

# 735 Margaret Street - Future Path

## Discussion Points and Trends

### 1. DEMOLITION / BUILDING REMOVAL – Vacant Lot offered for sale **10/2018 auction.**


- Historical District Location and Significance – Charles Grewe House
- The structural integrity of the building is not compromised.
- Removal would have a negative impact to the community's ongoing efforts to save such homes of significance and grandeur.
- Quickest path to become compliant with city orders to abate the Cat III nuisance conditions.

### 2. "AS IS" SALE W/ CONDITIONS – Property offered for sale **Fall 2018-Spring 2019**

- a. At public auction
- b. Broker/Real Estate Agent Sale

- Obtaining city approval to selling a Cat 3 structure.
- Non-compliance to conditions – lingering of nuisance structure in neighborhood.
- Too large/costly of a project for a private party with little to no return on investment will attract rental housing.
- Minimal investment in repairs - just meet code compliance
- The more conditions placed on the sale will lessen the pool of buyers.
- Development of Real Estate/Broker contract and solicitation process.
- Zoning variance required for duplex.

### 3. 4R PROGRAM REHABILITATION – Property offered for sale **10/2019 auction.**

- Restored to its original historic significance.
  - Scope and Budget mindful
  - Has potential for conditions after rehab
  - Conversion to single family
  - Guaranteed to provide safe, sustainable and healthy housing.
  - 4R Program has a proven track record for conversion style Rehabilitation of 1800's Victorians with overwhelming satisfaction.
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# TENTATIVE PROJECT CALENDAR

## PHASE 1

**July – Aug 2018**

- Final Scope development
- Selection of Final Vendors List
- Haz Mat Survey and Analysis
- Interior Demolition of walls and ceilings (STS Special Project, hand-picked crew)
- Window Repair and Conversion
- Roof and Chimney Removal

## PHASE 2

**Aug – Oct 2018**

- House/Garage Exteriors
- Exterior Painting
- Demo and Re-Build of Front Porch Canopy and Deck
- Landscaping/Grading
- Exterior Concrete

## PHASE 3

**Nov – Jan 2019**

- Design and Install New Electrical System
- Design and Install New Plumbing System
- Design and Install New Forced Air HVAC System
- Insulation
- Installation of Walls and Ceilings/Mud

## PHASE 4

**Feb – Apr 2019**

- Finish Carpentry
- Cabinet Installation
- Millwork
- Flooring
- Accessories
- Hardware
- Punch List
- HVAC Cleaning
- Final Clean

PHASE 3

735 MARGARET ST				TOTAL
SCOPE DESCRIPTION	COMPANY	CONTRACT TYPE		
WINDOWS	BORDEN WINDOWS	CERT VENDOR	\$16,836	
HVAC	ALLIANCE MECHANICALS	MASTER CONTRACT	45,000	
PLUMBING	SUN RAY PLUMBING	CERT VENDOR	\$35,000	
ELECTRIC	PEOPLE'S ELECTRIC	MASTER CONTRACT	\$23,500	
EXT/INT PAINTING	ALLIED PAINTING	MASTER CONTRACT	\$8,650	
FASCIA/SOFFIT/ SIDING	PARKOS CONSTRUCTION	MASTER CONTRACT	\$10,000 - \$20,000	
FRONT/REAR PORCH CONSTR	PARKOS CONSTRUCTION	MASTER CONTRACT	\$30,000 - \$35,000	
ROOFING/CHIMNEY REMOVAL		CERT VENDOR	\$15,000 - \$25,000	
FLOORING		CERT VENDOR	\$20,000 - \$25,000	
CONCRETE		CERT VENDOR	\$5,000 - \$7,000	
INSULATION		CERT VENDOR	\$15,000 - \$20,000	
ROUGH CARPENTRY-INTERIOR				
FINISH CARPENTRY				
CABINET INSTALLATION		CERT VENDOR	\$20,000 - \$25,000	
MISC EXTRAS			\$5,000 - \$10,000	
ESTIMATED RANGE FOR REHABILITATION			\$254,000 - \$295,000	

