

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: • Dual, low flush toilet • One sinks (either reclaimed or from recycled materials)	

	• 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) Labor: by owner with installation help from licensed plumbing sub-contractor	
KITCHEN		\$1,100.00
	One sink (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) Labor: by owner with installation help from licensed plumbing sub-contractor	
APPLIANCES		\$650.00
	Gas stove (reclaimed) Fridge + Freezer unit (reclaimed) Dishwasher (reclaimed)	

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
	Four 4'x 8' AET Solar Collectors with flat roof mounting hardware and curbs One 120 gallon commercial solar storage tank with drainback (3/4" lines) One copper solar heat exchanger Three groundfos solar circulation pumps One heat assist package and independent thermostat One anti-freeze (low toxicity) fluid handling package One IMC eagle solar control with digital display One 3-valve solar tank bypass and tempering (mixing) valve One premium gauge thermometer All piping, fittings and insulation included All materials, labor and freight included Labor: Solar Hot Water sub-contractor	
HEATING AND VENTILATION		\$5,000.00
	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		\$4,500.00
	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		\$6,950.00
	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		\$8,250.00
	Re-finishing of all walls and ceilings, including material, hanging and taping Labor: by sub-contractor	
FLOORING		\$1,050.00
	Basic clean up of existing quarter sawn Red Oak hardwood floors Labor: by owner Sanding and refinishing of existing hardwood floors	

	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
	Full bathroom including: • 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) Half bathroom including: • Dual, low flush toilet • One sink (either reclaimed or from recycled materials) • Wall cabinets (reclaimed of build from material with high recycled material content) Labor: by owner with installation help from licensed plumbing sub-contractor	
KITCHEN		\$4,150.00
	Two sinks (either reclaimed or from recycled materials) Tiling (with recycled material) High capacity and high efficiency 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) Labor: by owner with installation help from licensed plumbing sub-contractor	
APPLIANCES		\$4,400.00
	Gas stove (reclaimed) Fridge + Freezer unit (Sun Frost RF 16) Dishwasher (reclaimed) Water efficient front loading washing machine (reclaimed) High efficiency dryer (reclaimed)	

SECOND FLOOR SCOPE AND ESTIMATED PRICING		\$5,000.00
REPAIRS AND TOUCH UP		\$5,000.00
	Basic repairs to electrical and plumbing systems, to walls and floors, to kitchen and bathroom. Kitchen: • 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) Bathroom: • 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) Appliances: • 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	