



Overall Project Cost and Breakdown of Building Restoration (2019)

The total cost of the building restoration project is projected at an estimated **1.6 million dollars**. The majority of the project is projected to be covered through private donations, foundations, organizations, and state/federal grant funding resources.

Project Breakdown:

- **Architectural Firm: \$100,000.**
 - This includes blueprints, sketches, renderings, consultations, design services, and coordination.
- **Primary systems** are estimated to cost a total of **\$525,000.**
 - Plumbing (not including sprinkler system) is estimated at \$100,000.
 - Sprinkler system replacement is estimated at \$50,000.
 - Electrical is estimated at \$275,000.
 - This includes a complete rewiring and updating of the building, including both original freight elevator and installed single-person ADA-compliant elevator; cleanup and removal of all old and unused boxes and electricals; and replacement of fluorescent light fixtures with period-specific non-fluorescent fixtures: \$245,000.
 - Purchase and installation of single-person ADA-compliant elevator: \$25,000.
 - Updates to entrances and exits, including electricals for handicap accessibility: \$5,000.
 - HVAC system is estimated at \$100,000.
- **Interior restoration** and restructuring of the building is estimated at **\$350,000.**
 - Tin ceiling reconstruction and replacement: \$100,000.
 - Reconstruction of rooms, including walls, doors, and all trim: \$100,000.
 - Building furniture and room furnishings: \$100,000.
 - Commercial/Industrial grade caterer's kitchen (second floor), including all furnishings: \$10,000.
 - Additional aesthetics: \$40,000.
 - This would include items such as paint, additional trim, etc.
- **Exterior restoration** and restructuring of the building is estimated at **\$625,000.**
 - Roof and gutter system replacement: \$100,000.
 - Replacement of all windows, casements, concrete sills, and transoms; doors and frames; replacement of concrete cornice curbing on south and west sides, separating first and second floors; repair to brick damage, restructuring of south side's first floor, and rebuild of north side's first floor; re-opening, grating, and drainage for basement window wells on east and west sides, including windows and casements; complete replacement of roof, skylights, and gutter/downspout systems; and replacement of west and south sidewalks, as well as north parking lot and east parking lot/thoroughfare (estimated cost \$500,000).
 - Construction and implementation of courtyard and community gardens: \$25,000.
 - Courtyard estimated cost: \$20,000.
 - Community gardens estimated cost: \$5,000.