

ESTIMATED REHAB BUDGET	\$160,000.00
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BASEMENT SCOPE AND ESTIMATED PRICING	\$33,400.00
DEMOLITION	\$800.00
Interior demolition, removal of most interior walls (remaining walls down to existing studs) Labor: by owner Assume two 15 CY dumpsters	
STRUCTURAL MATERIALS	\$1,000.00
Allowance (TBD during design phase, if any)	
FRAMING, WOODWORK, MILLWORK	\$300.00
Replacement of deteriorated 2x4's in walls Installation of 2x4's around the entire building periphery (for insulation) Allowance for associated hardware Labor: by owner	
DOORS AND HARDWARE	\$1,600.00
Assume two exterior doors (front door, back doors) and associated hardware Assume two new interior doors (to replace insufficient existing doors) and associated hardware Labor: by owner	
WINDOWS	\$3,000.00
13 energy efficient, double glazing or triple glazing windows, min. U-value 0.25, min. SHGC-value 0.5 (further product details tbd based on building energy models during design phase) and associated hardware Labor: by owner with sub-contractor help	
FIRE STOP	\$1,000.00
Allowance (TBD during design phase)	
ELECTRICAL	\$3,000.00
110V AC system: all outlets in buildings; provide minimum number of outlets as require by code (final number tbd during design phase) Labor: by electrical sub-contractor 12V DC system: all building lighting, low voltage LED's; provide battery bank; provide converter from 110V grid to 12V battery bank; provide connection points for future PV and/or windmill connections	

	Labor: wiring by electrical sub-contractor, installation of fixtures by owner	
SOLAR HOT WATER		\$0.00
	Refer to 1 st floor budget for solar hot water items	
HEATING AND VENTILATION		\$5,000.00
	Bring gas piping up to code Labor: sub-contractor Repairs to existing furnace, convert to back up furnace Labor: HVAC sub-contractor Installation of heating system (assume baseboard heating for now, details tbd based on building energy models during design phase) Labor: by owner with help of HVAC sub-contractor Whole unit ventilation system (meeting ASHRAE standards), including duct work and heat recovery ventilators (HRV's) (details and sizing tbd based on building energy models during design phase) Labor: by owner with help of HVAC sub-contractor	
PLUMBING		\$2,000.00
	Re-building of interior drinking water piping and supply to Chicago code Maintenance to sanitary piping system (still intact and in good shape) Labor: by licensed plumbing sub-contractor	
INSULATION		\$5,600.00
	Periphery walls: 5.5" of 1.7 lb/cf closed cell spray in foam (soy based, VOC free) Interior walls (if needed) and ceiling: open cell spray foam (soy based, VOC free) or cellulose products or similar Labor: by sub-contractor	
DRYWALL		\$5,100.00
	Re-finishing of all walls and ceilings, including material, hanging and taping Labor: by sub-contractor	
FLOORING		\$650.00
	Repair and new finish to existing concrete floor Labor: by owner	
PAINTING		\$500.00
	Painting of all rooms with no VOC paints and products Labor: by owner	
BATH ROOMS		\$2,100.00
	Full bathroom including: <ul style="list-style-type: none"> • Dual, low flush toilet • One sinks (either reclaimed or from recycled materials) 	

	<ul style="list-style-type: none"> • Shower stall (reclaimed) • Tiling (with recycled material) • Floor cabinets (reclaimed of build from material with high recycled material content) • Wall cabinets (reclaimed of build from material with high recycled material content) <p>Labor: by owner with installation help from licensed plumbing sub-contractor</p>	
KITCHEN		\$1,100.00
	<p>One sink (either reclaimed or from recycled materials)</p> <p>Tiling (with recycled material)</p> <p>Kitchen range hood</p> <p>Floor cabinets (reclaimed of build from material with high recycled material content)</p> <p>Wall cabinets (reclaimed of build from material with high recycled material content)</p> <p>Labor: by owner with installation help from licensed plumbing sub-contractor</p>	
APPLIANCES		\$650.00
	<p>Gas stove (reclaimed)</p> <p>Fridge + Freezer unit (reclaimed)</p> <p>Dishwasher (reclaimed)</p>	

FIRST FLOOR SCOPE AND ESTIMATED PRICING		\$94,600.00
DEMOLITION		\$1,200.00
	Interior demolition (down to existing studs) Labor: by owner Assume three 15 CY dumpsters	
STRUCTURAL MATERIALS		\$2,000.00
	Allowance (TBD during design phase, if any)	
FRAMING, WOODWORK, MILLWORK		\$4,600.00
	Replacement of deteriorated 2x4's in walls Installation of 2x4's around the entire building periphery (for insulation) Allowance for casing and baseboard repair, reinstallation, replacement Allowance for associated hardware Labor: by owner	
DOORS AND HARDWARE		\$2,400.00
	Assume two exterior doors (front door, two back doors) and associated hardware Assume five new interior doors (to replace insufficient existing doors) and associated hardware Labor: by owner	
WINDOWS		\$7,800.00
	16 energy efficient, double glazing or triple glazing windows (product details tbd based on building energy models during design phase) and associated hardware Labor: by owner with sub-contractor help	
STAIRS		\$500.00
	Repair to basement stairs (carpentry work – replace treads) Labor: by owner with sub-contractor help	
FIRE STOP		\$2,500.00
	Allowance (TBD during design phase)	
ELECTRICAL		\$7,000.00
	110V AC system: all outlets in buildings; provide minimum number of outlets as require by code (final number tbd during design phase) Labor: by electrical sub-contractor 12V DC system: all building lighting, low voltage LED's; provide battery bank; provide converter from 110V grid to 12V battery bank; provide connection points for future PV and/or windmill connections Labor: wiring by electrical sub-contractor, installation of fixtures by owner	

SOLAR HOT WATER		\$24,000.00
	<p>Four 4'x 8' AET Solar Collectors with flat roof mounting hardware and curbs</p> <p>One 120 gallon commercial solar storage tank with drainback (3/4" lines)</p> <p>One copper solar heat exchanger</p> <p>Three groundfos solar circulation pumps</p> <p>One heat assist package and independent thermostat</p> <p>One anti-freeze (low toxicity) fluid handling package</p> <p>One IMC eagle solar control with digital display</p> <p>One 3-valve solar tank bypass and tempering (mixing) valve</p> <p>One premium gauge thermometer</p> <p>All piping, fittings and insulation included</p> <p>All materials, labor and freight included</p> <p>Labor: Solar Hot Water sub-contractor</p>	
HEATING AND VENTILATION		\$5,000.00
	<p>Installation of heating system (assume baseboard heating for now, details tbd based on building energy models during design phase)</p> <p>Labor: by owner with help of HVAC sub-contractor</p> <p>Whole unit ventilation system (meeting ASHRAE standards), including duct work and heat recovery ventilators (HRV's) (details and sizing tbd based on building energy models during design phase)</p> <p>Labor: by owner with help of HVAC sub-contractor</p>	
PLUMBING		\$4,500.00
	<p>Re-building of interior drinking water piping and supply to Chicago code</p> <p>Maintenance to sanitary piping system (still intact and in good shape)</p> <p>Labor: by licensed plumbing sub-contractor</p>	
INSULATION		\$6,950.00
	<p>Periphery walls: 5.5" of 1.7 lb/cf closed cell spray in foam (soy based, VOC free)</p> <p>Interior walls (if needed) and ceiling: open cell spray foam (soy based, VOC free) or cellulose products or similar</p> <p>Labor: by sub-contractor</p>	
DRYWALL		\$8,250.00
	<p>Re-finishing of all walls and ceilings, including material, hanging and taping</p> <p>Labor: by sub-contractor</p>	
FLOORING		\$1,050.00
	<p>Basic clean up of existing quarter sawn Red Oak hardwood floors</p> <p>Labor: by owner</p> <p>Sanding and refinishing of existing hardwood floors</p>	

	Labor: by sub-contractor	
PAINTING		\$1,000.00
	Painting of all rooms with no VOC paints and products Labor: by owner	
BATH ROOMS		\$7,300.00
	<p>Full bathroom including:</p> <ul style="list-style-type: none"> • Dual, low flush toilet • Two sinks (either reclaimed or from recycled materials) • Shower/bathtub (reclaimed) • Tiling (with recycled material) • Floor cabinets (reclaimed of build from material with high recycled material content) • Wall cabinets (reclaimed of build from material with high recycled material content) <p>Half bathroom including:</p> <ul style="list-style-type: none"> • Dual, low flush toilet • One sink (either reclaimed or from recycled materials) • Wall cabinets (reclaimed of build from material with high recycled material content) <p>Labor: by owner with installation help from licensed plumbing sub-contractor</p>	
KITCHEN		\$4,150.00
	<p>Two sinks (either reclaimed or from recycled materials)</p> <p>Tiling (with recycled material)</p> <p>High capacity and high efficiency kitchen range hood</p> <p>Floor cabinets (reclaimed of build from material with high recycled material content)</p> <p>Wall cabinets (reclaimed of build from material with high recycled material content)</p> <p>Labor: by owner with installation help from licensed plumbing sub-contractor</p>	
APPLIANCES		\$4,400.00
	<p>Gas stove (reclaimed)</p> <p>Fridge + Freezer unit (Sun Frost RF 16)</p> <p>Dishwasher (reclaimed)</p> <p>Water efficient front loading washing machine (reclaimed)</p> <p>High efficiency dryer (reclaimed)</p>	

SECOND FLOOR SCOPE AND ESTIMATED PRICING	\$5,000.00
REPAIRS AND TOUCH UP	\$5,000.00
<p>Basic repairs to electrical and plumbing systems, to walls and floors, to kitchen and bathroom.</p> <p>Kitchen:</p> <ul style="list-style-type: none"> • Two sinks (either reclaimed or from recycled materials) • Tiling (with recycled material) • Kitchen range hood • Floor cabinets (reclaimed of build from material with high recycled material content) • Wall cabinets (reclaimed of build from material with high recycled material content) <p>Bathroom:</p> <ul style="list-style-type: none"> • Dual, low flush toilet • Two sinks (either reclaimed or from recycled materials) • Shower/bathtub (reclaimed) • Tiling (with recycled material) • Floor cabinets (reclaimed of build from material with high recycled material content) • Wall cabinets (reclaimed of build from material with high recycled material content) <p>Appliances:</p> <ul style="list-style-type: none"> • Gas stove (reclaimed) • Fridge + Freezer unit (reclaimed) • Dishwasher (reclaimed) 	

BACK PORCH SCOPE AND ESTIMATED PRICING		\$19,350.00
DEMOLITION		\$400.00
	Demolition and salvaging of materials (lumber) Labor: by owner Assume one 15 CY dumpsters	
STRUCTURAL MATERIALS		\$0.00
	Allowance (TBD during design phase)	
FRAMING, WOODWORK, MILLWORK		\$5,000.00
	Lumber for porch rebuilding (salvaged and new), details tbd upon completion of design Labor: by owner with some sub-contractor help	
ROOFING		\$1,000.00
	Re-roofing of new porch Reconnection of existing/salvaged gutter and downspout Labor: by roofing sub-contractor	
DOORS AND HARDWARE		\$1,000.00
	Assume one exterior doors and associated hardware Assume two new interior doors (to replace insufficient existing doors) and associated hardware Labor: by owner	
WINDOWS		\$4,000.00
	10 large size or french door style double glazing windows (product details tbd based on building energy models during design phase) and associated hardware Labor: by owner with sub-contractor help	
FIRE STOP		\$500.00
	Allowance (TBD during design phase)	
ELECTRICAL		\$500.00
	110V AC system: all outlets in buildings; provide minimum number of outlets as require by code (final number tbd during design phase) Labor: by electrical sub-contractor 12V DC system: all building lighting, low voltage LED's Labor: wiring by electrical sub-contractor, installation of fixtures by owner	
INSULATION		\$3,950.00
	Periphery walls: 5.5" of 1.7 lb/cf closed cell spray in foam (soy based, VOC free) Ceiling: open cell spray foam (soy based, VOC free) or cellulose products or similar	

	Labor: by sub-contractor	
DRYWALL		\$1,500.00
	Re-finishing of all walls and ceilings, including material, hanging and taping Labor: by sub-contractor	
FLOORING		\$1,000.00
	Installation of new flooring (with high recycle content of renewable source materials) Labor: by owner	
PAINTING		\$500.00
	Painting of all rooms with no VOC paints and products Labor: by owner	

EXTERIOR SCOPE AND ESTIMATED PRICING		\$7,650.00
DEMOLITION		\$400.00
	Assume one 15 CY dumpsters	
EXCAVATION WORK		\$1,000.00
	Rental equipment (mini excavator) Labor: by owner	
BACKFILL AND GRADING		\$1,000.00
	Various aggregates and gravel Rental equipment (mini excavator) Labor: by owner	
MASONRY WORK		\$3,500.00
	Repair to parapet Repair to masonry front stairs (replace treads with reclaimed limestone units or precast blocks) Tuck pointing repairs Labor: by owner and sub-contractor	
OUTDOOR ELECTRICAL		\$1,760.00
	Bury electrical main line, place in conduit Install utility pole at property corner Labor: all excavation work by owner, line placement by electrical sub-contractor Outdoor security lighting (12V DC) Outdoor outlets (110V AC) Labor: wiring by electrical sub-contractor, installation of fixtures by owner	