



Late Backup

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Dec 11, 2014

Historic Landmark Commission

c/o Steve Sadowsky

SUBJECT: Initial Structural Assessment 3805 Red River

Steve

I agree with Sparks Engineering assessment---basic structure is sound. Building is safe.

Removal of all exiting flatwork interior/exterior 18k
New interior slab 20-25k
New rough electric/service/rewire 30k
New rough plumbing supply/waste to/from taps 30k
Complete tear off and replacement (mod bit) of roof/flashings/edge metal/misc repairs 30-35k
HVAC 2 package units—in floor ductwork 1st floor/roof unit for 2nd 28-35k
Interior walls/plaster repair 18k
Metal window/Door rehab 15-40k
New wood flooring throughout (except baths) 20k
Stair rehab 8k
Misc. structural/framing needs throughout 15-30k
Exterior stucco repair 20-50k
Interior/exterior paint 35k

Beyond the above items, the structure would still be the need of several items that would be part of a project of this nature-- kitchen and bathroom finish out, builders fees, insurances, fixtures, etc.

I know this is a very loose document, but hopefully of some use.

Good Luck,

Garland L Turner
WoodEye Construction & Design Inc
Austin, TX 78756



Dear Members of the Austin City Council,

The following is my cost evaluation of the property at 3805 Red River, summary first, followed by numbered variables:

In summary, this home is an ideal candidate for a whole-house remodel, that would include an entire rebuild of the interior, and numerous exterior repairs. The current market price range for a custom designed whole-house remodel in Central Austin (not including design or permitting) is roughly \$200-\$300 per square foot, depending on design and finish-out. The former being a more modest design and finish out, and the latter being higher end finish out and higher performance design. I believe this home to be roughly 1800 square feet, so a potential range association could be 360K-540K.

In my professional opinion, it would be less costly (by at least 10 percent) to build a new home, than to restore this home. That said, restoration is possible.

1. Per the engineer's recommendation, concrete foundation would have to be removed and replaced in the interior of the structure. This presents challenges, such as attempting to suspend the interior walls (both first and second story), while replacing the interior foundation. This would involve temporary walls and/or jacks and potentially numerous isolated concrete pours. This type of work is atypical and would require some creativity. Another strategy, and my recommendation, would involve demolishing the entire interior of the home and fully replacing the interior framing, essentially rebuilding the entire space.
2. The windows on this home are original and not functioning correctly. Bringing them up to code (egress requirements) and restoring them to operation, would be cost prohibitive. I recommend full replacement. Historic accuracy would have to be considered, and would drive up cost.
3. Plumbing would need to be entirely upgraded, as the drain and water lines would be effected by the foundation replacement.



4. Electrical system is original, and would need to be completely replaced and re-run though out the home, to be up to current code (assuming the interior walls were opened up).
5. HVAC would be necessary to create a desirable comfort level for future inhabitants. Mini-splits along with a di-humidifier would be the ideal candidates, due to lack of attic space.
6. This home is constructed with concrete exterior walls, without insulation. Insulation of some sort is recommended.
7. This undertaking would require an architect and engineer on board to create construction documents for the city of Austin, as well as a said scope of work to cost out. Without the scope, everything in this letter is theoretical.
8. The entire process (including design and permitting) would take approximately one year from start to finish.

Despite the above variables, this home is noteworthy. My company has an interest and commitment to maintaining the historic architecture of our community. Assuming construction documents were provided by an architect and engineer (creating a said scope of work), we would welcome this project. Ideally the construction contract format would be "cost plus" to mitigate our risks of the unknown. We have no problem creating a goal that is in line with a more modest finish out, though we would push for a high performance design (specifically relating to health, comfort, and efficiency). The construction documents would ideally coincide with this goals. To reiterate, without supporting construction documents, all price estimations are just theoretical.

Sincerely,

Doug Cameron
President
EcoSafe Spaces, LLC

12-10-14