

Cost estimates Showalter House**Materials Replacement CDBG Eligible Costs**

Coach House Roof/siding/gutter Replacement	\$	14,700
Concrete Replacement	\$	6,000
Fencing	\$	8,100
landscape	\$	6,550
elevator	\$	28,240
HVAC	\$	23,150
Flooring	\$	3,314
Lighting	\$	1,500
Handicap Ramp	\$	61,250
Coach House Additional Bathroom	\$	15,263
Units 101,102, 103,201, 202, Coachhouse (6) X \$15,000	\$	90,000
Total:		\$ 258,067

Showalter and Coach House General Repairs NOT CDBG Eligible:

Appliances	\$	8,500
tub reglaze	\$	1,600
flooring refinish	\$	11,000
paint interior	\$	15,000
exterior repairs	\$	12,000
Common area entry door repair to ADA specification	\$	5,000
Total:		\$ 53,100

Project Total: \$ 311,167

Materials Replacement CDBG Eligible Costs
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Roofing:

Coach House: Remove old and replace 3 tabs Architectural Style 30 year shingles to match main building. Inspect roof decking for damage and replacement prior to installing roof shingles. Replace damaged gutters and downspouts.
Replace siding above brick line on North and South sides of building with vinyl siding to match existing look.

Total \$14,500

Exterior Concrete:

Install walkway in backyard connecting existing walkway with coach house.
Remove old concrete and replace West end of front drive area to even out the entire driveway.

Total: \$6,000

Fencing:

Install Cedar privacy fence 4 ft. high across East side along front entrance
Install Cedar fencing from existing fence South side to coach house and north to coach house.
Total of approx. 80 linear ft. of fencing.

Total: \$8,100

Landscaping:

Remove rock gravel from backyard and install on West end for parking area.
Replace area with Sod; install limited replacement new plant material in backyard.

Total: \$6,550

Handicap Elevator:

Furnish and install Handicap lift Savaria V-1504. Lift to replace obsolete elevator between first and second level. Lift to meet ADA requirements

Total: \$28,240

Common Area:

Replace light fixtures supplied by owner

Total: include with unit bid

HVAC:

Add forced air furnace and a/c unit and necessary duct work in basement area of main building to condition air on first floor
Add forced air furnace and a/c unit and necessary duct work in attic of main building to condition air on second floor
Insulate duct work
Replace coach house forced air unit and install a/c

Total: \$23,150

Flooring replacement:

Unit 201 replace large damage section of flooring, sand finish red oak.

Total: \$3,314

Replace light fixtures:

- (13) 13 ¼ round nickel swirl glass – 322247
- (1) 8" drum glass – 325254
- (1) 48" fluorescent 2 bulbs – 323774
- (6) 3 bulb tier drop vanity fixture – 111205
- (3) 42" ceiling fan with 3 tier drop light fixture – 269440
- (3) Pull chain globe closet light – 325261

Total: \$1,400

Unit 101:

Furnish and install new drywall, finish, paint, bedroom ceiling encapsulating the 9x9 tile.
Remove existing, furnish and replace tile in bathroom with Ceramic gloss white 9x12
Remove existing, furnish and replace kitchen vinyl tile
Install light fixtures supplied by owner throughout unit, install 3 tier drop fixture over vanity in bath.
Remove existing, furnish and install light/fan combination replace with new fan (HD # 269287)
Furnish and install new vanity, mirror/medicine cabinet, bath faucet (18" or 24" white, HD#115192 mirror, HD#414836 faucet)
Remove all wall covering in bathroom and replace bath area with wall ceramic whit gloss 9x12.
Furnish and install new shelving in cubby area of bedroom
Furnish and replace broken window
Furnish and install kitchen countertop, sink and facet (HD#436151 faucet, faux granite laminate countertop).
Install new appliances
Furnish and Replace kitchen and bath outlets with new GFI, add outlet for microwave

Unit: 102

Remove bathroom floor tile furnish and replace with ceramic tile. Remove kitchen flooring and replace with vinyl flooring.
Install light fixtures supplied by owner throughout unit
Furnish and replace window in bathroom
Furnish and install new kitchen cabinets (Maple color shaker style), countertop (faux Granite laminate) , sink (SS) , and faucet(HD#436191)
Furnish and install bath vanity, mirror/medicine cabinet, and faucet
Furnish and install new base moldings and ¼ rounds in bedroom, stain to match existing
Furnish and kitchen and bath outlets with new GFI, add outlet for microwave

Unit 103:

Remove bathroom floor tile and furnish and install with ceramic tile.
Remove kitchen flooring, furnish and install with vinyl flooring
Furnish and install kitchen cabinets, countertop, sink and faucet
Furnish and install bath vanity, top and faucet, Install mirror/medicine cabinet
Install light fixtures supplied by owner throughout unit
Furnish and kitchen and bath outlets with new GFI, add outlet for microwave
Remove old and replace vinyl strips along bedroom flooring

Unit 201 & Common Laundry area:

Replace damaged ceramic wall tile in bath and kitchen area, re-grout.
 Furnish and install new ceramic flooring in bathroom.
 Furnish and install VCT tile in kitchen and laundry area.
 Furnish and install new drywall, finish, paint, bedroom ceiling encapsulating the 9x9 tile.
 Furnish and install new toilet
 Install light fixtures supplied by owner throughout unit
 Furnish and kitchen and bath outlets with new GFI, add outlet for microwave
 Furnish and install bath vanity, top and faucet, Install mirror/medicine cabinet
 Furnish and install kitchen cabinets, countertop, sink and faucet
 Furnish and install new fan/light in bathroom

Unit 202:

Furnish and install bathroom ceramic tile
 Furnish and install kitchen vinyl flooring
 Re Install light fixtures supplied by owner throughout unit
 Furnish and install toilet
 Furnish and install bath vanity, top and faucet, Install mirror/medicine cabinet
 Furnish and install kitchen cabinets, countertop, sink and faucet
 Furnish and kitchen and bath outlets with new GFI, add outlet for microwave

Coach House:

Remove Pergo flooring furnish and install vinyl flooring
 Furnish and install bath vanity, top, mirror/medicine cabinet
 Replace damaged tile on kitchen walls and re-grout
 Furnish and install kitchen cabinets, counter top, sink and faucet.
 Furnish and kitchen and bath outlets with new GFI, add outlet for microwave
 Furnish and install new drywall, finish, paint, living room ceiling encapsulating the 9x9 tile.
 Furnish and install handrail on staircase to second floor
 Furnish and install bathroom bi-fold doors
 Replace broken window
 Re Install light fixtures supplied by owner throughout unit

Install additional bathroom in Coach House per Architect:

Item	Description	Unit cost	Number	Unit	Total cost
	Coach House				
	Remove wall between dining room and kitchen	\$20.00	12 LF		\$240.00
	Header to support floor above wall	\$30.00	12 LF		\$360.00
	Patch floor where wall was removed	\$10.00	12 LF		\$120.00
	Build gypsum board enclosure around header	\$20.00	12 LF		\$240.00
	Enclose room for bathroom at west end of dining room with wood studs and gypsum board wall finish	\$100.00	15 LF		\$1,500.00
	Plumbing fixtures and piping	\$3,500.00	1 LS		\$3,500.00
	Ceramic tile flooring	\$12.00	50 SF		\$600.00
	Fiberglass shower surround	\$200.00	1 LS		\$200.00
	Toilet accessories - towel bars, toilet paper holder, grab bars	\$1,000.00	1 LS		\$1,000.00
	Door, frame & hardware	\$2,000.00	1 LS		\$2,000.00
	Stair handrail	\$15.00	30 LF		\$450.00
	Lighting in bathroom	\$600.00	1 LS		<u>\$600.00</u>
	Total:				\$10,810.00
	General Conditions 10%				\$1,081.00

Overhead & Profit 15%			\$1,622.00
Architecture fee			<u>\$1,750.00</u>
Additional Bathroom Grand Total			\$15,263.00

Main house Install handicap ramp

Accessible wood framed ramp with landing, guards & handrail; concrete foundations	\$850.00	50 LF	\$42,500.00
Provide access for gas valve	\$500.00	1 LS	\$500.00
Detectable warning at top of exterior stairs	\$600.00	1 LS	\$600.00
Accessible threshold at entry door	\$200.00	1 LS	\$200.00
Handrail for exterior stairs	\$50.00	20 LF	\$1,000.00

Total			\$44,800.00
General Conditions @ 10%			\$4,480.00
Overhead & Profit @ 15%			\$6,720.00
Architectural fees			\$5,250.00
Handicap Grand total			\$61,250.00