

812 Theresa Av
On site House Move
Plot plan – Study

After brief review and consultation with a professional COA permit expediter it appears the house would not fit on the lot based on COA set back rule alone. Perhaps further research might be done in attempt to find some gross allowable house size. Given City IC rule and property values a feasible design for the house, driveway, garage, and walks are unlikely. That said if acceptable, possible modification could be made to the structure such as cutting off eaves, porch and side removal to reduce building coverage. Such modifications will significantly change the houses appearance.

The House can be moved whole on location.

My fees are \$150. COA development study. Plus (fee's design expense)

Structural modification. (Price to be determined). (Base price \$20,000)

Price to move the house whole on site and lowered on to an engineered foundation.

\$87,000. (House move and foundation only)
(Start date November)

812 Theresa Avenue Repair & Rehab Estimate
 BUILDER: Eix & Blackwell
 ADDRESS: 812 Theresa

2219 Sq Ft Estimated
 2219 sq ft total AC

	BUDGET	PRIOR DRAWS	LEFT TO DRAW	THIS REQUEST
Lot Cost			\$ -	
Soft Costs				
<u>Lot survey, spot pins, etc.</u>			\$ -	
<u>Plans & Designs</u>	\$ 2,500		\$ 2,500	
Interior decorating			\$ -	
<u>Permits & Tap Fees</u>	\$ 850		\$ 850	
<u>Builders Risk Insurance</u>	\$ 800		\$ 800	
Inspection fees			\$ -	
Interim interest			\$ -	
Title Policy/ Closing Costs			\$ -	
Appraisal			\$ -	
Hard Costs				
Site prep/ demo/ make ready	\$ 4,600		\$ 4,500	
<u>Plumbing Rough & Top</u>	\$ 14,000		\$ 14,000	
<u>Plumbing Fixtures</u>	\$ 3,000		\$ 3,000	
<u>Slab engineer</u>	\$ 1,500		\$ 1,500	
Exterior Rock Work	\$ 1,500		\$ 1,500	
Rough slab grade			\$ -	
<u>Framing materials</u>	\$ 10,000		\$ 10,000	
<u>Framing labor</u>	\$ 8,000		\$ 8,000	
Exterior doors	\$ 850		\$ 850	
<u>Windows & skylights</u>	\$ 6,800		\$ 6,800	
<u>Roof composition</u>	\$ 14,550		\$ 14,550	
<u>Foundation</u>			\$ -	
Yardline trenches			\$ -	
<u>Electrical</u>	\$ 15,000		\$ 15,000	
<u>Electrical fixtures</u>	\$ 2,000		\$ 2,000	
<u>HVAC</u>	\$ 9,200		\$ 9,200	
<u>Security / Low voltage</u>	\$ 2,500		\$ 2,500	
<u>Insulation</u>	\$ 5,500		\$ 5,500	
Truss Package			\$ -	
Stone/stucco			\$ -	
<u>Drywall, Tape & Float</u>	\$ 10,278		\$ 10,278	
<u>P&B foundation repair</u>	\$ 21,000		\$ 21,000	Engineered Bid
Perch handrail	\$ 850		\$ 850	
Garage doors			\$ -	
Automatic opener			\$ -	
<u>Cabinetry</u>	\$ 13,500		\$ 13,500	
<u>Trim & doors</u>	\$ 8,800		\$ 8,800	
<u>Trim labor</u>	\$ 3,500		\$ 3,500	
<u>Slab material/ labor</u>	\$ 1,600		\$ 1,600	
<u>Handwork materials/ labor</u>	\$ 2,000		\$ 2,000	
<u>Paint materials interior</u>	\$ 15,533		\$ 15,533	

Paint materials-exterior			\$	-	
Garden tub	\$	1,500	\$	1,500	
Shower pan			\$	-	
Tree protection			\$	-	
Counter tops	\$	8,000	\$	8,000	
Backsplash material & Labor	\$	1,000	\$	1,000	
Stained concrete			\$	-	
Floor tile material/ labor	\$	4,500	\$	4,500	
Wall tile material/ labor	\$	5,500	\$	5,500	
Wood floor	\$	11,500	\$	11,500	
Mirrors/ Shower glass	\$	2,000	\$	2,000	
Appliances	\$	9,000	\$	9,000	
Carpet/ vinyl			\$	-	
Front door	\$	1,200	\$	1,200	
Window treatments			\$	-	
Flatwork steel & rebar			\$	-	
Daily clean/ powerwash			\$	-	
Trash haul	\$	3,000	\$	3,000	
Final clean/ grade	\$	750	\$	750	
Top soil			\$	-	
Fence & gates			\$	-	
Gutters & downspouts			\$	-	
Sprinkler system			\$	-	
Landscaping & trees			\$	-	
Sod & hydromulch			\$	-	
Temporary utilities	\$	300	\$	300	
Punchout material/ labor	\$	5,000	\$	5,000	2%
Site supervision	\$	55,000	\$	55,000	20%
Fetch & deliver	\$	2,500	\$	2,500	1%
Extras, Misc.	\$	7,500	\$	7,500	3%
TOTAL BUDGET		\$298,359		\$0	\$298,359

Project Scope	Joseph Caron Homes, llc - Rehab Proposal		
812 Theresa			
Lot Sq Ft	17,947		
Buildable Sq Ft	1,953		
Project Sq ft	1,953		
Total Units	2		

Pre Development Costs

Div	Amount
Topo Tree Survey	\$2,000.00
Soils Test	\$2,000.00
Design	\$10,000.00
Permits/Tap Fees	\$20,000.00
Engineering	\$5,000.00
Pre-Dev Total	\$39,000.00

Construction Costs

Div	Amount	\$/ft		
Surveying	\$1,227.60	\$0.63	Soft Costs	\$78,651.20
Plan Repro	\$279.00	\$0.14	Structural Rehab	\$180,680.61
Water& Sewer Tap	\$14,000.00	\$0.10	Systems-MEP	\$67,378.50
3rd Party Inspect	\$5,000.00	\$0.04	Interior Finish Out	\$138,156.00
Silt fence	\$279.00	\$0.14	Contingency5%	\$20,343.35
Tree Protection	\$1,500.00	\$0.29	GC Fee & Overhead	\$128,163.10
Access/Env Controls	\$1,116.00	\$0.57	Total Rehab Budget	\$594,373.41
Site Maint Ext Cleanup	\$976.50	\$0.60		
Portable Restroom	\$410.13	\$0.21		
Construction Utilities	\$332.01	\$0.17		
Dumpster/Trash removal	\$2,577.96	\$1.32		
Builders Risk/GL	\$1,953.00	\$1.00		
Onsite Supervisor	\$10,000.00	\$7.50		
Foundation repair	\$39,060.00	\$20.00		
Foundation Pretreat	\$410.13	\$0.21		
Framing Labor 4626 sf	\$48,825.00	\$25.00		
Framing Materials	\$44,919.00	\$23.00		
Mold Remediation	\$7,812.00	\$4.00		
Ext Stucco	\$0.00	\$5.00		
Front Door				
Metal Roof Main	\$12,000.00			
Garage Door Operator		\$0.99		
Skylights	\$0.00	\$0.00		
Underpinning	\$1,953.00	\$1.00		
Roofing System	\$23,436.00	\$12.00		
Balcony Waterproofing	\$0.00			
Shower Pan Waterproofing	\$976.50	\$0.50		
Gutters	\$1,288.98	\$0.66		
Foam Insulation	\$7,812.00	\$4.00		
HVAC System	\$13,671.00	\$7.00		

Electrical Labor	\$12,694.50	\$6.50
Electrical Fixtures	\$5,859.00	\$3.00
AV Wiring	\$3,906.00	\$2.00
Plumbing Labor	\$15,624.00	\$8.00
Plumbing Fixtures	\$7,812.00	\$4.00
Drywall	\$11,718.00	\$6.00
Drywall Punch	\$3,906.00	\$2.00
Trim Labor	\$5,859.00	\$3.00
Trim Materials	\$9,765.00	\$5.00
Interior Doors-turn key	\$0.00	
Cabinets	\$11,718.00	\$6.00
Iron Stair Railing	\$3,906.00	\$2.00
Interior Paint	\$7,812.00	\$4.00
Ext. Paint	\$7,812.00	\$4.00
Countertops	\$5,859.00	\$3.00
Wall & Floor Tile/marble	\$3,476.34	\$1.78
Stone/Tile Labor	\$5,859.00	\$3.00
Wood Floors	\$13,571.00	\$7.00
Protective Floor Covering	\$703.08	\$0.35
Interior Door Hardware	\$644.49	\$0.33
Exterior Door	\$3,000.00	\$0.00
Cabinet Accessories	\$500.00	\$0.00
Shower Doors	\$0.00	\$0.00
Mirrors	\$1,191.33	\$0.61
Appliances		\$6.00
Int. Progress Cleans	\$1,464.75	\$0.75
Final Clean	\$644.49	\$0.33
Window Clean	\$644.49	\$0.33
Power Washing	\$644.49	\$0.33
Int. Finish Out Material	\$488.25	\$0.25
Ext. Finish Out Material	\$488.25	\$0.25
Flatwork	\$5,859.00	\$3.00
Final Grade	\$781.20	\$0.40
Landscape		\$5.00
Final Punch	\$7,812.00	\$4.00
Irrigation		\$1.19
Wood Fencing		\$2.30
General Labor	\$2,929.50	\$1.50
Build Cost Sub Total	\$406,866.97	\$208.33
Contingency 5%	\$20,343.35	\$10.42
Build Cost Total	\$427,210.32	\$218.75
5501 General Contracting Fee	\$128,163.10	\$65.62
Pre-Development Costs	\$39,000.00	\$19.97
Total Rehab Budget	\$594,373.41	\$304.34

*All figures deemed reliable but not guaranteed, any unforeseen costs during rehabilitation will be in an additional to proposed budget

C2

812 Theresa Avenue
Relocation and Structure to be moved
(See attached photos)

Mrs. Lynch, thank you for contacting and now retaining me for the purpose of evaluating and reporting to you my findings regarding the house, house move, and site location at 812 Theresa Av. First, please know that I am not in favor of the demolition of old houses and structures. Accordingly, I oppose the demolition of any Historic Structure. Starting in 1993, my business is primarily that of buying and selling, vintage structures to be moved and the things that along with that. Finding solutions for wanted and unwanted structures in Austin TX since 1998. This report is based on a typical cost feasible house move which includes the end cost after a house is moved. I am reporting based on my direct experience, and in keeping with my daily activities in houses to be moved for 23 years. At present I have several houses being moved here in Austin. I am also finalizing paper work on a historic 1908 Agrarian style house and a 40-year Slave house both to be moved this fall.

Location:

Foremost, exiting this short block of Theresa Av is far more than a challenge moving any house. The major obstacles are large trees, utility poles at the curb on both corners and a rock wall across the street. **(Photo 1)** As is, each of which can stop a house move. Alternately, trees and phone wires too low to pass under. Absent these obstacles I do not represent this house can turn the corner to exit Theresa Av.

(Photo 2)

House:

Based on my experience this style of large, half story, Bungalow would most often not be cost justified to move. If this house was moved at minimum this houses width would require a center cut through the structure from front to back and moved in two separate loads. The brick chimney would need be demolished and removed thru the structures floor before loading. **(Photo 3)** The 3.5' wide eaves add 7' to the loaded width. Two foot eaves being common. Absent the wide eaves the "side box's" or "window box's" add 4.5' to width giving only a combined total of 22 sq. ft. of house in return. **(Photo 4)** In general half story houses generally require some degree of deconstructing of the second floor including vertical walls. A plan to move this house need include removal of the entire ½ story. **(Photo 5)** Assuming the house can exit Theresa Av the move cost, lack interior features and manufactured material lend little to cost feasibility. **(Photo 6)** Evaluating the house I saw Water damage, sheet rock damage throughout, and front door duplex down stairs. **(Photo 7)** from those very obvious changes, I saw the original house to be mostly all there. It is a great old house and I am grateful for the opportunity to see it. However, the cost of moving and remodeling this house is far beyond cost feasible.

PHOTO 1

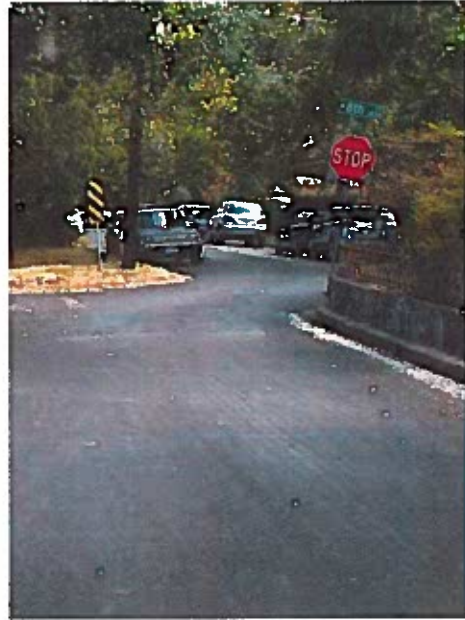


PHOTO 2



PHOTO 3



PHOTO 4

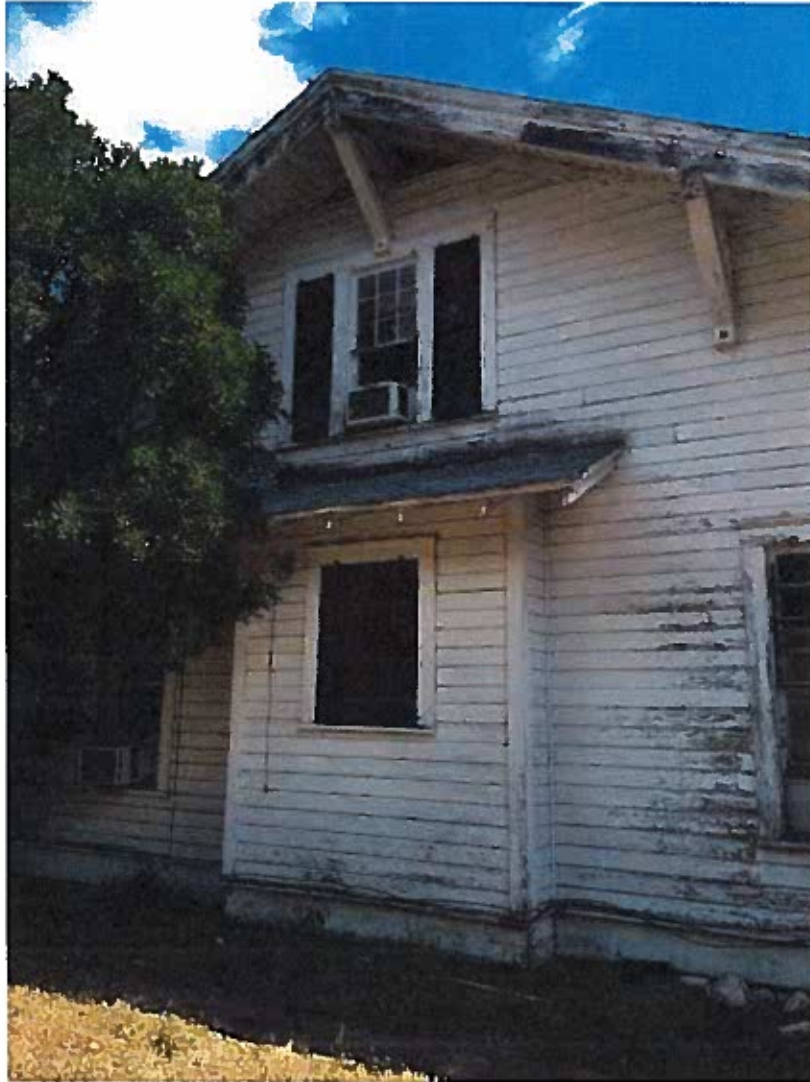


PHOTO 5

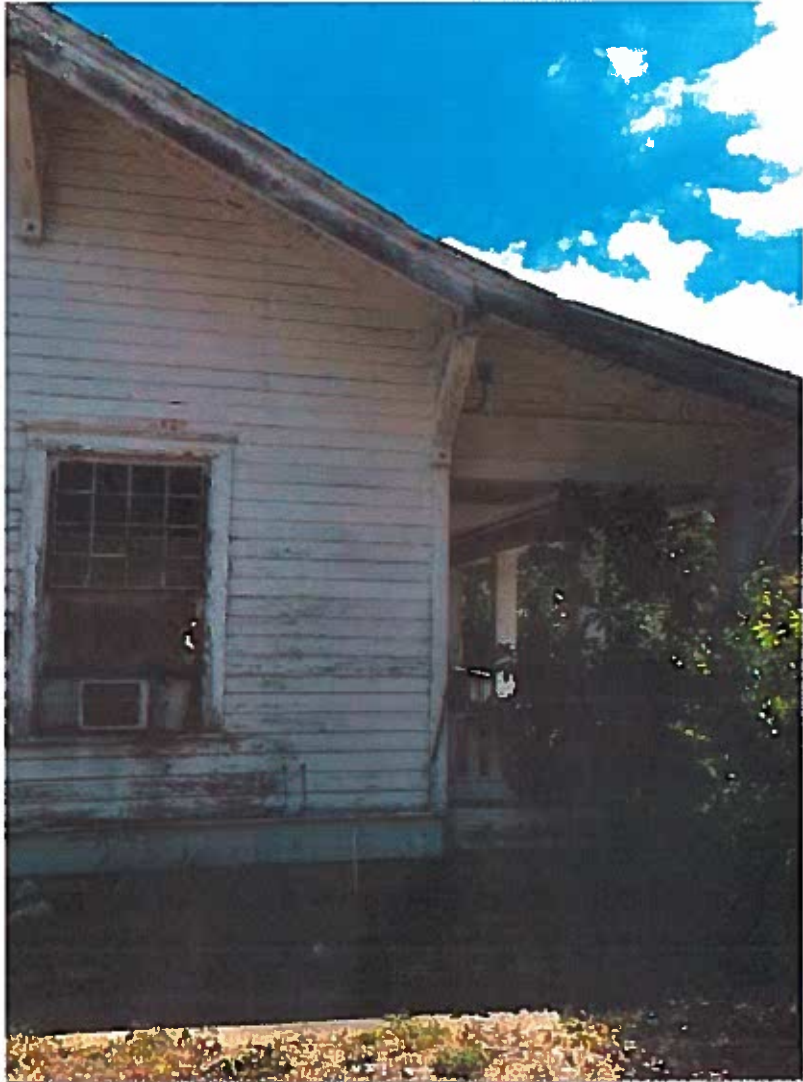


PHOTO 6

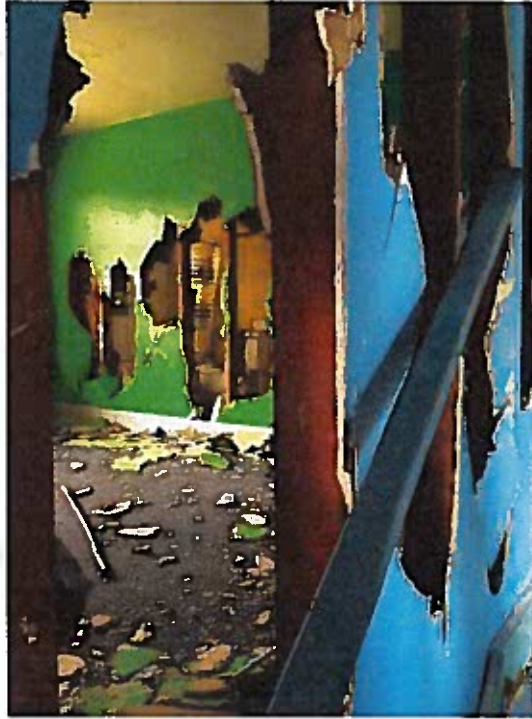


PHOTO 7



812 Theresa Av
Historic House Move
(Scope of Work)

- The structures half story will be removed. The houses gables, and dormer will be lowered and resumed. Siding resumed as much as posable.
- The structure cut and braced into up to four separate sections and resumed structurally sound.
- New wood will be nailed to a uniform quality to include sills, stringers, and shaker beams under the house.(as needed)
- The Structure will be lowered on to a level engineered foundation. (+/- 65 piers)
- Roofs rafters will be resumed and nailed in place.
New plywood, decking and composition roof. (3- tab shingle)
- Mover not responsible for any sheet rock cracks caused by lift or move if any. Mover not responsible for old or existing plumbing, electrical, A/C duct, or A/C units.
- (This is a specialized house move and is not as typical. It may be in keeping with Industry Standard.)
- The Total may change depending on location or additions.

Total	<u>\$145,000</u>
Half down	<u>\$72,500</u>
25% arrival	<u>\$36,250</u>
25% completion	<u>\$36,250</u>

