

PLEASE TYPE OR PRINT (LEGIBLY)

For Office Use Only:	Application Number: V- <u>18 - 30</u>
Tax map Section: <u>073</u> Block: <u>18</u> Lot: <u>18.0</u> Zoning District: <u>RA-1</u>	

1. Address of subject property: 301-03 Loomis Avenue

2. Year property was purchased by current owner: 2016

3. Applicant/contact information:

a. Owner(s) (current titleholder):

Name(s): Greater Syracuse Property Development Corporation

Mailing Address: 431 East Fayette Street, Suite 375, Syracuse NY

Zip: 13202 Daytime phone number: 422-2301 home phone number: \_\_\_\_\_

E-mail (alternate contact for additional information request): tluckett@syracuselandbank.o

b. Contract purchaser(s) , Lessee , or Co-applicant  (if applicable)

**\*note: Copy of contract to purchase must be included with application if this contract purchaser or lessee applies.**

Name(s): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Zip: \_\_\_\_\_ Home phone number: \_\_\_\_\_ Day Phone: \_\_\_\_\_

E-mail (alternate contact for additional information request): \_\_\_\_\_

c. Representative: Attorney , Architect , Contractor , Other  Syracuse Land Bank  
**(Only if involved in this application)**

Name(s): Terri Lockett

Mailing Address: 431 East Fayette Street, Syracuse NY

Zip: 13202 Telephone number: 315-422-2301 x18

4. Current use of property: (i.e., 1 family, 2 family, grocery store, etc.): vacant 2-unit dwelling

Proposed use and occupancy of property: 2-unit dwelling

Current number of onsite (off-street) parking spaces: 2

Proposed number of onsite (off-street) parking spaces: 2

Days and hours of operation (for any business uses): no business use proposed

Explain in detail what (if any) new additions or construction is proposed on the site: substantial  
rehabilitation - both interior and exterior improvements.

**Reason for request:**

The courts have distinguished between use variances (for uses which are not permitted) and area variance (for excess lot coverage, additions into required yards, etc.). Be aware that ***the standards of proof for a use variance are much more demanding*** than for an area variance and that ***the burden is on the applicant*** to provide such proof in arguing their case. (See Standard of Proof requirements on required submittal page.)

Use additional sheets of paper to present proof if necessary.

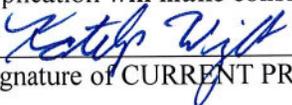
Please see attached standards of proof

The following affirmation must be signed and dated by the CURRENT PROPERTY OWNER or the owner's LEGAL representative (attorney, power of attorney, partner in the business, etc.).

**DECLARATION**

I understand that false statements made herein are **punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York**. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge correct.

I also understand that any false statements and/or attachments presented knowingly in connection with this application **will make consideration of this application null and void**.

 9/10/18  
Signature of CURRENT PROPERTY OWNER (or owner's LEGAL representative) Date

Katelyn Wright, Executive Director

Printed or typed name of person whose signature is above (if legal representative, also state relationship to owner).

**DENIAL OF PERMIT**

REFERENCE ADDRESS 301-03 Loomis Ave

WARD NO. \_\_\_\_\_

OWNER Greater Syr Prop Dvmt Cp

OWNER'S ADDRESS 431 E Fayette St, Suite 375  
Syracuse NY 13202

TELEPHONE 315-422-2301

APPLICATION FOR PERMIT TO:

erect ( )    convert ( )    maintain (X)    operate ( )

Maintain Existing 2-Family House

DENIED UNDER ARTICLE (s) \_\_\_\_\_

\_\_\_\_\_ of the zoning ordinance for the following reasons: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- |  |  |
|--|--|
| <input type="checkbox"/> PLANS ATTACHED, APPROVED BY _____ | LOCATION OF REFERENCE ADDRESS:<br>ASSESSOR'S ATLAS |
| ON _____   |  |
| <input type="checkbox"/> SURVEY ATTACHED                   | BOOK (S) NO. _____                                 |
| <input type="checkbox"/> ZONING REVIEWED BY _____          | PLATE (S) NO. _____                                |
|  | PARCEL (S) NO. _____                               |

DATE 9/11/2018 SIGNATURE Hail Swistak

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: 301 Loomis Avenue Use Variance			
Project Location (describe, and attach a location map): 301 Loomis Avenue between Ballantyne and Pacific Avenues			
Brief Description of Proposed Action: We seek a use variance to allow 301-03 Loomis Ave to operate as a two-family dwelling.			
Name of Applicant or Sponsor: Greater Syracuse Property Development Corporation (Syracuse Land Bank)		Telephone: (315)422-2301 x 18 E-Mail: tluckett@syracuselandsbank.org	
Address: 431 East Fayette Street, Suite 375			
City/PO: Syracuse		State: New York	Zip Code: 13202
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____			0.09642 acres
b. Total acreage to be physically disturbed? _____			0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____			0.09642 acres
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			



<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?          If Yes, explain purpose and size: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?          If Yes, describe: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?          If Yes, describe: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>Katelyn Wright, Executive Director Syracuse Land Bank</u>      Date: <u>9/10/18</u></p> <p>Signature: <u><i>Katelyn Wright</i></u></p>		



September 10, 2018

Office of Zoning Administration  
City Hall Commons, Room 211  
201 E. Washington Street  
Syracuse, NY 13202

Re: Letter of Explanation for a Use Variance – 301-03 Loomis Ave

Dear Sir/Madam,

301-03 Loomis Ave is located within a Residential Class A-1 zoning district which only permits single family homes. According to Assessment records, this building was constructed in 1880. City Assessment records go back to 1936 and the property has been listed as a two-family since then. It has been vacant since 2009 and has lost its non-conforming use status. It was subsequently seized by the City of Syracuse for tax default and turned over to the Syracuse Land Bank in May of 2016.

As you will see in the attached application, we have examined the scenarios that would not require a variance. Because of the considerable costs to rehabilitate the building as well as the size of the structure we have determined that unless granted a variance neither the Land Bank or any potential purchaser will be unable to realize a reasonable return on the property.

The granting of this variance will facilitate the purchase and renovation of the property which will help to revitalize this North Valley neighborhood by returning a formerly vacant and dilapidated property to productive use. It will also provide two units of rental housing which is very much needed in the City of Syracuse.

To support our application, please find the attached information:

- Application for Use Variance
- Short EAF
- Survey
- Site Plan (same as survey)
- Floor Plans (Existing)
- Mandatory Renovation Specs
- Standards of Proof for Area Variance
- Photographs
- Check in the amount of \$25.00
- Denial of Permit (anticipated)

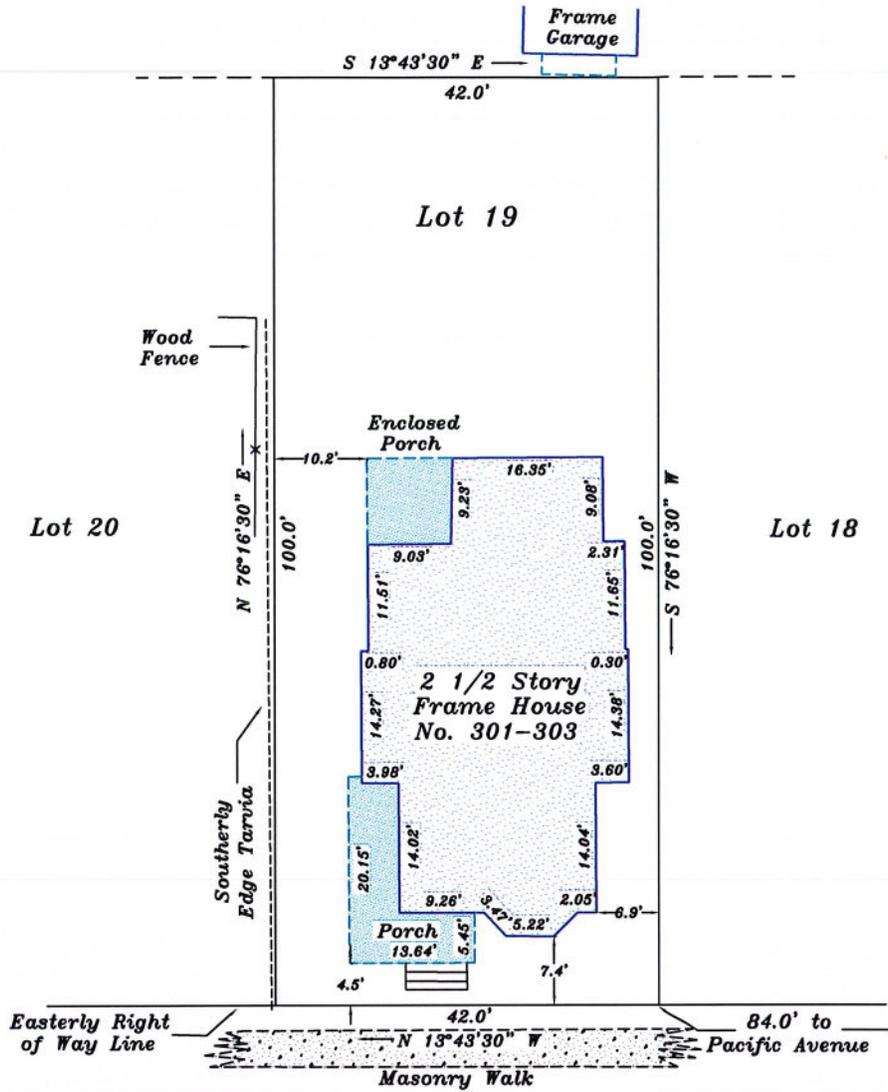
Please let me know if you require any additional information or documentation to facilitate your review of this request.

Sincerely,



Katelyn Wright  
Executive Director

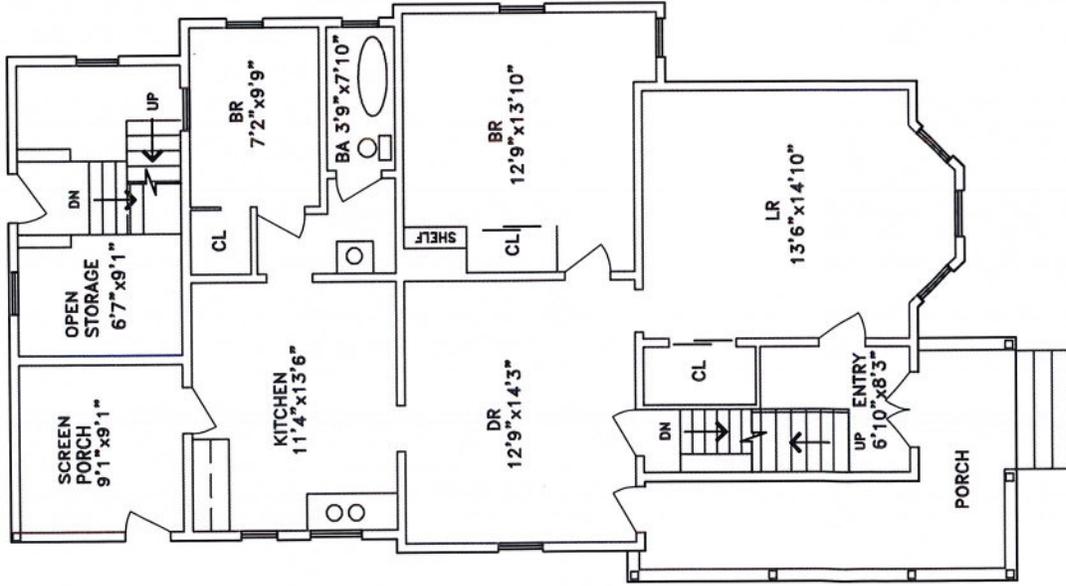
APR 1 1 43



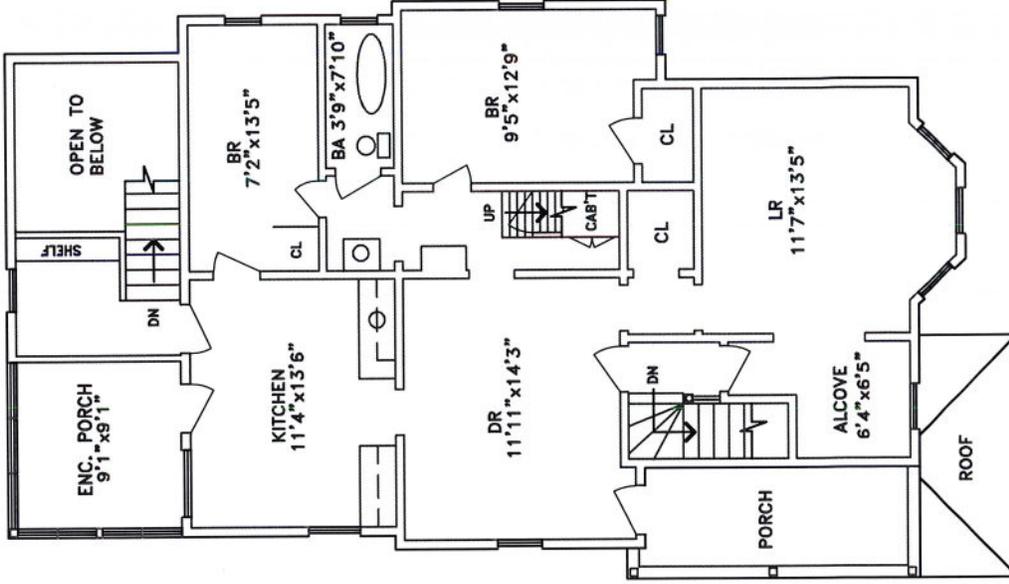
# Loomis Avenue

<p><b>Michael J. McCully</b>  <b>Land Surveying PLLC</b>          5875 Fieldstone Drive          Cazenovia New York 13035          Phone : (315) 440-5096</p>	<p><i>1/2" = 20'</i></p>	<p>Location Survey on Lot 19, Block Seven of the Walnut Grove Tract, Amended. Map# 577.</p>	
<p>I hereby certify that this map was made from an actual survey and same is correct.</p>		<p>Known as No. 301-303 Loomis Avenue, City of Syracuse, County of Onondaga, State of New York.</p>	
<p><b>M.J. McCully</b>                      <b>NYSLLS 50696</b></p>		<p>Drawn by: <b>MJM</b></p>	<p>Scale: 1" = 20'</p>
<p><b>M.J. McCully</b>                      <b>NYSLLS 50696</b></p>		<p>Date(s): 12-05-17</p>	

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies. Certifications shall run only to the person or entities for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2017, Michael J. McCully Land Surveying, all rights reserved.



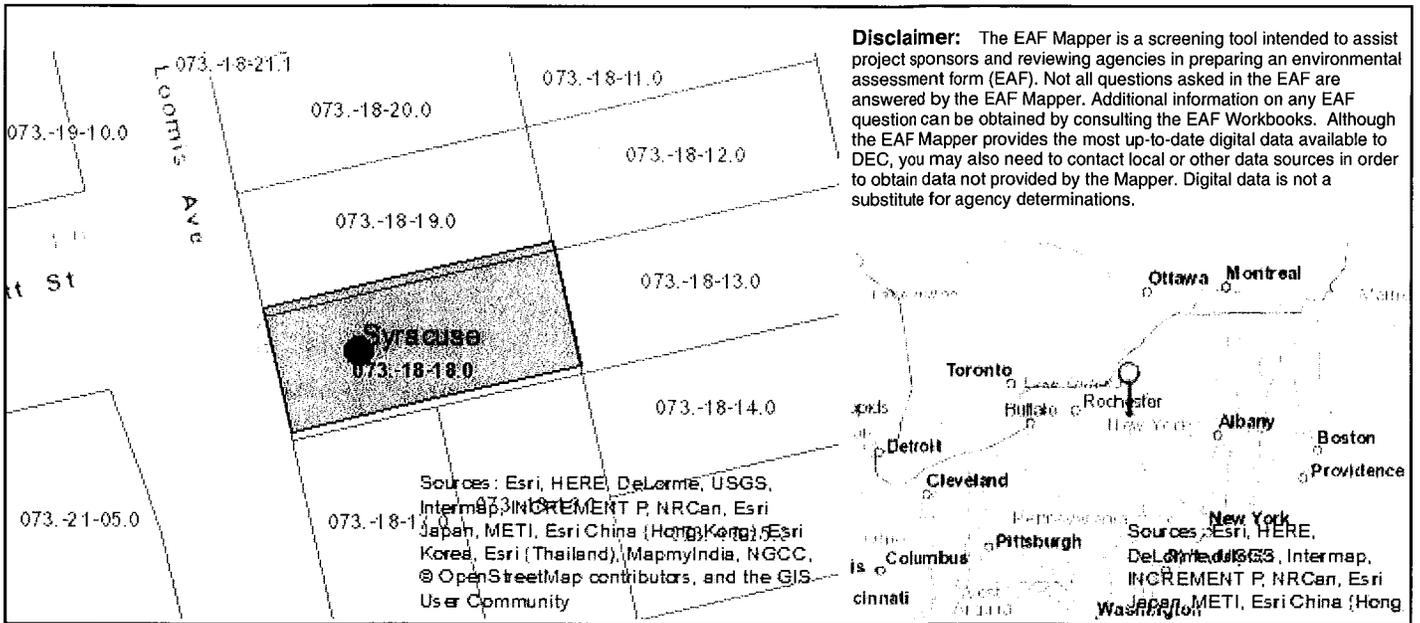
FIRST FLOOR  
EXISTING FLOOR PLANS



SECOND FLOOR



301-03 LOOMIS AVE - SYRACUSE, NY 13205



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

# SPECS BY LOCATION/TRADE with Costs

6/27/2018

Pre-Bid Site Visit: \_\_\_\_\_  
 Bidding Open Date: \_\_\_\_\_  
 Bidding Close Date: \_\_\_\_\_  
 Initial: \_\_\_\_\_

Case Number: \_\_\_\_\_  
 Project Manager: \_\_\_\_\_  
 Phone: \_\_\_\_\_

**Address: 301 Loomis Avenue** **Unit: Unit 01**

**Location: 1 - General Requirements** Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

**Trade: 1** **General Requirements**

10	<b>OWNER ACCEPTS SCOPE OF WORK</b>	1.00	DU	\$0.00	\$0.00
----	------------------------------------	------	----	--------	--------

The undersigned applicant(s) certifies that he/she has participated in the development of this Work Write Up (WWU) with the "Date inspected" date of \_\_\_\_\_ & referred to as Exhibit 1. After careful review the applicant understands & accepts the work described & has initialed & dated each page of this WWU.

X \_\_\_\_\_ X \_\_\_\_\_  
 Applicant Date Applicant Date

**Location Total: \$0.00**

INFORMATION IS DEEMED RELIABLE, BUT NOT GUARANTEED. ALL INFORMATION SHOULD BE VERIFIED BY THE INDIVIDUAL USER. THE COMPLETION OF THE PROPOSAL WORK WILL NOT GUARANTEE A CERTIFICATE OF ADEQUACY

Address: 301 Loomis Avenue

Unit: Unit 01

Location: 2 - Exterior

Approx. Wall SF: 2,916

Ceiling/Floor SF: 1,458

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 7 Masonry</b>					
001	<b>Sidewalk repairs</b> Remove and replace broken sidewalk	160.00	SF	\$10.50	\$1,680.00
<b>Trade: 10 Carpentry</b>					
2982	<b>WINDOW--VINYL--LOW E DBL HNG DBL GLZ ENERGY STAR - W/TRIM</b> After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of any components containing Lead Based Paint. Detergent wash, rinse, allow to dry and HEPA vacuum any paint chips, dust and debris. Field measure and install a PVC, 1 over 1, double hung, double glazed, argon filled Low E window that meets the ENERGY STAR standards for this climate for U value and SHGC. Include 1/2 screen. Wrap exterior jamb and sill with .027" aluminum coil stock back caulked and nailed 6" on center. Retrim opening with casing, apron and stool to match existing. Prep for paint.	26.00	EA	\$295.00	\$7,670.00
3184	<b>DOOR -- PREHUNG METAL ENTRANCE -- ENERGY STAR</b> Install a Jeld Wen ENERGY STAR certified 36" insulated prehung steel door, model 692 with 2 lites, clear low e glass, a passage latch and double cylinder dead bolt keyed to match the deadbolts of other exterior doors.	3.00	EA	\$510.00	\$1,530.00
<b>Trade: 15 Roofing</b>					
4580	<b>TEAR OFF AND REROOF SHINGLES</b> Remove and dispose of all roofing & defective sheathing. Cut a 1" wide vent at ridge board. Replace up to 5 sf of sheathing per 100 sf of roof using pine board or CDX plywood of matching thickness. Staple 15 lb felt. Install preformed white aluminum, drip edge, and vent pipe boots. Install a 220 lb fiberglass asphalt, 3 tab shingle with a 25 yr warranty. Replace all flashing. Install shingle-over ridge vent.	20.00	SQ	\$550.00	\$11,000.00
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5740	<b>PAINT EXTERIOR SIDING--CUSTOM</b> Power wash siding and paint with exterior paint	2,916.00	SF	\$0.75	\$2,187.00

Location Total: \$24,067.00

Location: 3 - Porch

Approx. Wall SF: 400

Ceiling/Floor SF: 156

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10      Carpentry</b>					
2640	<b>SIDING---VINYL</b> Hang Alside Conquest vinyl clapboard siding including all cornice, corner, door and window trim after replacing all deteriorated exterior building components. Wrap home with tyvek vapor/ infiltration barrier and apply owner's choice of siding color, exposure and texture with 50 year warranty.	2.00	SQ	\$300.00	\$600.00
3505	<b>PORCH CEILING--T&amp;G</b> Dispose of damaged ceiling material. Install tongue and groove stripping, blind nailed to joists.	156.00	SF	\$2.10	\$327.60
3595	<b>STEPS--REPLACE EXTERIOR--RI</b> Dispose of existing steps. Construct a replacement stair unit with two 2"x 12" preservative treated pine stringers, 5/4" PTP stepping stock treads, 1x PTP risers on a solid concrete footer. Frame stairs 3' wide.	3.00	RI	\$100.00	\$300.00
<b>Trade: 15      Roofing</b>					
4580	<b>TEAR OFF AND REROOF SHINGLES</b> Remove and dispose of all roofing & defective sheathing. Cut a 1" wide vent at ridge board. Replace up to 5 sf of sheathing per 100 sf of roof using pine board or CDX plywood of matching thickness. Staple 15 lb felt. Install preformed white aluminum, drip edge, and vent pipe boots. Install a 220 lb fiberglass asphalt, 3 tab shingle with a 25 yr warranty. Replace all flashing. Install shingle-over ridge vent.	2.00	SQ	\$500.00	\$1,000.00
<b>Trade: 19      Paint &amp; Wallpaper</b>					
5550	<b>PREP &amp; PAINT WOOD FLOOR</b> Scrape and rough sand with 36 grit paper and a sanding stick, entire floor deck. Vacuum and tack rag surface. Apply two coats owner's choice of premixed pigmented polyurethane floor finish, per manufacturer's recommendations.	1.00	RM	\$150.00	\$150.00

**Location Total:                    \$2,377.60**

Location: 4 - Entry		Approx. Wall SF: 250	Ceiling/Floor SF: 60		
Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
2351	<b>FLOOR--REFINISH WOOD LOW VOC</b> Counter sink all nails and fill holes. Sand the entire floor including the edges using a 120 grit (or finer) sandpaper for the final sanding. Vacuum and tack rag room. Apply 1 coat of one of the following sealers by Basic Coating (Commercial Catalyzed Sealer, Hydroline Sealer, EZ Dry, or Emulsion) then apply 2 coats of StreetShoe® 275 that complies with regulation 8, rule 51, of the Bay Area Air Quality Management District and may not exceed 250 grams of VOC per liter of coating as thinned to the manufacturer's maximum recommendation, excluding the volume of any water, exempt compounds, or colorant added to the tint bases.	60.00	SF	\$2.75	\$165.00
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
5567	<b>PREP &amp; PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC</b> Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. <a href="http://www.aqmd.gov/rules/reg/reg11/r1168.pdf">www.aqmd.gov/rules/reg/reg11/r1168.pdf</a> All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).	310.00	SF	\$0.35	\$108.50
<b>Trade: 23</b>	<b>Electric</b>				
7752	<b>ENERGY STAR INTERIOR CEILING FIXTURE</b> Install an Energy Star approved, flush mounted ceiling light fixture using a GU24 Base lamp such as the Efficient Lighting model EL-815-123-W.	1.00	EA	\$65.00	\$65.00
<b>Location Total:</b>					<b>\$338.50</b>

Location: 5 - Living Room

Approx. Wall SF: 480

Ceiling/Floor SF: 221

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 10 Carpentry

2351	<b>FLOOR--REFINISH WOOD LOW VOC</b>	221.00	SF	\$2.75	\$607.75
------	-------------------------------------	--------	----	--------	----------

Counter sink all nails and fill holes. Sand the entire floor including the edges using a 120 grit (or finer) sandpaper for the final sanding. Vacuum and tack rag room. Apply 1 coat of one of the following sealers by Basic Coating (Commercial Catalyzed Sealer, Hydroline Sealer, EZ Dry, or Emulsion) then apply 2 coats of StreetShoe® 275 that complies with regulation 8, rule 51, of the Bay Area Air Quality Management District and may not exceed 250 grams of VOC per liter of coating as thinned to the manufacturer's maximum recommendation, excluding the volume of any water, exempt compounds, or colorant added to the tint bases.

Trade: 19 Paint &amp; Wallpaper

5567	<b>PREP &amp; PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC</b>	700.00	SF	\$0.35	\$245.00
------	---	--------	----	--------	----------

Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. [www.aqmd.gov/rules/reg/reg11/r1168.pdf](http://www.aqmd.gov/rules/reg/reg11/r1168.pdf) All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).

Location Total: \$852.75

Location: 6 - Dining Room

Approx. Wall SF: 426

Ceiling/Floor SF: 176

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 10 Carpentry

2351	<b>FLOOR--REFINISH WOOD LOW VOC</b>	176.00	SF	\$2.75	\$484.00
------	-------------------------------------	--------	----	--------	----------

Counter sink all nails and fill holes. Sand the entire floor including the edges using a 120 grit (or finer) sandpaper for the final sanding. Vacuum and tack rag room. Apply 1 coat of one of the following sealers by Basic Coating (Commercial Catalyzed Sealer, Hydroline Sealer, EZ Dry, or Emulsion) then apply 2 coats of StreetShoe® 275 that complies with regulation 8, rule 51, of the Bay Area Air Quality Management District and may not exceed 250 grams of VOC per liter of coating as thinned to the manufacturer's maximum recommendation, excluding the volume of any water, exempt compounds, or colorant added to the tint bases.

Trade: 19 Paint & Wallpaper

5567	<b>PREP &amp; PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC</b>	600.00	SF	\$0.35	\$210.00
------	---	--------	----	--------	----------

Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. [www.aqmd.gov/rules/reg/reg11/r1168.pdf](http://www.aqmd.gov/rules/reg/reg11/r1168.pdf) All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).

Location Total: \$694.00

Location: 7 - Bedroom 1

Approx. Wall SF: 419

Ceiling/Floor SF: 171

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 10 Carpentry

2351	<b>FLOOR--REFINISH WOOD LOW VOC</b>	171.00	SF	\$2.75	\$470.25
------	-------------------------------------	--------	----	--------	----------

Counter sink all nails and fill holes. Sand the entire floor including the edges using a 120 grit (or finer) sandpaper for the final sanding. Vacuum and tack rag room. Apply 1 coat of one of the following sealers by Basic Coating (Commercial Catalyzed Sealer, Hydroline Sealer, EZ Dry, or Emulsion) then apply 2 coats of StreetShoe® 275 that complies with regulation 8, rule 51, of the Bay Area Air Quality Management District and may not exceed 250 grams of VOC per liter of coating as thinned to the manufacturer's maximum recommendation, excluding the volume of any water, exempt compounds, or colorant added to the tint bases.

Trade: 19 Paint &amp; Wallpaper

5567	<b>PREP &amp; PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC</b>	590.00	SF	\$0.35	\$206.50
------	---	--------	----	--------	----------

Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. [www.aqmd.gov/rules/reg/reg11/r1168.pdf](http://www.aqmd.gov/rules/reg/reg11/r1168.pdf) All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).

Trade: 23 Electric

7752	<b>ENERGY STAR INTERIOR CEILING FIXTURE</b>	1.00	EA	\$65.00	\$65.00
------	---	------	----	---------	---------

Install an Energy Star approved, flush mounted ceiling light fixture using a GU24 Base lamp such as the Efficient Lighting model EL-815-123-W.

**Location Total: \$741.75**

Location: 8 - Kitchen

Approx. Wall SF: 390

Ceiling/Floor SF: 147

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10      Carpentry</b>					
3716	<b>CABINET - WOOD BASE-PLYWOOD</b> Remove & dispose off site all existing cabinets, counters, ledgers, etc. Install base cabinets constructed of solid hardwood face-frames, doors and draw fronts with ½" plywood carcasses & floors. Drawer boxes shall be plywood, joined using metal or plastic corner bracing. Install "D" shaped pulls on all doors and drawers even when finger grooves exist. Owner will choose style & finish from those available in line proposed by contractor. Cabinets must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant.	12.00	LF	\$156.00	\$1,872.00
3726	<b>CABINET - WOOD WALL-PLYWOOD</b> Remove & dispose off site all existing upper cabinets, counters, ledgers, etc. NOTE: Upper cabinets will be either: a) 42" installed to ceiling OR b) will be 36" trimmed with a stained oak crown, OR c) will be 36" with a trimmed drywall or plywood soffit. Install upper cabinets constructed of solid hardwood face-frames and doors with 1/2" plywood carcasses & floors. Carcasses will be joined using metal or plastic corner bracing. Install "D" shaped pulls on all doors and drawers even when finger grooves exist. Owner will choose style & finish from those available in line proposed by contractor. Cabinets must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant.	12.00	LF	\$120.00	\$1,440.00
3747	<b>REPLACE COUNTER TOP--PLASTIC LAMINATE</b> Dispose of existing counter top. Field measure for sizing. All particleboard and MDF components must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant. Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk countertop to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture.	12.00	LF	\$35.00	\$420.00
<b>Trade: 19      Paint &amp; Wallpaper</b>					
5567	<b>PREP &amp; PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC</b> Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats	437.00	SF	\$0.35	\$152.95

Address: 301 Loomis Avenue

Unit: Unit 01

Location: 8 - Kitchen

Approx. Wall SF: 390

Ceiling/Floor SF: 147

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 19 Paint & Wallpaper

50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. www.aqmd.gov/rules/reg/reg11/r1168.pdf All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).

Trade: 20 Floor Coverings

5930	<b>UNDERLAYMENT AND VINYL SHEET GOODS</b>	147.00	SF	\$3.50	\$514.50
------	---	--------	----	--------	----------

Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, or narrow crown coated staples, 6" on center allowing a 1/4" gap at wall. Fill seams with a manufacturer approved filler. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufact. recommendations. Install metal edge strips in openings. Owner's choice of pattern and color.

Trade: 22 Plumbing

6835	<b>SINK--DOUBLE BOWL COMPLETE</b>	1.00	EA	\$265.00	\$265.00
------	-----------------------------------	------	----	----------	----------

Install a 22 gauge 33" x 22" x 7" double bowl, stainless steel, self rimming kitchen sink including a steel, metal body faucet, rated at 2.0 GPM or less, with a 15 year drip-free warranty, grease trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. NOTE: All copper is to be soldered (no compression fittings) & all PVC fittings glued.

Trade: 23 Electric

7751	<b>ENERGY STAR KITCHEN CEILING FIXTURE</b>	1.00	EA	\$195.00	\$195.00
------	--	------	----	----------	----------

Install an ENERGY STAR approved, 4 - 4' tube, instant start fluorescent ceiling light fixture, with an acrylic diffuser such as the American Fluorescent - Item #: 184346 - Model: PLW432RC.

8110	<b>REWIRE TO CODE--PER ROOM</b>	1.00	RM	\$230.00	\$230.00
------	---------------------------------	------	----	----------	----------

Rewire unit to current National Electric Code including but not limited to: surface mount GFI in bathroom & kitchen; 15 amp grounded receptacles on all usable walls; switched lights in all halls, kitchens, bathrooms and furnace areas; hard wired smoke detectors; cover plates; counter receptacles; and circuits. Fish all wire and repair all tearout. Does not include service entrance.

Location Total: \$5,089.45

Location: 9 - Bedroom 2

Approx. Wall SF: 269

Ceiling/Floor SF: 69

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 17 Drywall &amp; Plaster</b>					
5270	<b>DRYWALL--1/2"</b> Hang, tape and 3 coat finish 1/2" drywall. Apply a 3/8" bead of low VOC drywall adhesive to each framing member and install using drywall screws min. 1 5/8 long, 8" on center. Run boards with long dimension perpendicular to framing members. Sand ready for paint.	336.00	SF	\$1.65	\$554.40
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5567	<b>PREP &amp; PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC</b> Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. <a href="http://www.aqmd.gov/rules/reg/reg11/r1168.pdf">www.aqmd.gov/rules/reg/reg11/r1168.pdf</a> All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).	336.00	SF	\$0.35	\$117.60
<b>Trade: 20 Floor Coverings</b>					
5906	<b>**RESILIENT FLOORING**</b> Vinyl resilient flooring	68.00	SF	\$3.50	\$238.00
<b>Trade: 23 Electric</b>					
7752	<b>ENERGY STAR INTERIOR CEILING FIXTURE</b> Install an Energy Star approved, flush mounted ceiling light fixture using a GU24 Base lamp such as the Efficient Lighting model EL-815-123-W.	1.00	EA	\$65.00	\$65.00
8110	<b>REWIRE TO CODE--PER ROOM</b> Rewire unit to current National Electric Code including but not limited to: surface mount GFI in bathroom & kitchen; 15 amp grounded receptacles on all usable walls; switched lights in all halls, kitchens, bathrooms and furnace areas; hard wired smoke detectors; cover plates; counter receptacles; and circuits. Fish all wire and repair all tearout. Does not include service entrance.	1.00	RM	\$230.00	\$230.00

Location Total: \$1,205.00

Location: 10 - Bathroom

Approx. Wall SF: 258

Ceiling/Floor SF: 40

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10      Carpentry</b>					
3825	<b>MEDICINE CABINET--SURF MOUNT</b> Install a 16"x22" metal, surface mounted medicine cabinet with hinged plate glass mirror and two shelves.	1.00	EA	\$70.00	\$70.00
<b>Trade: 17      Drywall &amp; Plaster</b>					
5280	<b>DRYWALL--PAPER-LESS WATER RESISTANT</b> Hang, tape and 3 coat finish 1/2" paperless (fiberglass mat finish) drywall. Apply a 3/8" bead of Low VOC drywall adhesive to framing member and attach with screws 8" on center. Fiberglass joint tape shall be used to finish the joints and a setting-type compound shall be used for the first coat over the fiberglass mesh tape. Sand ready for paint.	300.00	SF	\$1.90	\$570.00
<b>Trade: 19      Paint &amp; Wallpaper</b>					
5567	<b>PREP &amp; PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC</b> Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. <a href="http://www.aqmd.gov/rules/reg/reg11/r1168.pdf">www.aqmd.gov/rules/reg/reg11/r1168.pdf</a> All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).	300.00	SF	\$0.35	\$105.00
<b>Trade: 20      Floor Coverings</b>					
5930	<b>UNDERLAYMENT AND VINYL SHEET GOODS</b> Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, or narrow crown coated staples, 6" on center allowing a 1/4" gap at wall. Fill seams with a manufacturer approved filler. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufact. recommendations. Install metal edge strips in openings. Owner's choice of pattern and color.	40.00	SF	\$3.50	\$140.00
<b>Trade: 22      Plumbing</b>					
6901	<b>VANITY--30" COMPLETE</b>	1.00	EA	\$600.00	\$600.00

Location: 10 - Bathroom

Approx. Wall SF: 258

Ceiling/Floor SF: 40

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 22</b>	<b>Plumbing</b>				
	Install a 30" plywood vanity; including top with backsplash, wash bowl and single lever brass bodied chrome faucet with a maximum 1.5 GPM flow rate. Include PVC drain attached to a code legal plumbing vent, use type L copper or PEX supply piping with brass bodied stops on all supply lines. Seal all penetration through the floor, walls and cabinet for plumbing connections using expanding foam or caulk and cover with chrome escuchion plates. Cabinets must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant.				
6965	<b>SHOWERSTALL--FIBERGLASS</b> Install a 36"x36" one piece, fiberglass showerstall including PVC waste, molded base, metal two handle shower diverter, shower rod and Delta 6122 shower head.	1.00	EA	\$575.00	\$575.00
7012	<b>COMMODE--REPLACE--1.28 GPF</b> Install a maximum 1.28 GPF white WaterSense® Certified, vitreous china commode tested through the latest edition of the "Maximum Performance" (MaP) testing project that has shown to score 800 or better on the MaP Flush Performance test (grams of solid waste removed in a single flush), such as the American Standard FloWise Compact Cadet 3 EL 2568.128. See the following link for the MaP Test Results: <a href="http://www.cuwcc.org/WorkArea/showcontent.aspx?id=14058">http://www.cuwcc.org/WorkArea/showcontent.aspx?id=14058</a> Include a manufacturer's approved plastic or pressed wood white seat, supply pipe, shut-off valve, and wax seal.	1.00	EA	\$375.00	\$375.00
<b>Trade: 23</b>	<b>Electric</b>				
7761	<b>ENERGY STAR 2 BULB BATH VANITY FIXTURE</b> Install an Energy Star approved, over vanity light fixture using GU24 base lamps such as Efficient Lighting's Model # EL-205G-223 installed above the sink.	1.00	EA	\$85.00	\$85.00
7819	<b>FAN/LIGHT FIXTURE-ENERGY STAR</b> Install an ENERGY STAR approved ceiling mounted Fan/Light fixture, such as the NuTone QTREN080FLT, or a Broan QTXE080FLT capable of min. 80 CFM operating at 1 Sone or less, with an integral damper, and vented to the exterior. The fixture must accommodate 2 - GU24 fluorescent lamps. Switch fan & light using a single switch with a time delay for the fan such as the EFI Fan/Light Time Delay Switch part # 5100.505 (in Ivory) <a href="http://www.energyfederation.org/consumer/default.php/cPath/39_766_134">http://www.energyfederation.org/consumer/default.php/cPath/39_766_134</a> or equipped with a humidistat sensor. Install galvanized metal duct the same diameter as the fan outlet and vent to the exterior ideally through a wall or gable end using a metal hooded vent of like diameter and with damper. All duct seams shall be sealed with duct mastic. Insulate the ductwork with vinyl or foil faced R 8 minimum duct insulation. Repair any damage to the ceiling installation and air seal fan/light assembly to the ceiling with low VOC caulk.	1.00	EA	\$225.00	\$225.00
8110	<b>REWIRE TO CODE--PER ROOM</b> Rewire unit to current National Electric Code including but not limited to: surface mount GFI in bathroom & kitchen; 15 amp	1.00	RM	\$230.00	\$230.00

**Address: 301 Loomis Avenue**

**Unit: Unit 01**

**Location: 10 - Bathroom**

Approx. Wall SF: 258

Ceiling/Floor SF: 40

**Spec #**

**Spec**

**Quantity**

**Units**

**Unit Price**

**Total Price**

**Trade: 23**

**Electric**

grounded receptacles on all usable walls; switched lights in all halls, kitchens, bathrooms and furnace areas; hard wired smoke detectors; cover plates; counter receptacles; and circuits. Fish all wire and repair all tearout. Does not include service entrance.

**Location Total:**

**\$2,975.00**

Address: 301 Loomis Avenue

Unit: Unit 2

Location: 1 - Stairs

Approx. Wall SF: 304

Ceiling/Floor SF: 48

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 19 Paint & Wallpaper

5567	<b>PREP &amp; PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC</b>	350.00	SF	\$0.35	\$122.50
------	---	--------	----	--------	----------

Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. [www.aqmd.gov/rules/reg/reg11/r1168.pdf](http://www.aqmd.gov/rules/reg/reg11/r1168.pdf) All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).

Trade: 23 Electric

7715	<b>FIXTURE AND 3-WAY SWITCHES--ENERGY STAR 1 LAMP</b>	1.00	EA	\$185.00	\$185.00
------	---	------	----	----------	----------

Install an Energy Star approved, flush mount ceiling light fixture using a single GU24 base lamp such as the Portfolio GL2301-NKES-I, or the Efficient Lighting model EL-815-123-W. Install a pair of ivory 3-way switches with ivory cover plates mounted at the strike side of the doors, or at top and bottom of stairwell no more than 48" above the floor. Fish wire and repair all tear out.

Location Total: \$307.50

Location: 2 - Dining Room

Approx. Wall SF: 416

Ceiling/Floor SF: 168

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
2351	<b>FLOOR--REFINISH WOOD LOW VOC</b> Counter sink all nails and fill holes. Sand the entire floor including the edges using a 120 grit (or finer) sandpaper for the final sanding. Vacuum and tack rag room. Apply 1 coat of one of the following sealers by Basic Coating (Commercial Catalyzed Sealer, Hydroline Sealer, EZ Dry, or Emulsion) then apply 2 coats of StreetShoe® 275 that complies with regulation 8, rule 51, of the Bay Area Air Quality Management District and may not exceed 250 grams of VOC per liter of coating as thinned to the manufacturer's maximum recommendation, excluding the volume of any water, exempt compounds, or colorant added to the tint bases.	168.00	SF	\$2.75	\$462.00
3362	<b>DOOR--PREHUNG PASSAGE--SOLID JAMB</b> Install a 1-3/8" prehung, hollow core door with a solid jamb including casing both sides, 2 butt hinges and a privacy lockset.	1.00	EA	\$160.00	\$160.00
<b>Trade: 17 Drywall &amp; Plaster</b>					
5270	<b>DRYWALL--1/2"</b> Hang, tape and 3 coat finish 1/2" drywall. Apply a 3/8" bead of low VOC drywall adhesive to each framing member and install using drywall screws min. 1 5/8 long, 8" on center. Run boards with long dimension perpendicular to framing members. Sand ready for paint.	584.00	SF	\$1.65	\$963.60
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5567	<b>PREP &amp; PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC</b> Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. <a href="http://www.aqmd.gov/rules/reg/reg11/r1168.pdf">www.aqmd.gov/rules/reg/reg11/r1168.pdf</a> All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).	584.00	SF	\$0.35	\$204.40
<b>Trade: 23 Electric</b>					
7752	<b>ENERGY STAR INTERIOR CEILING FIXTURE</b>	1.00	EA	\$65.00	\$65.00

Address: 301 Loomis Avenue

Unit: Unit 2

Location: 2 - Dining Room

Approx. Wall SF: 416

Ceiling/Floor SF: 168

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 23 Electric

Install an Energy Star approved, flush mounted ceiling light fixture using a GU24 Base lamp such as the Efficient Lighting model EL-815-123-W.

8110	<b>REWIRE TO CODE--PER ROOM</b>	1.00	RM	\$230.00	\$230.00
------	---------------------------------	------	----	----------	----------

Rewire unit to current National Electric Code including but not limited to: surface mount GFI in bathroom & kitchen; 15 amp grounded receptacles on all usable walls; switched lights in all halls, kitchens, bathrooms and furnace areas; hard wired smoke detectors; cover plates; counter receptacles; and circuits. Fish all wire and repair all tearout. Does not include service entrance.

**Location Total: \$2,085.00**

Location: 3 - Living Room

Approx. Wall SF: 429

Ceiling/Floor SF: 179

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
2351	<b>FLOOR--REFINISH WOOD LOW VOC</b> Counter sink all nails and fill holes. Sand the entire floor including the edges using a 120 grit (or finer) sandpaper for the final sanding. Vacuum and tack rag room. Apply 1 coat of one of the following sealers by Basic Coating (Commercial Catalyzed Sealer, Hydroline Sealer, EZ Dry, or Emulsion) then apply 2 coats of StreetShoe® 275 that complies with regulation 8, rule 51, of the Bay Area Air Quality Management District and may not exceed 250 grams of VOC per liter of coating as thinned to the manufacturer's maximum recommendation, excluding the volume of any water, exempt compounds, or colorant added to the tint bases.	179.00	SF	\$2.75	\$492.25
3645	<b>CEILING--SUSPENDED</b> Install a 2'x 2' T bar suspended ceiling grid with the same size border on opposite sides of room. Run main runners opposite of direction of ceiling joists, with hanger screws, in joists, 24" on center. Install owner's choice of film faced 5/8" thick fiberglass ceiling tiles within an allowance of \$2 per sf.	179.00	SF	\$3.35	\$599.65

**Trade: 19 Paint & Wallpaper**

5567	<b>PREP &amp; PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC</b> Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. <a href="http://www.aqmd.gov/rules/reg/reg11/r1168.pdf">www.aqmd.gov/rules/reg/reg11/r1168.pdf</a> All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).	600.00	SF	\$0.35	\$210.00
------	--	--------	----	--------	----------

**Location Total: \$1,301.90**

Address: 301 Loomis Avenue

Unit: Unit 2

Location: 4 - Bedroom 1

Approx. Wall SF: 344

Ceiling/Floor SF: 113

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 10 Carpentry

2351	<b>FLOOR--REFINISH WOOD LOW VOC</b>	112.00	SF	\$2.75	\$308.00
------	-------------------------------------	--------	----	--------	----------

Counter sink all nails and fill holes. Sand the entire floor including the edges using a 120 grit (or finer) sandpaper for the final sanding. Vacuum and tack rag room. Apply 1 coat of one of the following sealers by Basic Coating (Commercial Catalyzed Sealer, Hydroline Sealer, EZ Dry, or Emulsion) then apply 2 coats of StreetShoe® 275 that complies with regulation 8, rule 51, of the Bay Area Air Quality Management District and may not exceed 250 grams of VOC per liter of coating as thinned to the manufacturer's maximum recommendation, excluding the volume of any water, exempt compounds, or colorant added to the tint bases.

Trade: 19 Paint & Wallpaper

5567	<b>PREP &amp; PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC</b>	456.00	SF	\$0.35	\$159.60
------	---	--------	----	--------	----------

Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. [www.aqmd.gov/rules/reg/reg11/r1168.pdf](http://www.aqmd.gov/rules/reg/reg11/r1168.pdf) All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).

Location Total: \$467.60

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
2312	<b>SUBFLOOR--3/4"</b> Install 3/4" tongue and groove CDX plywood decking nailed 8" on center using screw shank or cement coated nails.	40.00	SF	\$1.35	\$54.00
3825	<b>MEDICINE CABINET--SURF MOUNT</b> Install a 16"x22" metal, surface mounted medicine cabinet with hinged plate glass mirror and two shelves.	1.00	EA	\$70.00	\$70.00
<b>Trade: 17 Drywall &amp; Plaster</b>					
5280	<b>DRYWALL--PAPER-LESS WATER RESISTANT</b> Hang, tape and 3 coat finish 1/2" paperless (fiberglass mat finish) drywall. Apply a 3/8" bead of Low VOC drywall adhesive to framing member and attach with screws 8" on center. Fiberglass joint tape shall be used to finish the joints and a setting-type compound shall be used for the first coat over the fiberglass mesh tape. Sand ready for paint.	297.00	SF	\$1.90	\$564.30
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5567	<b>PREP &amp; PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC</b> Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. <a href="http://www.aqmd.gov/rules/reg/reg11/r1168.pdf">www.aqmd.gov/rules/reg/reg11/r1168.pdf</a> All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).	297.00	SF	\$0.35	\$103.95
<b>Trade: 20 Floor Coverings</b>					
5930	<b>UNDERLAYMENT AND VINYL SHEET GOODS</b> Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, or narrow crown coated staples, 6" on center allowing a 1/4" gap at wall. Fill seams with a manufacturer approved filler. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufact. recommendations. Install metal edge strips in openings. Owner's choice of pattern and color.	40.00	SF	\$3.50	\$140.00

Location: 5 - Bathroom

Approx. Wall SF: 258

Ceiling/Floor SF: 40

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 20	Floor Coverings				

Trade: 22 Plumbing

6901	<b>VANITY--30" COMPLETE</b> Install a 30" plywood vanity; including top with backsplash, wash bowl and single lever brass bodied chrome faucet with a maximum 1.5 GPM flow rate. Include PVC drain attached to a code legal plumbing vent, use type L copper or PEX supply piping with brass bodied stops on all supply lines. Seal all penetration through the floor, walls and cabinet for plumbing connections using expanding foam or caulk and cover with chrome eschucion plates. Cabinets must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant.	1.00	EA	\$600.00	\$600.00
6965	<b>SHOWERSTALL--FIBERGLASS</b> Install a 36"x36" one piece, fiberglass showerstall including PVC waste, molded base, metal two handle shower diverter, shower rod and Delta 6122 shower head.	1.00	EA	\$575.00	\$575.00
7012	<b>COMMODE--REPLACE--1.28 GPF</b> Install a maximum 1.28 GPF white WaterSense® Certified, vitreous china commode tested through the latest edition of the "Maximum Performance" (MaP) testing project that has shown to score 800 or better on the MaP Flush Performance test (grams of solid waste removed in a single flush), such as the American Standard FloWise Compact Cadet 3 EL 2568.128. See the following link for the MaP Test Results: <a href="http://www.cuwcc.org/WorkArea/showcontent.aspx?id=14058">http://www.cuwcc.org/WorkArea/showcontent.aspx?id=14058</a> Include a manufacturer's approved plastic or pressed wood white seat, supply pipe, shut-off valve, and wax seal.	1.00	EA	\$375.00	\$375.00

Trade: 23 Electric

7761	<b>ENERGY STAR 2 BULB BATH VANITY FIXTURE</b> Install an Energy Star approved, over vanity light fixture using GU24 base lamps such as Efficient Lighting's Model # EL-205G-223 installed above the sink.	1.00	EA	\$85.00	\$85.00
8110	<b>REWIRE TO CODE--PER ROOM</b> Rewire unit to current National Electric Code including but not limited to: surface mount GFI in bathroom & kitchen; 15 amp grounded receptacles on all usable walls; switched lights in all halls, kitchens, bathrooms and furnace areas; hard wired smoke detectors; cover plates; counter receptacles; and circuits. Fish all wire and repair all tearout. Does not include service entrance.	1.00	RM	\$230.00	\$230.00

Location Total: \$2,797.25

Location: 6 - Bedroom 2

Approx. Wall SF: 306

Ceiling/Floor SF: 79

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
2312	<b>SUBFLOOR--3/4"</b> Install 3/4" tongue and groove CDX plywood decking nailed 8" on center using screw shank or cement coated nails.	79.00	SF	\$1.35	\$106.65
<b>Trade: 17 Drywall &amp; Plaster</b>					
5270	<b>DRYWALL--1/2"</b> Hang, tape and 3 coat finish 1/2" drywall. Apply a 3/8" bead of low VOC drywall adhesive to each framing member and install using drywall screws min. 1 5/8 long, 8" on center. Run boards with long dimension perpendicular to framing members. Sand ready for paint.	384.00	SF	\$1.65	\$633.60
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5567	<b>PREP &amp; PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC</b> Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. <a href="http://www.aqmd.gov/rules/reg/reg11/r1168.pdf">www.aqmd.gov/rules/reg/reg11/r1168.pdf</a> All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).	384.00	SF	\$0.35	\$134.40
<b>Trade: 20 Floor Coverings</b>					
5906	<b>**RESILIENT FLOORING**</b> Vinyl resilient flooring	1.00	SF	\$3.50	\$3.50
<b>Trade: 23 Electric</b>					
7752	<b>ENERGY STAR INTERIOR CEILING FIXTURE</b> Install an Energy Star approved, flush mounted ceiling light fixture using a GU24 Base lamp such as the Efficient Lighting model EL-815-123-W.	1.00	EA	\$65.00	\$65.00
8110	<b>REWIRE TO CODE--PER ROOM</b> Rewire unit to current National Electric Code including but not limited to: surface mount GFI in bathroom & kitchen; 15 amp	1.00	RM	\$230.00	\$230.00

**Address: 301 Loomis Avenue**

**Unit: Unit 2**

**Location: 6 - Bedroom 2**

Approx. Wall SF: 306

Ceiling/Floor SF: 79

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 23</b>	<b>Electric</b>				

grounded receptacles on all usable walls; switched lights in all halls, kitchens, bathrooms and furnace areas; hard wired smoke detectors; cover plates; counter receptacles; and circuits. Fish all wire and repair all tearout. Does not include service entrance.

**Location Total: \$1,173.15**

Location: 7 - Kitchen

Approx. Wall SF: 384

Ceiling/Floor SF: 143

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10      Carpentry</b>					
3716	<b>CABINET - WOOD BASE-PLYWOOD</b> Remove & dispose off site all existing cabinets, counters, ledgers, etc. Install base cabinets constructed of solid hardwood face-frames, doors and draw fronts with 1/2" plywood carcasses & floors. Drawer boxes shall be plywood, joined using metal or plastic corner bracing. Install "D" shaped pulls on all doors and drawers even when finger grooves exist. Owner will choose style & finish from those available in line proposed by contractor. Cabinets must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant.	12.00	LF	\$156.00	\$1,872.00
3726	<b>CABINET - WOOD WALL-PLYWOOD</b> Remove & dispose off site all existing upper cabinets, counters, ledgers, etc. NOTE: Upper cabinets will be either: a) 42" installed to ceiling OR b) will be 36" trimmed with a stained oak crown, OR c) will be 36" with a trimmed drywall or plywood soffit. Install upper cabinets constructed of solid hardwood face-frames and doors with 1/2" plywood carcasses & floors. Carcasses will be joined using metal or plastic corner bracing. Install "D" shaped pulls on all doors and drawers even when finger grooves exist. Owner will choose style & finish from those available in line proposed by contractor. Cabinets must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant.	12.00	LF	\$120.00	\$1,440.00
3747	<b>REPLACE COUNTER TOP--PLASTIC LAMINATE</b> Dispose of existing counter top. Field measure for sizing. All particleboard and MDF components must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant. Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk countertop to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture.	12.00	LF	\$35.00	\$420.00
<b>Trade: 17      Drywall &amp; Plaster</b>					
5270	<b>DRYWALL--1/2"</b> Hang, tape and 3 coat finish 1/2" drywall. Apply a 3/8" bead of low VOC drywall adhesive to each framing member and install using drywall screws min. 1 5/8 long, 8" on center. Run boards with long dimension perpendicular to framing members. Sand ready for paint.	527.00	SF	\$1.65	\$869.55
<b>Trade: 19      Paint &amp; Wallpaper</b>					
5567	<b>PREP &amp; PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC</b> Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such	527.00	SF	\$0.35	\$184.45

Address: 301 Loomis Avenue

Unit: Unit 2

Location: 7 - Kitchen

Approx. Wall SF: 384

Ceiling/Floor SF: 143

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 19 Paint & Wallpaper

as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. [www.aqmd.gov/rules/reg/reg11/r1168.pdf](http://www.aqmd.gov/rules/reg/reg11/r1168.pdf) All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).

Trade: 20 Floor Coverings

5930	<b>UNDERLAYMENT AND VINYL SHEET GOODS</b> Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, or narrow crown coated staples, 6" on center allowing a 1/4" gap at wall. Fill seams with a manufacturer approved filler. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufact. recommendations. Install metal edge strips in openings. Owner's choice of pattern and color.	143.00	SF	\$3.50	\$500.50
------	---	--------	----	--------	----------

Trade: 22 Plumbing

6835	<b>SINK--DOUBLE BOWL COMPLETE</b> Install a 22 gauge 33" x 22" x 7" double bowl, stainless steel, self rimming kitchen sink including a steel, metal body faucet, rated at 2.0 GPM or less, with a 15 year drip-free warranty, grease trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. NOTE: All copper is to be soldered (no compression fittings) & all PVC fittings glued.	1.00	EA	\$265.00	\$265.00
------	--	------	----	----------	----------

Trade: 23 Electric

7751	<b>ENERGY STAR KITCHEN CEILING FIXTURE</b> Install an ENERGY STAR approved, 4 - 4' tube, instant start fluorescent ceiling light fixture, with an acrylic diffuser such as the American Fluorescent - Item #: 184346 - Model: PLW432RC.	1.00	EA	\$195.00	\$195.00
8110	<b>REWIRE TO CODE--PER ROOM</b> Rewire unit to current National Electric Code including but not limited to: surface mount GFI in bathroom & kitchen; 15 amp grounded receptacles on all usable walls; switched lights in all halls, kitchens, bathrooms and furnace areas; hard wired smoke detectors; cover plates; counter receptacles; and circuits. Fish all wire and repair all tearout. Does not include service entrance.	1.00	RM	\$230.00	\$230.00



Address: 301 Loomis Avenue

Unit: Unit 2

Location: 8 - Basement

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 21 HVAC</b>					
6020	<b>FURNACE--REPAIR</b> Repair furnace as specified in addenda.	2.00	AL	\$350.00	\$700.00
<b>Trade: 22 Plumbing</b>					
6633	<b>SUPPLY--PEX</b> Install PEX (cross-linked polyethylene) tubing to supply domestic water to the specified plumbing fixtures. Maintain manufacturer's required clearance from heating appliance vents, recessed lights or other heat sources. Installation will protect PEX tubing from direct sunlight. Protect PEX tubing with sleeves where abrasion may occur and use nail plates where PEX tubing penetrates wall stud or joists and has the potential for being struck with a screw or nail. Allow for manufacturer's required slack to compensate for expansion and contraction. Provide shutoff valves at each fixture. Pressure test the system prior to charging with water.	200.00	LF	\$4.00	\$800.00
7070	<b>WATER HEATER--40 GALLON GAS</b> Install a 40 gallon, glass lined, high recovery, insulated to R-7, gas water heater with a 10 year warranty. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, vent, thimble, and gas piping from shut-off valve to fixture. Dispose of old water heater in code legal dump.	2.00	EA	\$675.00	\$1,350.00
<b>Trade: 23 Electric</b>					
7465	<b>ELECTRIC SERVICE--100 AMP</b> Replace existing electrical service with a residential, 100 amp, single phase, 3 wire electric service. Include a main disconnect, 12 circuit panel board, meter socket, weather head, service cable, and ground rod and cable. Seal exterior service penetrations to maintain a waterproof building envelope.	2.00	EA	\$1,065.00	\$2,130.00

Location Total: \$4,980.00

**Unit Total for 301 Loomis Avenue, Unit Unit 2: \$19,088.90**

**Address Grand Total for 301 Loomis Avenue: \$57,429.95**

**Bidder:** \_\_\_\_\_

Renovation scope of work will require an added 10% cost contingency for contractor performed work in the amount of \$63,172.94 Proof of funds will need to reflect this amount to be considered.

Renovation scope of work will require an added 20% cost contingency for work performed by owner in the amount of \$68,915.94 Proof of funds will need to reflect this amount to be considered.

## **Standards of Proof for Use Variance**

### **101-03 Loomis Avenue**

#### **Reasonable Return**

101-03 Loomis Ave was built in 1880. City of Syracuse Assessment records go back to 1936 and the property has been listed as a two-family since then.

The Land Bank's strategy for the property is to list it as a two-family and to sell it to a private buyer who will bring the property back up to code and to habitable standards. Our Property Manager estimates the rehab cost to be \$57,429. The breakdown is detailed in the attached document, 'Specs by Location/Trade with Costs.'

Financing the renovation plus acquisition costs at 5% over 15 years, the investment of \$60,929.95 (includes acquisition costs) yields a reasonable return with a capitalization rate (or "cap rate") of 10.39% (see attached pro forma - Two-Family).

If the variance is not granted, the Greater Syracuse Land Bank would have two options for returning the property to a use that would be permitted in a Residential-A1 zone:

#### **1 - Reconfiguration as a Single-Family Dwelling**

In this scenario one large dwelling unit containing approximately 2,384 square feet would be redeveloped. Renovation costs would be incrementally higher due to costs relating to architectural design fees, reconfiguration of walls, electric, heating, plumbing and gas lines.

Annual expenses would drop to \$3,986.20 and rental income would drop to \$900 monthly / \$10,800.00 annual. The capitalization rate would drop to 4.96%. (See attached pro forma Single-Family.)

With a capitalization rate of only 4.96% the Land Bank believes that no buyer will be able to justify the conversion to a single-unit dwelling.

#### **2 - Demolition and Sale of the Vacant Lot**

The only other option permitted in this zoning district is demolition of the existing structure and sale of the vacant lot for either new construction or to the adjacent neighbors for additional yard space and/or parking. The estimated cost for demolition is \$21,456, plus costs associated with asbestos monitoring and water termination fees. If the Land Bank were forced to demolish the property these costs could never be recovered through the sale of the vacant lot. Further, since private investors are not attracted to new residential construction in the city of Syracuse we believe that the land would remain vacant for the foreseeable future.

Other permitted uses in the zone include single-family cluster developments, churches, parish houses, schools, convents, or family day care. Neither the building nor the lot is suitable for these uses.

For these reasons, we believe that without the variance the Land Bank will be unable sell the property or to realize a reasonable return. Approval of this request will allow the Lank Bank to sell the property to a buyer who will return it to a productive use. This will be desirable for the City of Syracuse’s tax base, the neighborhood and for future potential owners.

**Unique Circumstances**

This building and the property it sits on presents an unusual circumstance that differs from other properties on the street. The existing building is 2,384 square feet, nearly twice the size of the typical single-family home on Loomis Ave. If converted to a single-family it would be outsized compared to the neighboring homes.

ADDRESS	FRONTFEET	DEPTH	SFLA	NOBEDS	NOBATHS	LandUse	YearBuilt
309 LOOMIS AVE & PACIFIC AVE	84	50	984	2	1.0	Single Family	1960
253 LOOMIS AVE	42	100	1,160	3	1.5	Single Family	1920
249 LOOMIS AVE	42	100	832	3	1.0	Single Family	1962
243 LOOMIS AVE	74	100	1,300	3	1.0	Single Family	1920
229 LOOMIS AVE	42	100	1,324	3	1.0	Single Family	1900
1001 BALLANTYNE RD & LOOMIS AV	67	110	1,352	3	1.0	Single Family	1900
216 LOOMIS AVE	62	100	1,680	3	2.0	Single Family	2011
230 LOOMIS AVE	62	100	1,416	3	1.0	Single Family	1929
232 LOOMIS AVE	41	100	1,533	3	1.0	Single Family	1945
100 MARLETTE ST & LOOMIS AVE	100	84	744	1	1.0	Single Family	1954
AVERAGE			1,233				
921 BALLANTYNE RD & LOOMIS AV	60	110	2,362	5	2.0	Two Family	1920
301-03 LOOMIS AVE	42	100	2,384	4	2.0	Two Family	1880
217 LOOMIS AVE	92	100	2,094	4	2.0	Two Family	1920
236 LOOMIS AVE	42	100	1,932	4	2.0	Two Family	1900
AVERAGE			2,193				

**Essential Character of the Locality**

The approval of this variance as a two-unit dwelling will not change the essential character of the neighborhood. Loomis Avenue, while zoned RA-1, is made up of a mix of single-family dwellings and several other two-family dwellings. Allowing the variance and the subsequent sale of the property will improve the neighborhood by facilitating the redevelopment of this blighted and abandoned property.

### Loomis Avenue Land Use



### Not Self Created

This property was abandoned by an irresponsible property owner and fell into tax-delinquency. It was subsequently seized by the City of Syracuse in May 2016 and turned over to the Land Bank for redevelopment. Since the property was vacated by the prior owner and remained vacant allowing the nonconformity to expire, it could be said that the hardship is the result of the inaction of a prior irresponsible owner in the chain of title. It was not however the result of an action taken by either the Land Bank, by the City of Syracuse or by any future purchaser of the property.



**Operating Pro Forma for Income-Producing Properties (Template)**

**Income**

Residential Units (by type):	<u>1</u>	Monthly Rent: \$	<u>700.00</u>	2 bed / 1 bath
	<u>1</u>		<u>700.00</u>	2 bed / 1 bath
	<u>0</u>		<u>-</u>	
Commercial Units (by type):	<u>0</u>	Monthly Rent: \$	<u>-</u>	
	<u>0</u>		<u>-</u>	

*\*Insert averages if enough lines aren't included for types of units.*

Monthly Income:	\$	<u>1,400.00</u>
Annual Income:	\$	<u>16,800.00</u>

**Vacancy Allowances**

Residential Rate (assumed):	<u>5%</u>
Commercial Rate (assumed):	<u>10%</u>
Effective Gross Income:	<u>\$ 14,280.00</u>
(annual)	

Safe vacancy assumptions are 5% for residential and 8-10% for commercial, depending on neighborhood.

**Expenses (enter annual costs)**

Property taxes & fees:	\$	<u>840.00</u>
Insurance:	\$	<u>336.00</u>
Management Fees (5%):	\$	<u>840.00</u>
Maintenance:	\$	<u>504.00</u>
Replacement Reserve (3%):	\$	<u>504.00</u>
Utilities:	\$	<u>504.00</u>
Supplies/Equipment:	\$	<u>675.00</u>
Pest Control:	\$	<u>67.20</u>
Legal:	\$	<u>500.00</u>
Accounting:	\$	<u>500.00</u>

See <http://www.ongov.net/rpts/propertyTaxInfo.html> for recent tax years and <http://www.syracuse.ny.us/Assessment.aspx> for available exemptions.

Replacement reserves: Capital set-aside for high-cost replacements: roofs, parking lot resurfacing, exterior painting, appliances, etc.

Total Annual Expenses: \$ 5,270.20

**Annual Net Operating Income (NOI): \$ 9,009.80  
Monthly NOI: \$ 750.82**

Offer: \$	3,500.00
Anticipated Rehab Costs: \$	57,429.95

<b>Financing Information</b>	
Term (Years):	15
Annual Interest Rate:	5%
Amt. Borrowed: \$	60,929.95
Total Interest Paid: \$	25,799.48

<b>Capitalization</b>	
Rate:	10.39%
Years until return on investment:	10

*Insert "0" in the "Amt. Borrowed" field if not financing the project.*

*Capitalization Rate = (Annual NOI)/(Purchase Price+Rehab Cost+Cost of Financing)*



**Operating Pro Forma for Income-Producing Properties (Template)**

**Income**

Residential Units (by type):	<u>1</u>	Monthly Rent: \$	<u>900.00</u>	4 bed / 2 bath
	<u>0</u>		<u>-</u>	
	<u>0</u>		<u>-</u>	
Commercial Units (by type):	<u>0</u>	Monthly Rent: \$	<u>-</u>	
	<u>0</u>		<u>-</u>	

*\*Insert averages if enough lines aren't included for types of units.*

Monthly Income: \$	<u>900.00</u>
Annual Income: \$	<u>10,800.00</u>

**Vacancy Allowance**

Residential Rate (assumed):	<u>5%</u>
Commercial Rate (assumed):	<u>10%</u>
Effective Gross Income:	<u>\$ 9,180.00</u>
(annual)	

Safe vacancy assumptions are 5% for residential and 8-10% for commercial, depending on neighborhood.

**Expenses (enter annual costs)**

Property taxes & fees:	\$	<u>540.00</u>
Insurance:	\$	<u>216.00</u>
Management Fees (5%):	\$	<u>540.00</u>
Maintenance:	\$	<u>324.00</u>
Replacement Reserve (3%):	\$	<u>324.00</u>
Utilities:	\$	<u>324.00</u>
Supplies/Equipment:	\$	<u>675.00</u>
Pest Control:	\$	<u>43.20</u>
Legal:	\$	<u>500.00</u>
Accounting:	\$	<u>500.00</u>
<b>Total Annual Expenses:</b>	<b>\$</b>	<b><u>3,986.20</u></b>

See <http://www.ongov.net/rpts/propertyTaxInfo.html> for recent tax years and <http://www.syracuse.ny.us/Assessment.aspx> for available exemptions.

Replacement reserves: Capital set-aside for high-cost replacements: roofs, parking lot resurfacing, exterior painting, appliances, etc.

**Annual Net Operating Income (NOI): \$ 5,193.80**  
**Monthly NOI: \$ 432.82**

Offer: \$	<u>3,500.00</u>
Anticipated Rehab Costs: \$	<u>70,000.00</u>

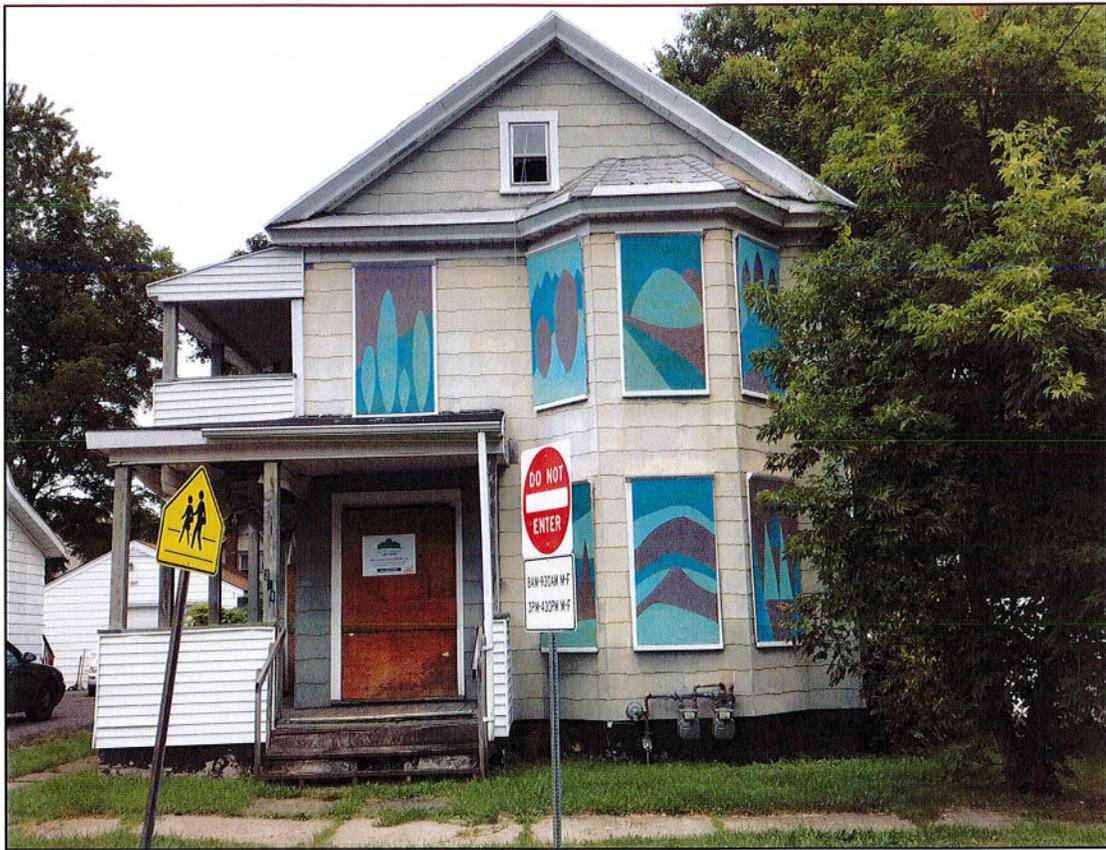
<b>Financing Information</b>	
Term (Years):	<u>15</u>
Annual Interest Rate:	<u>5%</u>
Amt. Borrowed: \$	<u>73,500.00</u>
Total Interest Paid: \$	<u>31,122.00</u>

<b>Capitalization Rate:</b>	<b><u>4.96%</u></b>
<b>Years until return on investment:</b>	<b><u>20</u></b>

*Insert "0" in the "Amt. Borrowed" field if not financing the project.*

*Capitalization Rate = (Annual NOI)/(Purchase Price+Rehab Cost+Cost of Financing)*

## 301-03 Loomis Ave - Photographs



301-03 Loomis Ave – Front Elevation



301-03 Loomis – North Elevation and Driveway

301-03 Loomis Ave - Photographs



Looking Left (South) toward Pacific Ave



Looking Right (North) toward Ballantyne Road