12
A39: MAJOR CRACK IN PLASTER WALL				Subtotal	\$244
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$93,002	WALL FINISHES				
A40: PLASTER SEP. FROM WD LATH OR MASONRY					
107	Reattach plaster to substrate	160	S.F.	24.88	\$3,981
108	Skim coat plaster	160	S.F.	8.19	\$1,310
109	New fiber mesh	160	S.F.	1.78	\$285
A40: PLASTER SEP. FROM WD LATH OR MASONRY				Subtotal	\$5,576
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$93,002	WALL FINISHES				
A41: FAILED PAINT ON WALL					
110	Remove wet plaster back to solid or sound material	37	S.F.	4.84	\$179
111	Thin coat plaster, 1 coat veneer	37	S.F.	6.38	\$236
112	Paint Plaster walls	37	S.F.	1.30	\$48
A41: FAILED PAINT ON WALL				Subtotal	\$464

WORK RECOMMENDATIONS
FOR

NPS - NATIONAL CAPITAL PARKS

CARTER G. WOODSON HOME

DETAIL REPORT

WORK RECOMMENDATIONS

		QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$93,002	WALL FINISHES				
A42: SEVERE WATER DAMAGE TO PLASTER					
113	Plaster demolition	200	S.F.	2.20	\$441
114	Skim coat plaster	200	S.F.	8.19	\$1,638
115	New fiber mesh	200	S.F.	1.78	\$356
A42: SEVERE WATER DAMAGE TO PLASTER				Subtotal	\$2,435
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$93,002	WALL FINISHES				
A43: INCOMPATIBLE METAL PATCH					
116	New wood Strip Flooring, pine, T & G,	16	S.F.	24.25	\$388
117	Remove metal patch	16	S.F.	2.11	\$34
A43: INCOMPATIBLE METAL PATCH				Subtotal	\$422
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$93,002	WALL FINISHES				
A44: PLYWOOD PATCH					
118	Flooring demolition, wood, subfloor, plywood patch, glued and nailed	120	S.F.	2.11	\$253
119	New wood Strip Flooring, pine, T & G,	120	S.F.	24.25	\$2,910
A44: PLYWOOD PATCH				Subtotal	\$3,163
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$93,002	WALL FINISHES				
A45: SIGNIFICANT WEAR					
120	Clean and refinish flooring	3,655	S.F.	6.57	\$24,028

WORK RECOMMENDATIONS
FOR

NPS - NATIONAL CAPITAL PARKS

CARTER G. WOODSON HOME

DETAIL REPORT

WORK RECOMMENDATIONS

	QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS				
\$1,019,693				
\$1,019,693				
\$669,266				
\$93,002				
NPS- NATIONAL CAPITAL PARKS				
WORK RECOMMENDATIONS				
ARCHITECTURAL				
WALL FINISHES				
A45: SIGNIFICANT WEAR				
121 New wood Strip Flooring, pine, T & G,	80	S.F.	24.25	\$1,940
A45: SIGNIFICANT WEAR			Subtotal	\$25,968
ROLL-UP TOTALS				
\$1,019,693				
\$1,019,693				
\$669,266				
\$93,002				
NPS- NATIONAL CAPITAL PARKS				
WORK RECOMMENDATIONS				
ARCHITECTURAL				
WALL FINISHES				
A46: TERMITE DAMAGE				
122 Flooring demolition	5	S.F.	2.11	\$11
123 New wood Strip Flooring, pine, T & G,	5	S.F.	24.25	\$121
124 Allowance for anticipated termite damage	1	LS	9,015.61	\$9,016
A46: TERMITE DAMAGE			Subtotal	\$9,147
ROLL-UP TOTALS				
\$1,019,693				
\$1,019,693				
\$669,266				
\$93,002				
NPS- NATIONAL CAPITAL PARKS				
WORK RECOMMENDATIONS				
ARCHITECTURAL				
WALL FINISHES				
A47: SAGGING FLOOR				
125 Temporary Structural support (@ bottom of Room 103)	1	Ea.	885.91	\$886
126 Framing demolition, furring, on masonry or concrete walls or ceiling	110	S.F.	0.48	\$53
127 Framing dml, wood framing, subflooring	820	S.F.	1.51	\$1,242
128 New wood Strip Flooring, pine, T & G,	820	S.F.	24.25	\$19,887
A47: SAGGING FLOOR			Subtotal	\$22,068
ROLL-UP TOTALS				
\$1,019,693				
\$1,019,693				
\$669,266				
\$93,002				
NPS- NATIONAL CAPITAL PARKS				
WORK RECOMMENDATIONS				
ARCHITECTURAL				
WALL FINISHES				
A48: PAINT LOSS ON WOOD				
129 Surface Preparation, doors and windows, scrape & sand, wood,	300	S.F.	3.62	\$1,086

WORK RECOMMENDATIONS
FOR

NPS - NATIONAL CAPITAL PARKS

CARTER G. WOODSON HOME

DETAIL REPORT

WORK RECOMMENDATIONS

		QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$93,002	WALL FINISHES				
A48: PAINT LOSS ON WOOD					
130	Paints wood doors and windows	300	S.F.	6.52	\$1,956
A48: PAINT LOSS ON WOOD Subtotal					\$3,042
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$669,266	ARCHITECTURAL				
\$93,002	WALL FINISHES				
A49: MISSING OR DAMAGED MOLDING					
131	Remove & replace window moldings	8	L.F.	9.48	\$76
132	Remove and replace wood moldings at floor	8	L.F.	13.80	\$110
133	Remove and replace wood moldings Doors	8	L.F.	13.80	\$110
134	Painting door & window trims, wood	24	L.F.	2.44	\$59
A49: MISSING OR DAMAGED MOLDING Subtotal					\$355
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$228,111	STRUCTURAL				
\$73,541	EAST ELEVATION				
FOUNDATION FOOTING					
135	Strip footing, incl. excavation, concrete, forms & reinforcement	12	L.F.	222.54	\$2,670
FOUNDATION FOOTING Subtotal					\$2,670
ROLL-UP TOTALS					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$228,111	STRUCTURAL				
\$73,541	EAST ELEVATION				
EXTERIOR FACADE					
136	Dismantle existing brick units	670	S.F.	6.60	\$4,422
137	Pointing, masonry, tuck, cut and re-point, hard mortar	670	S.F.	16.09	\$10,780
138	Set bricks level and plumb, in full bed mortar, incl setting buttons/shims	670	S.F.	82.90	\$55,540

WORK RECOMMENDATIONS
 FOR

NPS - NATIONAL CAPITAL PARKS

CARTER G. WOODSON HOME

DETAIL REPORT

WORK RECOMMENDATIONS

		QTY	UOM	UNIT COST	TOTAL ITEM COS
<u>ROLL-UP TOTALS</u>					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$228,111	STRUCTURAL				
\$73,541	EAST ELEVATION				
<u>EXTERIOR FACADE</u>					
139	Limestone coping, includes mortar,	3	L.F.	42.92	\$129
<u>EXTERIOR FACADE</u>					<u>Subtotal</u>
					<u>\$70,871</u>
<u>ROLL-UP TOTALS</u>					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$228,111	STRUCTURAL				
\$46,167	WEST ELEVATION				
<u>BACK UP WALL</u>					
140	Construct Backup wall	110	S.F.	116.22	\$12,784
<u>BACK UP WALL</u>					<u>Subtotal</u>
					<u>\$12,784</u>
<u>ROLL-UP TOTALS</u>					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$228,111	STRUCTURAL				
\$46,167	WEST ELEVATION				
<u>BRICK VENEER WALL</u>					
141	Construct new brick veneer wall to match existing	110	S.F.	63.40	\$6,974
<u>BRICK VENEER WALL</u>					<u>Subtotal</u>
					<u>\$6,974</u>
<u>ROLL-UP TOTALS</u>					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$228,111	STRUCTURAL				
\$46,167	WEST ELEVATION				
<u>RECONSTRUCT STRUCTURE</u>					
142	Reconstruct South West Corner	1	LS	26,409.35	\$26,409
<u>RECONSTRUCT STRUCTURE</u>					<u>Subtotal</u>
					<u>\$26,409</u>
<u>ROLL-UP TOTALS</u>					
\$1,019,693	NPS- NATIONAL CAPITAL PARKS				
\$1,019,693	WORK RECOMMENDATIONS				
\$228,111	STRUCTURAL				
<u>CHIMNEYS</u>					
143	Repoint and seal Chimneys	40	V.L.F.	78.96	\$3,158

NPS - NATIONAL CAPITAL PARKS
CARTER G. WOODSON HOME

WORK RECOMMENDATIONS

Beyer Blinder Belle, Architects & Planners, LLP

WORK RECOMMENDATIONS
FOR

NPS - NATIONAL CAPITAL PARKS

CARTER G. WOODSON HOME

DETAIL REPORT

WORK RECOMMENDATIONS

	QTY	UOM	UNIT COST	TOTAL ITEM COS
<u>ROLL-UP TOTALS</u>				
\$1,019,693	NPS- NATIONAL CAPITAL PARKS			
\$1,019,693	WORK RECOMMENDATIONS			
\$228,111	STRUCTURAL			
\$105,244	INTERIOR			
<u>THIRD AND ROOF FRAMING</u>				
152 Framing repairs to rafters and ceiling joists	780	L.F.	6.92	\$5,394
<u>THIRD AND ROOF FRAMING</u>			<u>Subtotal</u>	<u>\$5,394</u>
<u>ROLL-UP TOTALS</u>				
\$1,019,693	NPS- NATIONAL CAPITAL PARKS			
\$1,019,693	WORK RECOMMENDATIONS			
\$122,316	MEP & LIFE SAFETY			
<u>FIRE ALARM SYSTEM</u>				
153 Install new fire alarm devices, incl. wires & conduit	3,855	S.F.	4.38	\$16,869
154 Cut patch and refinish plaster as required	3,855	SF	0.20	\$772
<u>FIRE ALARM SYSTEM</u>			<u>Subtotal</u>	<u>\$17,641</u>
<u>ROLL-UP TOTALS</u>				
\$1,019,693	NPS- NATIONAL CAPITAL PARKS			
\$1,019,693	WORK RECOMMENDATIONS			
\$122,316	MEP & LIFE SAFETY			
<u>FIRE SPRINKLER SYSTEM</u>				
155 Installation of New Fire Sprinkler System	3,855	S.F.	6.79	\$26,171
156 Cut patch and refinish plaster as required	3,855	SF	0.20	\$772
<u>FIRE SPRINKLER SYSTEM</u>			<u>Subtotal</u>	<u>\$26,944</u>
<u>ROLL-UP TOTALS</u>				
\$1,019,693	NPS- NATIONAL CAPITAL PARKS			
\$1,019,693	WORK RECOMMENDATIONS			
\$122,316	MEP & LIFE SAFETY			
<u>MECHANICAL SYSTEM</u>				
157 New Boiler	1	LS	5,246.15	\$5,246
158 New Radiator Piping, only	1	LS	2,022.04	\$2,022
159 Cut patch and refinish plaster as required	3,855	SF	0.20	\$772
<u>MECHANICAL SYSTEM</u>			<u>Subtotal</u>	<u>\$8,041</u>

WORK RECOMMENDATIONS
FOR

NPS - NATIONAL CAPITAL PARKS

CARTER G. WOODSON HOME

DETAIL REPORT

WORK RECOMMENDATIONS

	QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS				
\$1,019,693				
\$1,019,693				
\$122,316				
NPS- NATIONAL CAPITAL PARKS WORK RECOMMENDATIONS MEP & LIFE SAFETY				
PLUMBING SYSTEM				
160 Code compliant waste system for existing plumbing fixtures	1	LS	7,601.54	\$7,602
PLUMBING SYSTEM			Subtotal	\$7,602
ROLL-UP TOTALS				
\$1,019,693				
\$1,019,693				
\$122,316				
NPS- NATIONAL CAPITAL PARKS WORK RECOMMENDATIONS MEP & LIFE SAFETY				
ELECTRICAL SYSTEM				
161 Upgrade Electrical System	3,855	S.F.	8.33	\$32,095
162 Cut patch and refinish plaster as required	3,855	SF	0.20	\$772
ELECTRICAL SYSTEM			Subtotal	\$32,868
ROLL-UP TOTALS				
\$1,019,693				
\$1,019,693				
\$122,316				
NPS- NATIONAL CAPITAL PARKS WORK RECOMMENDATIONS MEP & LIFE SAFETY				
LIGHTING				
163 New Interior & Exterior Lighting System	3,855	S.F.	3.84	\$14,818
164 Cut patch and refinish plaster as required	3,855	SF	0.20	\$772
LIGHTING			Subtotal	\$15,590
ROLL-UP TOTALS				
\$1,019,693				
\$1,019,693				
\$122,316				
NPS- NATIONAL CAPITAL PARKS WORK RECOMMENDATIONS MEP & LIFE SAFETY				
SECURITY SYSTEM				
165 Security System	1	LS	12,859.35	\$12,859
166 Cut patch and refinish plaster as required	3,855	SF	0.20	\$772
SECURITY SYSTEM			Subtotal	\$13,632

TREATMENT OPTION 1

TREATMENT OPTION 1
FOR
NPS - NATIONAL CAPITAL PARKS
CARTER G. WOODSON HOME

SUMMARY REPORT No. 1

TREATMENT OPTION 1

LEVEL DESCRIPTION	TOTAL	QUANTITY	UNIT	UNIT COST
- NPS- NATIONAL CAPITAL PARKS	\$123,192	12,785	GSF	\$9.64
- CARTER G. WOODSON HOME	\$123,192	12,785	GSF	\$9.64
- TREATMENT OPTION 1	\$123,192	3,855	GSF	\$31.96
- EXTERIOR	\$41,988	3,855	GSF	\$10.89
PAINTED IRON WINDOW SECURITY GRILLES (A24)	\$12,511	12	EA	\$1,042.59
ENTRY DOOR D101 (Door incl. in A31)	\$4,994	1	EA	\$4,993.77
PAINTED IRON DOOR SECURITY GRILLES (A24)	\$2,740	2	EA	\$1,369.93
NATIONAL PARK SERVICE SIGN	\$451	1	EA	\$450.72
PAINT ON MASONRY	\$7,425	612	SF	\$12.13
FRONT ENTRY IRON GUARD RAIL	\$131	8	LF	\$16.31
CONCRETE MASONRY UNIT INFILL	\$72	35	SF	\$2.07
WINDOW W209	\$8,156	1	EA	\$8,156.26
ALLEY DOOR 103A (incl. A32)	\$37	1	EA	\$37.17
ALLEY DOOR 110A (incl. A31)	\$37	1	EA	\$37.17
STEPS TO DOORS 103A AND 110A	\$1,320	15	SF	\$87.98
REMOVE CEMENTITIOUS COATING	\$2,148	324	SF	\$6.63
SURFACE MOUNTED CONDUIT AND LIGHTING	\$1,966	1	LS	\$1,966.49
- INTERIOR	\$81,204	3,855	GSF	\$21.06
- BASEMENT	\$9,237	583	SF	\$15.84
SHELVING	\$1,894	583	SF	\$3.25
BOILER AND WATER HEATER	\$7,343	1	EA	\$7,343.37
- FIRST FLOOR	\$35,178	203	SY	\$173.29
OPENING AT ROOM 102	\$877	270	SF	\$3.25
WALL BETWEEN ROOM 104 AND ROOM 105	\$406	125	SF	\$3.25
ROOM 103 PLYWOOD FLOORING	\$462	24	SF	\$18.84
ROOM 108	\$1,236	50	SF	\$24.72
ROOM 109	\$20,590	63	SY	\$326.83
ROOM 110	\$693	6	SY	\$115.46
CEILINGS	\$9,244	92	SY	\$100.48
SECURITY DEVICES	\$1,680	1	LS	\$1,679.84
- SECOND FLOOR	\$26,675	177	SY	\$150.71

TREATMENT OPTION 1
 FOR
NPS - NATIONAL CAPITAL PARKS
 CARTER G. WOODSON HOME

SUMMARY REPORT No. 1

TREATMENT OPTION 1

LEVEL DESCRIPTION	<u>TOTAL</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>
ROOM 201	\$1,779	100	SF	\$17.79
DOORS D203A AND D205	\$4,507	2	EA	\$2,253.32
ROOM 207	\$4,749	284	SF	\$16.72
DOOR D207	\$2,611	1	EA	\$2,611.28
ROOM 208	\$1,115	13	SY	\$85.77
ROOM 209	\$1,990	23	SY	\$86.53
ELECTRICAL PANEL	\$921	1	LS	\$921.33
CEILINGS	\$9,002	98	SY	\$91.86
- GENERAL	\$10,114	1	LS	\$10,113.69
REMOVE FIRE ALARM DEVICES	\$1,727	1	LS	\$1,727.49
TELEPHONE DEVICES AND CONDUIT	\$1,727	1	LS	\$1,727.49
ELECTRICAL CONDUIT AND WIRE-MOLD	\$4,607	1	LS	\$4,606.65
LIGHTING	\$2,052	1	LS	\$2,052.05

TREATMENT OPTION 1
FOR

NPS - NATIONAL CAPITAL PARKS

CARTER G. WOODSON HOME

DETAIL REPORT

TREATMENT OPTION 1

	QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS				
\$123,192				
\$123,192				
\$41,988				
NPS- NATIONAL CAPITAL PARKS				
TREATMENT OPTION 1				
EXTERIOR				
<u>PAINTED IRON WINDOW SECURITY GRILLES (A24)</u>				
1 Repair frames of removed painted iron security grilles on windows	12	Ea.	1,042.59	\$12,511
2 Remove door & window grilles	12	Ea.	942.42	\$11,309
3 Remove door & window grilles	12	Ea.	(942.42)	(\$11,309)
<u>PAINTED IRON WINDOW SECURITY GRILLES (A24)</u>			<u>Subtotal</u>	<u>\$12,511</u>
ROLL-UP TOTALS				
\$123,192				
\$123,192				
\$41,988				
NPS- NATIONAL CAPITAL PARKS				
TREATMENT OPTION 1				
EXTERIOR				
<u>EAST ELEVATION WINDOW SASHES (A29)</u>				
4 Remove and replace windows, sash	166	S.F.	70.90	\$11,770
5 Remove and replace windows, sash	166	S.F.	(70.90)	(\$11,770)
ROLL-UP TOTALS				
\$123,192				
\$123,192				
\$41,988				
NPS- NATIONAL CAPITAL PARKS				
TREATMENT OPTION 1				
EXTERIOR				
<u>ENTRY DOOR D101 (Door Incl. in A31)</u>				
6 Replace Moldings, trim, at door surrounds	15	L.F.	8.90	\$134
7 Rem & relace plexiglass with laminated glass	8	S.F.	59.33	\$475
8 Signs, plaques, custom, gold, up to 1300 letters, 36" x 48"	1	Ea.	4,385.54	\$4,386
9 New doors, wood D101	1	Ea.	1,270.41	\$1,270
10 New door hardware	1	Ea.	1,448.79	\$1,449
11 Paint existing doors	1	Ea.	109.43	\$109
12 New doors, wood D101	1	Ea.	(1,270.41)	(\$1,270)
13 New door hardware	1	Ea.	(1,448.79)	(\$1,449)

TREATMENT OPTION 1
FOR

NPS - NATIONAL CAPITAL PARKS

CARTER G. WOODSON HOME

DETAIL REPORT

TREATMENT OPTION 1

	QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS				
\$123,192				
\$123,192				
\$41,988				
NPS- NATIONAL CAPITAL PARKS				
TREATMENT OPTION 1				
EXTERIOR				
ENTRY DOOR D101 (Door incl. in A31)				
14 Paint existing doors	1	Ea.	(109.43)	(\$109)
ENTRY DOOR D101 (Door incl. in A31)			Subtotal	\$4,994
ROLL-UP TOTALS				
\$123,192				
\$123,192				
\$41,988				
NPS- NATIONAL CAPITAL PARKS				
TREATMENT OPTION 1				
EXTERIOR				
PAINTED IRON DOOR SECURITY GRILLES (A24)				
15 Repair frames of removed painted iron security grilles on doors	2	Ea.	1,042.59	\$2,085
16 Repair plaque sign frames	32	S.F.	20.46	\$655
17 Remove door & window grilles	2	Ea.	942.42	\$1,885
18 Remove door & window grilles	2	Ea.	(942.42)	(\$1,885)
PAINTED IRON DOOR SECURITY GRILLES (A24)			Subtotal	\$2,740
ROLL-UP TOTALS				
\$123,192				
\$123,192				
\$41,988				
NPS- NATIONAL CAPITAL PARKS				
TREATMENT OPTION 1				
EXTERIOR				
NATIONAL PARK SERVICE SIGN				
19 Remove NPS sign from frame	1	Ea.	210.62	\$211
20 Repair sign frame	5	L.F.	48.02	\$240
NATIONAL PARK SERVICE SIGN			Subtotal	\$451
ROLL-UP TOTALS				
\$123,192				
\$123,192				
\$41,988				
NPS- NATIONAL CAPITAL PARKS				
TREATMENT OPTION 1				
EXTERIOR				
PAINT ON MASONRY				
21 Cleaning brick, chemical, brush and wash	612	S.F.	12.13	\$7,425
PAINT ON MASONRY			Subtotal	\$7,425

TREATMENT OPTION 1
FOR

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CARTER G. WOODSON HOME

DETAIL REPORT

TREATMENT OPTION 1

	QTY	UOM	UNIT COST	TOTAL ITEM COS
<u>ROLL-UP TOTALS</u>				
\$123,192	NPS- NATIONAL CAPITAL PARKS			
\$123,192	TREATMENT OPTION 1			
\$41,988	EXTERIOR			
<u>FRONT ENTRY IRON GUARD RAIL</u>				
22 Remove painted iron guardrailing	8	L.F.	16.32	\$131
<u>FRONT ENTRY IRON GUARD RAIL</u>			<u>Subtotal</u>	<u>\$131</u>
<u>ROLL-UP TOTALS</u>				
\$123,192	NPS- NATIONAL CAPITAL PARKS			
\$123,192	TREATMENT OPTION 1			
\$41,988	EXTERIOR			
<u>UPPER AND LOWER ROOFING (incl. in A27)</u>				
23 Selected Roof Demolition	1,000	S.F.	10.56	\$10,555
24 Copper Roofing, standing seam, incl.neccessary framing	10	Sq.	3,072.21	\$30,722
25 Selected Roof Demolition	1,000	S.F.	(10.56)	(\$10,555)
26 Copper Roofing, standing seam, incl.neccessary framing	10	Sq.	(3,072.21)	(\$30,722)
<u>ROLL-UP TOTALS</u>				
\$123,192	NPS- NATIONAL CAPITAL PARKS			
\$123,192	TREATMENT OPTION 1			
\$41,988	EXTERIOR			
<u>CONCRETE MASONRY UNIT INFILL</u>				
27 Masonry demolition, concrete block walls	35	S.F.	2.06	\$72
<u>CONCRETE MASONRY UNIT INFILL</u>			<u>Subtotal</u>	<u>\$72</u>
<u>ROLL-UP TOTALS</u>				
\$123,192	NPS- NATIONAL CAPITAL PARKS			
\$123,192	TREATMENT OPTION 1			
\$41,988	EXTERIOR			
<u>WINDOW W209</u>				
28 Masonry demolition, concrete block walls	19	S.F.	2.06	\$39
29 Masonry demolition, window sill	3	L.F.	29.69	\$89
30 Repair wood framing, windows	19	L.F.	324.15	\$6,159
31 Windows, wood, double hung,	1	Ea.	896.68	\$897

TREATMENT OPTION 1
FOR

NPS - NATIONAL CAPITAL PARKS

CARTER G. WOODSON HOME

DETAIL REPORT

TREATMENT OPTION 1

	QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS				
\$123,192				
\$123,192				
\$41,988				
NPS- NATIONAL CAPITAL PARKS				
TREATMENT OPTION 1				
EXTERIOR				
WINDOW W209				
32 Wood framing, sills	3	L.F.	324.15	\$972
WINDOW W209			Subtotal	\$8,156
ROLL-UP TOTALS				
\$123,192				
\$123,192				
\$41,988				
NPS- NATIONAL CAPITAL PARKS				
TREATMENT OPTION 1				
EXTERIOR				
ALLEY DOOR 103A (incl. A32)				
33 Masonry demolition, concrete block walls	18	S.F.	2.06	\$37
34 Doors, wood, solid oak 103A	1	Ea.	1,270.41	\$1,270
35 Door hardware	1	Door	1,448.79	\$1,449
36 Frames, wood w/ sidelights	1	Opng.	2,338.15	\$2,338
37 Doors, wood, solid oak 103A	1	Ea.	(1,270.41)	(\$1,270)
38 Door hardware	1	Door	(1,448.79)	(\$1,449)
39 Frames, wood w/ sidelights	1	Opng.	(2,338.15)	(\$2,338)
ALLEY DOOR 103A (incl. A32)			Subtotal	\$37
ROLL-UP TOTALS				
\$123,192				
\$123,192				
\$41,988				
NPS- NATIONAL CAPITAL PARKS				
TREATMENT OPTION 1				
EXTERIOR				
ALLEY DOOR 110A (incl. A31)				
40 Masonry demolition, concrete block walls	18	S.F.	2.06	\$37
41 Doors, wood,two panel, solid oak	1	Ea.	1,270.41	\$1,270
42 Door hardware	1	Door	1,448.79	\$1,449
43 Frames, wood w/ sidelights	1	Opng.	2,338.15	\$2,338
44 Doors, wood,two panel, solid oak	1	Ea.	(1,270.41)	(\$1,270)
45 Door hardware	1	Door	(1,448.79)	(\$1,449)

TREATMENT OPTION 1
FOR

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CARTER G. WOODSON HOME

DETAIL REPORT

TREATMENT OPTION 1

	QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS				
\$123,192				
\$123,192				
\$41,988				
NPS- NATIONAL CAPITAL PARKS				
TREATMENT OPTION 1				
EXTERIOR				
ALLEY DOOR 110A (incl. A31)				
46 Frames, wood w/ sidelights	1	Opng.	(2,338.15)	(\$2,338)
ALLEY DOOR 110A (incl. A31)			Subtotal	\$37
ROLL-UP TOTALS				
\$123,192				
\$123,192				
\$41,988				
NPS- NATIONAL CAPITAL PARKS				
TREATMENT OPTION 1				
EXTERIOR				
STEPS TO DOORS 103A AND 110A				
47 Remove stone stairs, treads	10	L.F.	32.93	\$329
48 Reset stone stairs, treads, including brick support	10	L.F.	73.00	\$730
49 Concrete Step on Grade	15	S.F.	17.35	\$260
STEPS TO DOORS 103A AND 110A			Subtotal	\$1,320
ROLL-UP TOTALS				
\$123,192				
\$123,192				
\$41,988				
NPS- NATIONAL CAPITAL PARKS				
TREATMENT OPTION 1				
EXTERIOR				
REMOVE CEMENTITIOUS COATING				
50 Remove cementitious Coating from masonry west facade	324	S.F.	6.63	\$2,148
REMOVE CEMENTITIOUS COATING			Subtotal	\$2,148
ROLL-UP TOTALS				
\$123,192				
\$123,192				
\$41,988				
NPS- NATIONAL CAPITAL PARKS				
TREATMENT OPTION 1				
EXTERIOR				
SURFACE MOUNTED CONDUIT AND LIGHTING				
51 Remove existing surface mounted electrical and telephone conduit and light fixtures	1	LS	1,966.49	\$1,966
SURFACE MOUNTED CONDUIT AND LIGHTING			Subtotal	\$1,966

TREATMENT OPTION 1
 FOR
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TREATMENT OPTION 1

		QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS					
\$123,192	NPS- NATIONAL CAPITAL PARKS				
\$123,192	TREATMENT OPTION 1				
\$81,204	INTERIOR				
\$9,237	BASEMENT				
SHELVING					
52	Walls and partitions demolition, metal or wood studs,(drywall)	583	S.F.	3.25	\$1,894
SHELVING Subtotal					\$1,894
ROLL-UP TOTALS					
\$123,192	NPS- NATIONAL CAPITAL PARKS				
\$123,192	TREATMENT OPTION 1				
\$81,204	INTERIOR				
\$9,237	BASEMENT				
BOILER AND WATER HEATER					
53	Remove existing water heater and boiler	1	Ea.	7,343.37	\$7,343
BOILER AND WATER HEATER Subtotal					\$7,343
ROLL-UP TOTALS					
\$123,192	NPS- NATIONAL CAPITAL PARKS				
\$123,192	TREATMENT OPTION 1				
\$81,204	INTERIOR				
\$35,178	FIRST FLOOR				
OPENING AT ROOM 102					
54	Walls and partitions demolition	270	S.F.	3.25	\$877
OPENING AT ROOM 102 Subtotal					\$877
ROLL-UP TOTALS					
\$123,192	NPS- NATIONAL CAPITAL PARKS				
\$123,192	TREATMENT OPTION 1				
\$81,204	INTERIOR				
\$35,178	FIRST FLOOR				
WALL BETWEEN ROOM 104 AND ROOM 105					
55	Walls and partitions demolition	125	S.F.	3.25	\$406
WALL BETWEEN ROOM 104 AND ROOM 105 Subtotal					\$406
ROLL-UP TOTALS					
\$123,192	NPS- NATIONAL CAPITAL PARKS				
\$123,192	TREATMENT OPTION 1				
\$81,204	INTERIOR				
\$35,178	FIRST FLOOR				
ROOM 103 PLYWOOD FLOORING					
56	Flooring demolition, wood, subfloor, plywood, glued and nailed	24	S.F.	3.16	\$76

TREATMENT OPTION 1
 FOR

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TREATMENT OPTION 1

ROLL-UP TOTALS		QTY	UOM	UNIT COST	TOTAL ITEM COS
\$123,192	NPS- NATIONAL CAPITAL PARKS				
\$123,192	TREATMENT OPTION 1				
\$81,204	INTERIOR				
\$35,178	FIRST FLOOR				

ROOM 103 PLYWOOD FLOORING

57	New wood Strip Flooring to match existing	24	S.F.	15.68	\$376
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ROOM 103 PLYWOOD FLOORING Subtotal \$452

ROLL-UP TOTALS	
\$123,192	NPS- NATIONAL CAPITAL PARKS
\$123,192	TREATMENT OPTION 1
\$81,204	INTERIOR
\$35,178	FIRST FLOOR

ROOM 108

58	Flooring demolition, tile, ceramic, mud set	50	S.F.	1.79	\$89
59	Walls and partitions demolition	50	S.F.	3.25	\$162
60	Fixture, lavatory, wall hung, selective demolition	1	Ea.	113.77	\$114
61	Fixture, water closet, floor mounted, selective demolition	1	Ea.	142.20	\$142
62	New Ceramic tile, walls	50	S.F.	9.86	\$493
63	Doors, wood, residential, interior, closet, bi-fold,	1	Ea.	234.82	\$235

ROOM 108 Subtotal \$1,236

ROLL-UP TOTALS	
\$123,192	NPS- NATIONAL CAPITAL PARKS
\$123,192	TREATMENT OPTION 1
\$81,204	INTERIOR
\$35,178	FIRST FLOOR

ROOM 109

64	Flooring demolition, wood strip flooring,with plywood patching	565	S.F.	2.63	\$1,488
65	Walls and partitions demolition	565	S.F.	3.25	\$1,835
66	Furring, walls	565	S.F.	3.61	\$2,041
67	Gypsum Plaster, 3 coats on exstg wood lath, on wood studs	63	S.Y.	58.28	\$3,672
68	New wood Strip Flooring to match existing	565	S.F.	15.68	\$8,861
69	Doors, wood interior, two panel, solid, oak	1	Ea.	1,270.41	\$1,270

DETAIL REPORT

7	Ea.	143,96	\$1,008
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TREATMENT OPTION 1
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DETAIL REPORT

TREATMENT OPTION 1

		QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS					
\$123,192	NPS- NATIONAL CAPITAL PARKS				
\$123,192	TREATMENT OPTION 1				
\$81,204	INTERIOR				
\$35,178	FIRST FLOOR				
SECURITY DEVICES					
77	Surface raceway, telephone/power pole, remove	7	Ea.	96.02	\$672
SECURITY DEVICES					Subtotal
					\$1,680
ROLL-UP TOTALS					
\$123,192	NPS- NATIONAL CAPITAL PARKS				
\$123,192	TREATMENT OPTION 1				
\$81,204	INTERIOR				
\$26,675	SECOND FLOOR				
ROOM 201					
78	Flooring demolition, wood, subfloor, plywood, glued and nailed	100	S.F.	2.11	\$211
79	New wood Strip Flooring to match existing	100	S.F.	15.68	\$1,568
ROOM 201					Subtotal
					\$1,779
ROLL-UP TOTALS					
\$123,192	NPS- NATIONAL CAPITAL PARKS				
\$123,192	TREATMENT OPTION 1				
\$81,204	INTERIOR				
\$26,675	SECOND FLOOR				
DOORS D203A AND D205					
80	Doors, wood, solid, oak	2	Ea.	830.86	\$1,662
81	Door hardware	2	Door	1,422.46	\$2,845
DOORS D203A AND D205					Subtotal
					\$4,507
ROLL-UP TOTALS					
\$123,192	NPS- NATIONAL CAPITAL PARKS				
\$123,192	TREATMENT OPTION 1				
\$81,204	INTERIOR				
\$26,675	SECOND FLOOR				
ROOM 207					
82	Walls and partitions demolition	60	S.F.	3.25	\$195
83	Fixture, bath tub, fiberglass, selective demolition	1	Ea.	189.55	\$190
84	Fixture, lavatory, wall hung, selective demolition	1	Ea.	113.77	\$114
85	Fixture, water closet, floor mounted, selective demolition	1	Ea.	142.20	\$142

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DETAIL REPORT

TREATMENT OPTION 1

ROLL-UP TOTALS

\$123,192 NPS- NATIONAL CAPITAL PARKS
 \$123,192 TREATMENT OPTION 1
 \$81,204 INTERIOR
 \$26,675 SECOND FLOOR

QTY UOM UNIT COST TOTAL ITEM COS

ROOM 207

86	Ceramic tile, walls, interior,	204	S.F.	9.86	\$2,012
87	Flooring demolition, tile, ceramic	40	S.F.	1.79	\$72
88	Ceiling demolition, drywall, furred and nailed, remove	40	S.F.	4.13	\$165
89	Gypsum Plaster, 3 coats on exstg wood lath, on wood studs, on ceilings	4.50	S.Y.	63.21	\$284
90	Gypsum Plaster, 3 coats on exstg wood lath, on wood studs	23	S.Y.	58.28	\$1,341
91	Doors, wood, residential, interior, closet, bi-fold, flush,oak,	1	Ea.	234.82	\$235

ROOM 207 Subtotal \$4,749

ROLL-UP TOTALS

\$123,192 NPS- NATIONAL CAPITAL PARKS
 \$123,192 TREATMENT OPTION 1
 \$81,204 INTERIOR
 \$26,675 SECOND FLOOR

DOOR D207

92	Frames, wood, pine, 5/4" x 6-9/16" deep, incl. exterior trim	17	L.F.	21.06	\$358
93	Doors, wood, solid, oak	1	Ea.	830.86	\$831
94	Door hardware	1	Door	1,422.46	\$1,422

DOOR D207 Subtotal \$2,611

ROLL-UP TOTALS

\$123,192 NPS- NATIONAL CAPITAL PARKS
 \$123,192 TREATMENT OPTION 1
 \$81,204 INTERIOR
 \$26,675 SECOND FLOOR

ROOM 208

95	Gypsum Plaster, 3 coats on exstg wood lath, on wood studs	13	S.Y.	58.28	\$758
96	Walls and partitions demolition, drywall, nailed	110	S.F.	3.25	\$357

ROOM 208 Subtotal \$1,115

TREATMENT OPTION 1
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NPS - NATIONAL CAPITAL PARKS
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DETAIL REPORT

TREATMENT OPTION 1

		QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS					
\$123,192	NPS- NATIONAL CAPITAL PARKS				
\$123,192	TREATMENT OPTION 1				
\$81,204	INTERIOR				
\$26,675	SECOND FLOOR				
ROOM 209					
97	Gypsum Plaster, 3 coats on exstg wood lath, on wood studs	23	S.Y.	58.28	\$1,341
98	Walls and partitions demolition, drywall, nailed	200	S.F.	3.25	\$650
ROOM 209 Subtotal					\$1,990
ROLL-UP TOTALS					
\$123,192	NPS- NATIONAL CAPITAL PARKS				
\$123,192	TREATMENT OPTION 1				
\$81,204	INTERIOR				
\$26,675	SECOND FLOOR				
ELECTRICAL PANEL					
99	Electrical panel, remove,incl. wire & conduit terminations	1	Ea	921.33	\$921
ELECTRICAL PANEL Subtotal					\$921
ROLL-UP TOTALS					
\$123,192	NPS- NATIONAL CAPITAL PARKS				
\$123,192	TREATMENT OPTION 1				
\$81,204	INTERIOR				
\$26,675	SECOND FLOOR				
CEILINGS					
100	Ceiling demolition, gypsum plaster, on wood lath, remove	440	S.F.	2.20	\$969
101	Ceiling demolition, drywall, furred and nailed, remove	445	S.F.	4.13	\$1,838
102	Gypsum Plaster, 3 coats on exstg wood lath, on wood studs, on ceilings	98	S.Y.	63.21	\$6,195
CEILINGS Subtotal					\$9,002
ROLL-UP TOTALS					
\$123,192	NPS- NATIONAL CAPITAL PARKS				
\$123,192	TREATMENT OPTION 1				
\$81,204	INTERIOR				
\$10,114	GENERAL				
REMOVE FIRE ALARM DEVICES					
103	Remove fire alarm devices, incl. wires & conduit	1	LS	1,727.49	\$1,727
REMOVE FIRE ALARM DEVICES Subtotal					\$1,727

TREATMENT OPTION 1
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NPS - NATIONAL CAPITAL PARKS
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DETAIL REPORT

TREATMENT OPTION 1

	QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS				
\$123,192				NPS- NATIONAL CAPITAL PARKS
\$123,192				TREATMENT OPTION 1
\$81,204				INTERIOR
\$10,114				GENERAL
TELEPHONE DEVICES AND CONDUIT				
104	1	LS	1,727.49	Public address system, conventional, office, remove
TELEPHONE DEVICES AND CONDUIT			Subtotal	\$1,727
ROLL-UP TOTALS				
\$123,192				NPS- NATIONAL CAPITAL PARKS
\$123,192				TREATMENT OPTION 1
\$81,204				INTERIOR
\$10,114				GENERAL
ELECTRICAL CONDUIT AND WIRE-MOLD				
105	1	LS	4,606.65	Remove electrical conduit and wire mold
ELECTRICAL CONDUIT AND WIRE-MOLD			Subtotal	\$4,607
ROLL-UP TOTALS				
\$123,192				NPS- NATIONAL CAPITAL PARKS
\$123,192				TREATMENT OPTION 1
\$81,204				INTERIOR
\$10,114				GENERAL
LIGHTING				
106	1	LS	2,052.05	Remove existing surface mounted electrical and telephone conduit and light fixtures
LIGHTING			Subtotal	\$2,052
ROLL-UP TOTALS				
\$123,192				NPS- NATIONAL CAPITAL PARKS
\$123,192				TREATMENT OPTION 1
\$81,204				INTERIOR
\$10,114				GENERAL
PAINT COLORS - WOOD TRIM (A21)				
107	34	LF	1.57	Paint door frames & trim
108	2	Ea.	80.05	Paint doors, both sides
109	25	Ea.	93.82	Paint windows
110	34	LF.	(1.57)	Paint door frames & trim
111	2	Ea.	(80.05)	Paint doors, both sides
112	25	Ea.	(93.82)	Paint windows

TREATMENT OPTION 1A

TREATMENT OPTION 1A
 FOR
NPS - NATIONAL CAPITAL PARKS
 CARTER G. WOODSON HOME

SUMMARY REPORT No. 1

TREATMENT OPTION 1A

LEVEL DESCRIPTION	TOTAL	QUANTITY	UNIT	UNIT COST
- NPS- NATIONAL CAPITAL PARKS	\$68,255	12,785	GSF	\$5.34
- CARTER G. WOODSON HOME	\$68,255	12,785	GSF	\$5.34
- TREATMENT OPTION 1A	\$68,255	3,855	GSF	\$17.71
- EXTERIOR	\$2,774	147	SF	\$18.87
EXTERIOR SIGN	\$1,431	1	EA	\$1,430.54
WINDOW SCREENS	\$1,343	147	SF	\$9.14
- INTERIOR	\$46,173	3,855	GSF	\$11.98
KITCHEN REPRESENTATION ROOM 208	\$18,185	32	LF	\$568.27
BATHROOM REPRESENTATION ROOM 207	\$8,192	2	EA	\$4,096.12
SHELVING IN ROOM 205	\$13,574	26	LF	\$522.07
WINDOW SASHES	\$3,133	166	SF	\$18.87
LIGHTING	\$3,089	3,855	SF	\$0.80
FIRE PROTECTION	\$19,308	3,855	SF	\$5.01

TREATMENT OPTION 1A
 FOR

NPS - NATIONAL CAPITAL PARKS

CARTER G. WOODSON HOME

DETAIL REPORT

TREATMENT OPTION 1A

	QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS				
\$68,255				NPS- NATIONAL CAPITAL PARKS
\$68,255				TREATMENT OPTION 1A
\$2,774				EXTERIOR
EXTERIOR SIGN				
1 Replicate metal and wood sign, 11'-6" x 2'-0", (stating "The Associated Publishers, Inc.")	1	Ea.	1,430.54	\$1,431
EXTERIOR SIGN			Subtotal	\$1,431
ROLL-UP TOTALS				
\$68,255				NPS- NATIONAL CAPITAL PARKS
\$68,255				TREATMENT OPTION 1A
\$2,774				EXTERIOR
WINDOW SCREENS				
2 Recreate wood window screens	147	S.F.	9.14	\$1,343
WINDOW SCREENS			Subtotal	\$1,343
ROLL-UP TOTALS				
\$68,255				NPS- NATIONAL CAPITAL PARKS
\$68,255				TREATMENT OPTION 1A
\$46,173				INTERIOR
KITCHEN REPRESENTATION ROOM 208				
3 Kitchen cabinets,(& oven) in Room 208	32	L.F.	568.27	\$18,185
KITCHEN REPRESENTATION ROOM 208			Subtotal	\$18,185
ROLL-UP TOTALS				
\$68,255				NPS- NATIONAL CAPITAL PARKS
\$68,255				TREATMENT OPTION 1A
\$46,173				INTERIOR
BATHROOM REPRESENTATION ROOM 207				
4 Sink, wall, includes faucet and drain	1	Ea.	2,014.54	\$2,015
5 Sink, rough-in, supply, waste and vent	1	Ea.	2,957.61	\$2,958
6 Water closet	1	Ea.	1,488.29	\$1,488
7 Water closet, rough-in, supply, waste, vent and carrier	1	Ea.	1,731.80	\$1,732
BATHROOM REPRESENTATION ROOM 207			Subtotal	\$8,192

TREATMENT OPTION 1A
 FOR

NPS - NATIONAL CAPITAL PARKS

CARTER G. WOODSON HOME

DETAIL REPORT

TREATMENT OPTION 1A

	QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS				
\$68,255	NPS- NATIONAL CAPITAL PARKS			
\$68,255	TREATMENT OPTION 1A			
\$46,173	INTERIOR			
<u>SHELVING IN ROOM 205</u>				
8 Book Shelving	26	L.F.	522.07	\$13,574
<u>SHELVING IN ROOM 205</u>			<u>Subtotal</u>	<u>\$13,574</u>
ROLL-UP TOTALS				
\$68,255	NPS- NATIONAL CAPITAL PARKS			
\$68,255	TREATMENT OPTION 1A			
\$46,173	INTERIOR			
<u>WINDOW SASHES</u>				
9 Shades, roll-up, w/ slats	166	S.F.	18.87	\$3,133
<u>WINDOW SASHES</u>			<u>Subtotal</u>	<u>\$3,133</u>
ROLL-UP TOTALS				
\$68,255	NPS- NATIONAL CAPITAL PARKS			
\$68,255	TREATMENT OPTION 1A			
\$46,173	INTERIOR			
<u>LIGHTING</u>				
10 Lighting fixtures, interior	3,855	SF	0.80	\$3,089
<u>LIGHTING</u>			<u>Subtotal</u>	<u>\$3,089</u>
ROLL-UP TOTALS				
\$68,255	NPS- NATIONAL CAPITAL PARKS			
\$68,255	TREATMENT OPTION 1A			
\$46,173	INTERIOR			
<u>FIRE PROTECTION</u>				
11 Sprinkler System	3,855	SF	5.01	\$19,308
<u>FIRE PROTECTION</u>			<u>Subtotal</u>	<u>\$19,308</u>

USE OPTION 3

USE OPTION 3
 FOR
NPS - NATIONAL CAPITAL PARKS
 CARTER G. WOODSON HOME

SUMMARY REPORT No. 1

USE OPTION 3

LEVEL DESCRIPTION	TOTAL	QUANTITY	UNIT	UNIT COST
- NPS- NATIONAL CAPITAL PARKS	\$2,564,613	12,785	GSF	\$200.60
- CARTER G. WOODSON HOME	\$2,564,613	12,785	GSF	\$200.60
- USE OPTION 3	\$2,564,613	8,930	GSF	\$287.19
SHARING USE	\$1,085,169	8,930	GSF	\$121.52
DEMOLITION OF EXISTING INTERIORS	\$626,417	8,930	SF	\$70.15
- MEP & LIFE SAFETY	\$853,027	8,930	GSF	\$95.52
FIRE ALARM SYSTEM	\$49,751	8,930	SF	\$5.57
FIRE SPRINKLER SYSTEM	\$60,625	8,930	SF	\$6.79
MECHANICAL SYSTEM	\$538,161	8,930	SF	\$60.26
PLUMBING SYSTEM	\$21,779	8,930	SF	\$2.44
ELECTRICAL SYSTEM	\$110,130	8,930	SF	\$12.33
LIGHTING	\$52,547	8,930	SF	\$5.88
SECURITY SYSTEM	\$20,033	8,930	SF	\$2.24

USE OPTION 3
FOR

NPS - NATIONAL CAPITAL PARKS

CARTER G. WOODSON HOME

DETAIL REPORT

USE OPTION 3

		QTY	UOM	UNIT COST	TOTAL ITEM COS
ROLL-UP TOTALS					
\$2,564,613	NPS- NATIONAL CAPITAL PARKS				
\$2,564,613	USE OPTION 3				
SHARING USE					
1	Handicap access ramp, railing both sides, 5' wide, includes forms(4 uses), reinforcing steel, and finishing	20	L.F.	1,181.71	\$23,634
2	Elevators, hydraulic passenger, base unit, standard finish, 1500 lb, 100 fpm, 2stop, incl. cab finishes	1	Ea.	108,158.55	\$108,159
3	Elevators, hydraulic, for number of stops over 2, add	2	Stop	14,661.02	\$29,322
4	Circulation and Egress stairs, oak, unfinished, prefabricated, includes railing	10	Flight	10,489.57	\$104,896
5	Selected Roof Demolition	3,800	S.F.	10.56	\$40,111
6	Copper Roofing, standing seam, incl. necessary framing	38	Sq.	3,072.21	\$116,744
7	Restoration and improvements to facade of existing adjoining townhouses	2,470	S.F.	83.28	\$205,698
8	Allowance for parking lots (10 cars) & driveways	2,700	S.F.	169.11	\$456,606
SHARING USE				Subtotal	\$1,085,169
ROLL-UP TOTALS					
\$2,564,613	NPS- NATIONAL CAPITAL PARKS				
\$2,564,613	USE OPTION 3				
DEMOLITION OF EXISTING INTERIORS					
9	Miscellaneous gutting and reconfiguration of interiors of existing adjoining townhouses	8,930	SF Fir	70.15	\$626,417
DEMOLITION OF EXISTING INTERIORS				Subtotal	\$626,417
ROLL-UP TOTALS					
\$2,564,613	NPS- NATIONAL CAPITAL PARKS				
\$2,564,613	USE OPTION 3				
\$853,027	MEP & LIFE SAFETY				
FIRE ALARM SYSTEM					
10	Remove fire alarm devices, incl. wires & conduit	8,930	S.F.	5.57	\$49,751
FIRE ALARM SYSTEM				Subtotal	\$49,751
ROLL-UP TOTALS					
\$2,564,613	NPS- NATIONAL CAPITAL PARKS				
\$2,564,613	USE OPTION 3				
\$853,027	MEP & LIFE SAFETY				
FIRE SPRINKLER SYSTEM					
11	Fire Sprinkler System	8,930	S.F.	6.79	\$60,625

DETAIL REPORT

January 15, 2008

USE OPTION 3
 FOR

NPS - NATIONAL CAPITAL PARKS
 CARTER G. WOODSON HOME

DETAIL REPORT

USE OPTION 3

ROLL-UP TOTALS

\$2,564,613 NPS- NATIONAL CAPITAL PARKS
 \$2,564,613 USE OPTION 3
 \$853,027 MEP & LIFE SAFETY

QTY UOM UNIT COST TOTAL ITEM COS

LIGHTING

LIGHTING Subtotal \$52,547

ROLL-UP TOTALS

\$2,564,613 NPS- NATIONAL CAPITAL PARKS
 \$2,564,613 USE OPTION 3
 \$853,027 MEP & LIFE SAFETY

SECURITY SYSTEM

18 Security System

1 LS 20,033.35 \$20,033

SECURITY SYSTEM Subtotal \$20,033