

PROBABLE COST OF CONSTRUCTION FOR RENOVATION & ADDITION PROJECT

236 N. Columbia Ave.
Bexley, Ohio 43209

This cost breakdown shows the probable cost of renovation of the existing house at 236 N. Columbia Ave. plus an Addition to create a total project comparable to the proposed new home.

House Square Footage Breakdown:

*	Existing Structure, finished first and second floor	4,500 SQFT
*	New Addition	2,500 SQFT
*	New Addition finished basement	1,000 SQFT

NOTE: These costs do not include costs to raise the existing house or to repair structurally compromised main floor construction, as noted in the engineer's report.

Renovation Work

1. Site Work and Demolition	\$250,000	\$270,000
<ul style="list-style-type: none"> ○ Demolition for new work connecting new structure to existing at south side ○ Demolition of existing front porch and steps ○ Demolition of existing carport to allow for basement walls repair ○ Removal of all drywall to studs ○ Demolition of master bathroom suite and second first floor bathroom ○ Demolition of all other bathrooms ○ Demolition of existing kitchen ○ Repair and abatement of asbestos duct work ○ Removal of all rotten and decayed exterior wood trim 		
2. Shell at Existing Structure	1,125,000	1,250,000
<ul style="list-style-type: none"> ○ Concrete and block bracing and waterproofing ○ Tuckpointing of brick where settled ○ Wall framing where studs needs to be replaced ○ Roof framing where connects to Addition ○ All new electric - up to code and upgraded to new requirements ○ HVAC to run new ductwork where asbestos exists ○ Repair and run new plumbing to new plumbing fixtures 		

- All new windows and door package
- Exterior painting
- New insulation and drywall
- Exterior finishes, replace exterior trim where needed
- Rebuild existing carport as a 2 car full garage

3. Finishes for Existing Structure **700,000** **725,000**

- Interior trim detailing
- Interior doors and interior door hardware
- Cabinetry and closet systems
- Hardwood flooring
- Tile flooring and walls in all 6 baths
- New countertops
- Painting and finishing of all woodwork, walls and windows
- Specialties including bath accessories, master shower enclosure and mirrors
- Appliances
- Plumbing fixtures

Addition

1. Shell for new structure **625,000** **635,000**

- New foundation to include new entry way and foyer, new half bath, new kitchen and living room, new master bedroom and bathroom, new stairs
- New 1000 SQFT finished basement to include family room and bathroom
- New stairs to second floor and to new basement
- New plumbing
- New HVAC
- Exterior finishes, new boral, new brick
- New windows and doors
- Insulation and drywall

2. Finishes **500,000** **515,000**

- Interior trim detailing
- Interior doors and hardware
- New fireplace and mantle
- New stairs and balcony railings
- All new cabinets and closet systems
- Hardwood flooring on the first and second floors

- Laminate flooring at lower level
- Tile flooring and shower walls at master bath, tile at new kitchen backsplash
- Countertops and backsplashes
- Decorative wood beams in living room
- Painting and finishing of all woodwork, walls and windows
- Specialties including bath accessories, shower enclosures and mirrors
- Appliances package
- Plumbing fixtures

Total Home Budget Summary with Finished Lower Level

	\$3,200,000	\$3,395,000
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Line Item Costs Include:

- Project Management and Site Supervision
- Permit fees
- Testing and Consultants as required
- General conditions including general labor, progressive cleaning, trash hauling, final cleaning, and temporary facilities
- Expendables and reimbursable expenses
- Protection measures
- Overhead and profit

Items By Owner - Contracted directly by Owner:

- Landscaping/Irrigation softscapes and hardscapes, driveway, sidewalks, fencing
- Architectural services
- Window treatment, carpeting, draperies, wall coverings, window film, faux finishes, motorized drapery systems
- Decorative electric surface mounted fixtures
- Security system, safe
- Audio/Visual system, electronic control systems
- Interior design services
- Items not planned in Design: central vac system, steam shower, elevator, wine room or rack system, plaster