

Sigma Alpha Epsilon
New York Epsilon Chapter
1990 - Five Year Chapter Maintenance Plan
Results Summary
10/13/95

Improvements Summary

<u>Year</u>	<u>Repair Description</u>	<u>Cost</u>
1990	Stairs, bannister rebuild	\$ 3,500
	French doors installed	\$ 19,700
	Windows rebuilt in living room	\$ 2,000
1991	Second floor bathroom rebuilt	\$ 11,500
	Asbesto removed	\$ 8,700
1992	Third Floor Bath rebuilt	\$ 15,000
	Widow's walk Railing rebuilt to original configuration	\$ 2,000
	Drains unclogged	\$ 1,500 *
1993	Front Porch Repairs	\$ 75,000
	Flooring replaced on first floor	
	Repointing brickwork - house and garage	
	Roof repairs	
	Installation of fire detection system	
	Rewiring of first floor	
	Refinishing walls and ceilings of first floor	
1994	Middle Head rebuilt	\$ 10,000 *
	Slave's Head rebuilt	\$ 8,000 *
	Basement wiring	\$ 500 *
1995	Kitchen rebuilt	\$ 48,000 *
TOTAL		\$ 205,400

Incomplete

Windows	\$ 50,000
Heating repairs and radiator installations	\$ 15,000
Jane Rebuild	\$ 8,000
Driveway	\$ 8,000
South Patio repairs	\$ 5,000
Basement ceiling	\$ 2,500
Utility Building	\$ 2,500
Total	\$ 91,000

* Estimates - actual figures not known at time of writing

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<u>Location</u>	<u>Repair Description</u>	<u>Estimated Cost</u>	<u>Actual Cost</u>	<u>Compl. Date</u>		
Exterior	Chaulk around existing windows, doors	\$ 2,250	\$ 33,500	1993		
	Misc. chaulking	\$ 750				
	Repair brick, multiple locations	\$ 8,000				
	Replace galvanized downspouts	\$ 400				
	Rebuild / repoint chimney, north end roof	\$ 4,000				
	Scaffolding- spot locations	\$ 5,000				
	Replace widow's walk handrails	\$ 3,600				
Front Entry	Fill, patch, repair vertical columns	\$ 500	\$ 5,000	1993		
	Reroof and reflash	\$ 2,400				
	Replace / repair misc. trim	\$ 400				
	Repaint all wood trim	\$ 200				
	Reset, regrout marble trim around tile	\$ 1,500				
	Replace buckled bead edge ceiling	\$ 1,300				
Kitchen Entry	Reroof, reflash	\$ 1,500	\$ 2,000	1993		
South Patio	Repaint Fire escape stairs	\$ 700	\$ 700	1990		
South Patio	Close squirrel hole, repair	\$ 300		TBD		
	Fill & patch vertical columns	\$ 1,000				
	Repair buckled areas of bead edge ceiling	\$ 500				
	Rework drain areas, north end of eaves	\$ 800				
	Repairs, regrouting tiles	\$ 1,500				
Main Roof	Spot repair slate	\$ 7,000	\$ 10,000	1993		
	Repoint marble caps	\$ 2,700				
Foyer	Stairs, bannister rebuild	\$ 3,500	\$ 3,500	1990		
	Repair, patch stone veneer flooring	\$ 200			\$ 1,000	
	Front door- screen door closer	\$ 100				
	Replace stone flooring	\$ 500				
Living Room	Windows rebuilt in living room	\$ 2,000	\$ 2,000	1990		
	Repair plaster ceiling	\$ 300			\$ 1,000	
	French Doors Installed	\$ 9,700				\$ 9,700
	Rewire chandelier	\$ 400				
Dining Room	French doors installed	\$ 10,000	\$ 10,000	1990		
	Repair corner molding, plaster ceiling repair	\$ 600			\$ 500	
Chapter Room	Plaster ceiling repair	\$ 500	\$ 3,500	1993		
	Repair window stops	\$ 100				
	Rewire chandelier	\$ 400				
	Remove paneling, patch, plaster, paint	\$ 4,000				

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Scholarship	Add 3 electrical outlets	\$ 300		TBD
Jane	Add toilet paper holder	\$ 50		TBD
	Reset floor drain	\$ 350		
	Rebuild	\$ 1,400		
Kitchen	Replace steward's closet lock	\$ 200	\$ 200	1990
Kitchen	Plaster repairs	\$ 400	\$ 48,000	1995
	New exterior door and screen door	\$ 1,600		
	Replace ceiling over slicer	\$ 700		
	Repair plaster behind dish table	\$ 200		
	Add splash shield behind dish table	\$ 400		
	Add handrail to stairway	\$ 100		
	Replace ceiling above stairway	\$ 300		
	Add handrail to lower stairway	\$ 100		
2nd Floor Head	Install new lavatory	\$ 1,500	\$ 11,500	1991
	Retile	\$ 1,500		
	Plaster, trim, refinish	\$ 2,000		
Front Bedroom	Patch cracks, misc. chaulking	\$ 400	\$ 500	annual
Middle Head	Install new lavatory	\$ 1,500	\$ 10,000	1994
	Add medicine cabinet	\$ 200		
	Add light fixture	\$ 200		
	Add GFI receptacle	\$ 100		
	Add vent through wall	\$ 800		
	Misc. finishing, paint	\$ 1,000		
Room 207	Add radiator	\$ 800		TBD
Computer Room	Add radiator	\$ 800		TBD
	Add surge protected outlet	\$ 500		
	Misc. finishes, paint	\$ 800		
Room 214	Add radiator	\$ 800		TBD
Slave's Head	Duct exhaust fan to exterior	\$ 800	\$ 8,000	1994
	Rebuild	\$ 7,000		
Room 211	Replace window	\$ 800		TBD
	Close hatch in ceiling	\$ 500		
	Misc. chaulking	\$ 200		

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Room 301	Add radiator	\$ 800	\$ 1,500	1992
	Plaster repairs	\$ 500		
Room 306	Insulation and chaulking	\$ 500		1991
Room 304	Seal exterior leak, chalk	\$ 500		1991
3rd Floor Head	Exhaust fan	\$ 600	\$ 13,500	1992
	Add radiator	\$ 800		
	Rework plumbing	\$ 2,000		
	Rebuild	\$ 10,000		
Attic	Insulation	\$ 5,600	\$ 2,500	Partial Compl.
	New Ladder	\$ 400		
	Vent Fan	\$ 1,000		
Basement	Complete solid blocking, started at joist plane	\$ 300		TBD
	Reinforce joists below bathroom, dishwasher	\$ 300		
	Fill caved-in area below mech-room slab	\$ 200		
	Label Mech. room door	\$ 900		
	Build 1 hour fire rated walls at mech. room	\$ 2,100		
	Seal leak in wall, back stairs	\$ 400		
Basement	Remove asbestos	\$ 4,000	\$ 8,700	1991
General	Seal fresh air radiator boxes against drafts	\$ 1,200	\$ 5,000	Partial Compl.
	Interior painting	\$ 1,000		
	Add, replace electrical outlets	\$ 6,000		
	Add, replace light fixtures	\$ 2,500		
	Misc. heat lines work	\$ 10,000		
	Exterior Painting	\$ 500		
General	Fire Alarm System	\$ 10,000	\$ 8,500	1993
Grounds	Grade and reseed lawn	\$ 1,000	\$ 500	1990
	Unclog, rework storm drains, 6 locations	\$ 4,000	\$ 1,500	1992
	New Utility building	\$ 2,500		TBD

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Garage	Chaulk around windows	\$ 600	\$ 10,000	1993
	Repoint brick	\$ 1,000		50%
	Replace exterior door	\$ 900		compl.
	Replace utility closet door	\$ 1,400		
	Replace stairway handrail	\$ 150		
	Misc. drywall, trim, paint	\$ 2,500		
	Dormer trim, repair, paint	\$ 1,800		
	Reflash soffits	\$ 7,200		
	Replace damaged subfloor, replace flooring	\$ 750		
	Repair, repaint soffits and trim	\$ 1,200		
	TOTAL	\$ 194,000		\$ 212,300

Major Expenses not planned

Replace boiler	\$ 15,000
Replace Stove Hood	\$ 12,000
Reflash eaves, gutters	\$ 11,200
Reroof and reflash	\$ 10,800
Replace windows	\$ 50,000
Reroof widow's walk	\$ 4,000