

PLEASE TYPE OR PRINT (LEGIBLY)

For Office Use Only:	Application Number: V- <u>18-11</u>
Tax map Section: <u>010</u> Block: <u>14</u> Lot: <u>12.0</u> Zoning District: <u>RA-1</u>	

1. Address of subject property: 126 Schiller Ave, Syracuse NY 13203

2. Year property was purchased by current owner: 2017

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: 3154222301 home phone number:

E-mail (alternate contact for additional information request): tluckett@syracuselandsbank.org

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 Greater Syracuse Land Bank
(Only if involved in this application)

Name(s):

Mailing Address: 431 East Fayette Street, Syracuse NY

Zip: Telephone number:

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

Proposed use and occupancy of property: two-family

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

Proposed number of onsite (off-street) parking spaces: 0

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

Explain in detail what (if any) new additions or construction is proposed on the site: see reno. specs
Substantial Rehabilitation has been completed

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

[Empty lined area for providing 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**.

Katelyn Wright 1/26/18
Signature of CURRENT PROPERTY OWNER (or owner's LEGAL representative) Date

Katelyn Wright, Executive Director Greater Syracuse Land Bank
Printed or typed name of person whose signature is above (if legal representative, also state relationship to owner).



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

REFERRAL COMMENTS

02/20/2018

Variance (Use): V-18-11

Address: 126 Schiller Ave, Syracuse, 13203

Hearing Date: 2/15/2018

Hearing Date: 3/8/2018

Request:

Establish (maintain) a two family dwelling.

The departments and/or Boards below have reviewed the above application and provided the following comments for your information and action as appropriate.

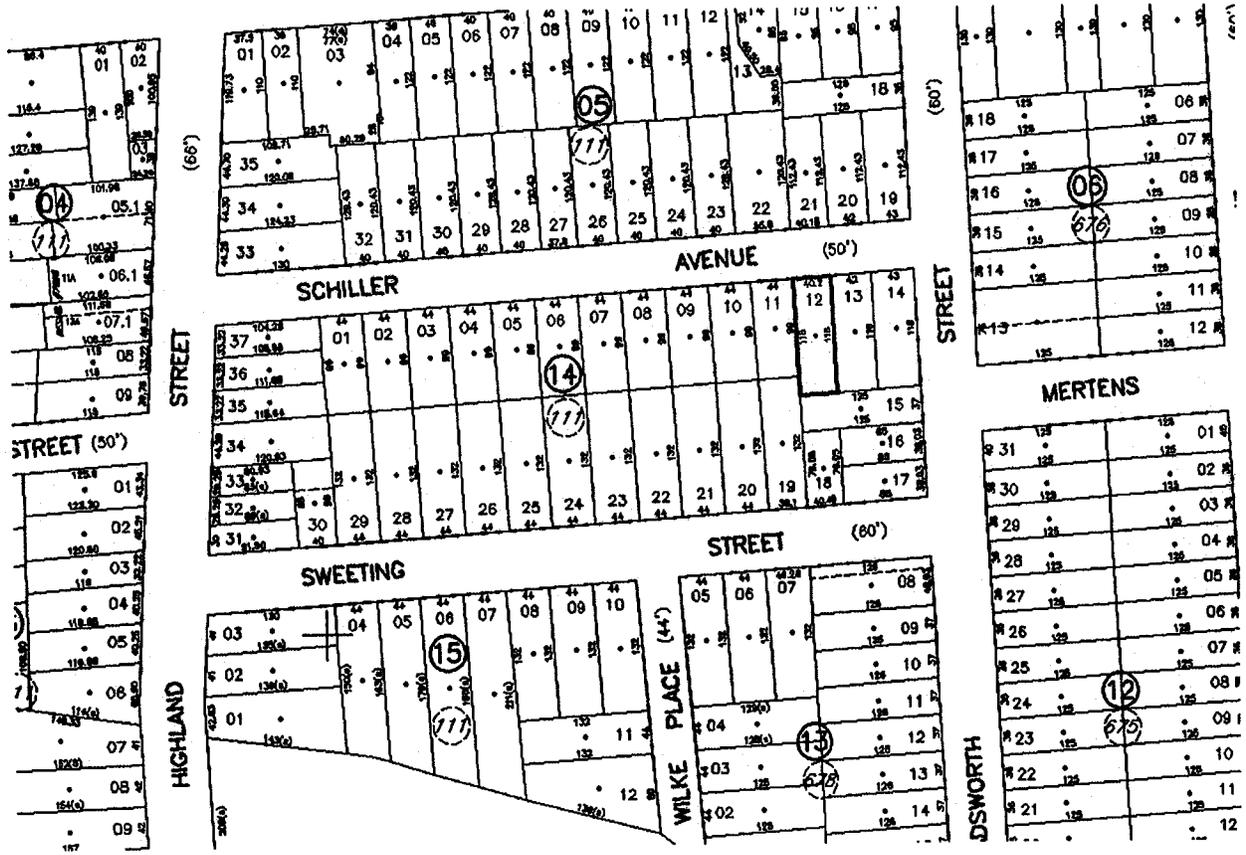
Approval	Status	Status Date	Reviewer	Comments
DPW Street Repair - Zoning	Internal Review Complete	02/13/2018	Kevin Hunter	No Concerns
DPW Commissioner - Zoning	Internal Review Complete	02/15/2018	Martin Davis	comply with all bureau comments
DPW Sewers - Zoning	Internal Review Complete	02/15/2018	Vinny Esposito	Survey indicates illegal front yard parking.
DPW Sidewalks - Zoning	Internal Review Complete	02/15/2018	Chris Ettinger	no concerns with variance. Would like to see driveway and sidewalk brought up to code.
Eng. Design & Cons. - Zoning	Internal Review Complete	02/15/2018	Alvin Chan	OK for variance so long as there's no parking on the front yard nor blockage of the sidewalk or planter/snow storage strip. Line item of sidewalk repairs for 150 SF observed for the exterior work in the Mandatory Renovation Specs. There should be more detail as to what these sidewalk repairs would be as there is none indicated on the proposal survey/Site Plan. Full area of replacement according to the survey to our standard City sidewalk indicates at least 201 SF of sidewalk replacement. Street cut permit review and approval would be required for all work in the City R.O.W. and such work in the City R.O.W. shall be done to city standards and specifications. Driveway tarvia and apron tarvia removal and replacement with a pervious surface may alleviate some load to sewers.
City Engineer - Zoning	Pending	02/06/2018		
Eng. Mapping - Zoning	Internal Review Complete	02/07/2018	Ray Wills	The proposal survey shows the tarvia drive to be removed, if this is the case without replacement would have an adverse impact on the ROW as

parking in the public ROW full time is not guaranteed nor advisable. Also there is no mention of any plans to bring the sidewalk up to current ADA requirements.

Water Engineering - Zoning	Pending	02/06/2018		
DPW - Transportation Planner	Conditionally Approved	02/14/2018	Neil Milcarek-Burke	- A proper site plan is required. - 5' ADA sidewalk required along entire property frontage, including driveway area. This needs to be included in the renovation specs. - If driveway is to be removed, front yard and tree lawn/snow storage area is to be reseeded with turf grass. This needs to be included in the renovation specs.
DPW Traffic Control-Zoning	Internal Review Complete	02/07/2018	Jim French	no concerns

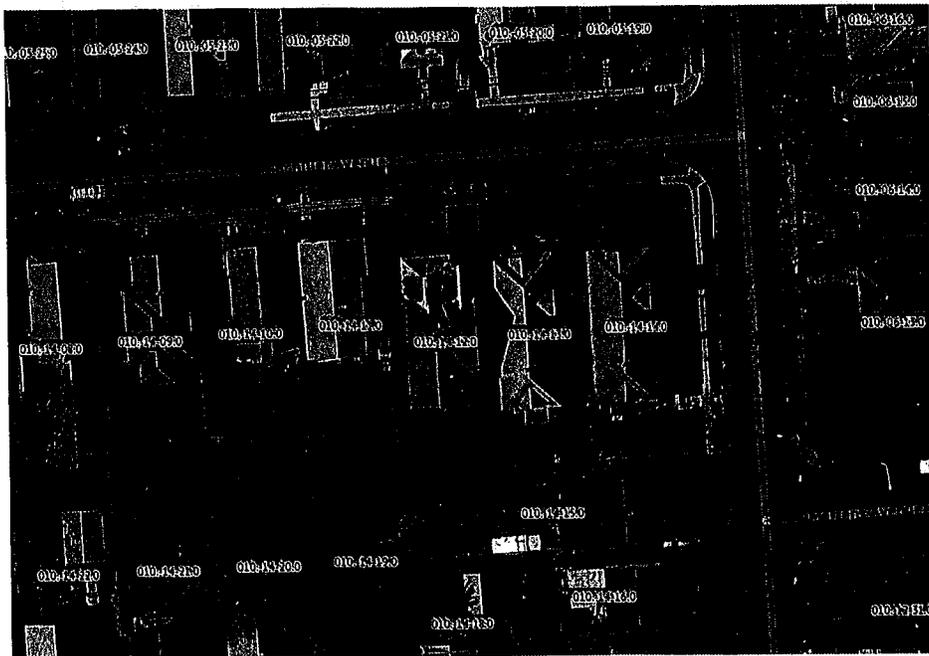
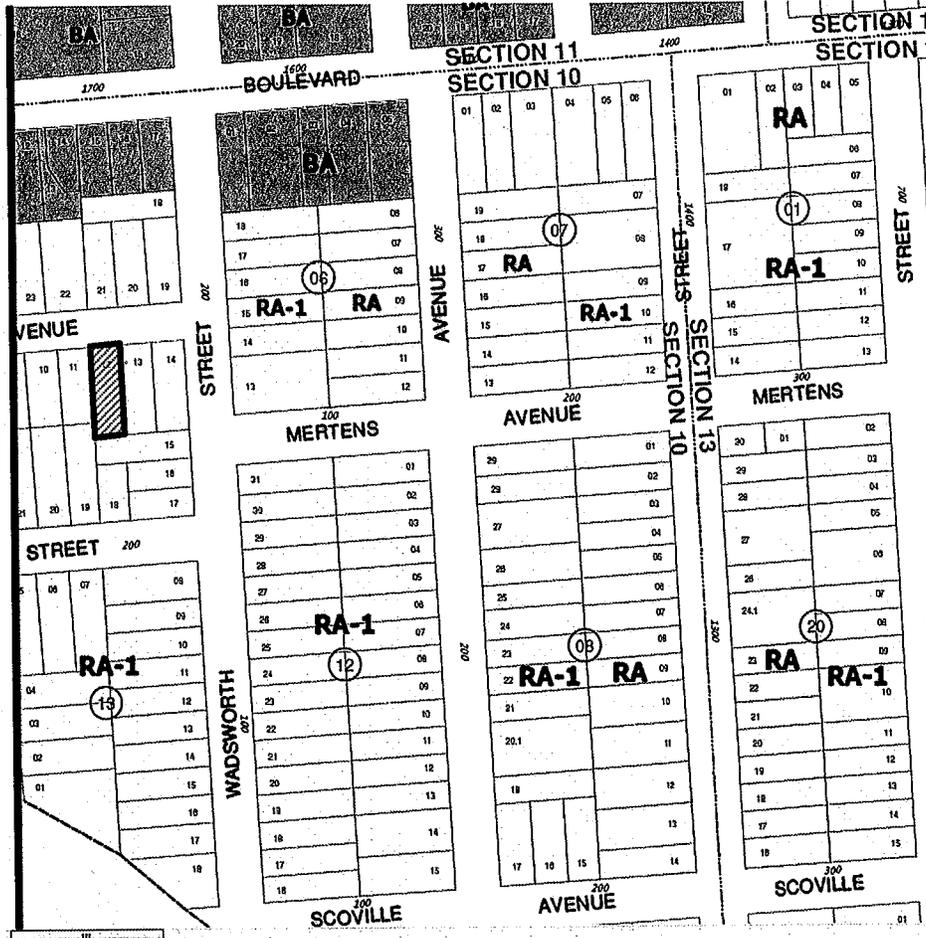
126 SCHILLER AVENUE

V-18-11



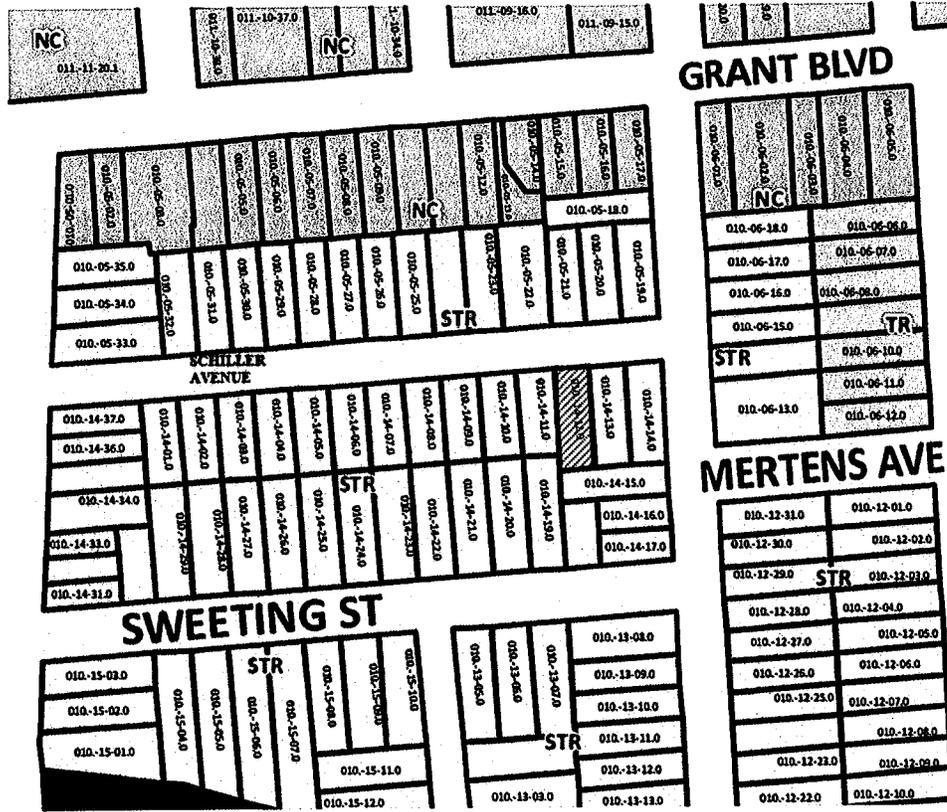
126 SCHILLER AVENUE

V-18-11



126 SCHILLER AVENUE

V-18-11



Streetcar Residential (Single-Family)

Most of these neighborhoods developed as middle- and upper-middle class suburban enclaves during and immediately after the expansion of streetcars throughout Syracuse, allowing homes to be built further from Downtown and separated from commercial nodes. Architectural styles typically date from the 1900s to the late 1930s, including a variety of eclectic revivals, traditional Colonial-Revival, and Craftsman styles. Some earlier homes were Foursquare and restrained Queen Anne styles. These streetscapes differentiated from the Suburban type by steeper pitched roofs and vertically oriented windows; garages are often present, but typically detached and located at the rear of the lot. Attached garages, when present, are typically later additions or the door is located facing the rear of the property.

Some of these neighborhoods feature winding street patterns, but they are just as often laid out on a grid. Setbacks are typically slightly less deep than those in post-war neighborhoods, but can be as deep as 35 feet. Streetcar-era single-use, single-family neighborhoods were often formally designed developments, such as Strathmore and Sedgwick. Others were developed by a variety of contractors and developers through less formal subdivision; these are typically laid out in a grid pattern.

Unlike the Traditional Residential neighborhoods these areas developed just after the advent of zoning and were designed as some of the first entirely residential, single-use enclaves. These neighborhoods include no commercial uses aside from the occasional home office.

DENIAL OF PERMIT

REFERENCE ADDRESS 126 Schiller Ave

WARD NO. _____

OWNER Greater Syr Property Dev. Corporation

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

TELEPHONE 315-422-2301

APPLICATION FOR PERMIT TO:

erect ()

convert ()

maintain

operate ()

Maintain Existing 2 family House

DENIED UNDER ARTICLE (s) _____

of the zoning ordinance for the following reasons:

PLANS ATTACHED, APPROVED BY _____
ON _____

SURVEY ATTACHED

ZONING REVIEWED BY _____

LOCATION OF REFERENCE ADDRESS:
ASSESSOR'S ATLAS

BOOK (S) NO. _____

PLATE (S) NO. _____

PARCEL (S) NO. _____

DATE Jan 26, 2018

SIGNATURE

Gail L Swistak

Short Environmental Assessment Form

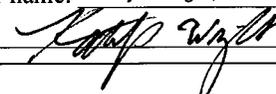
Part 1 - Project Information

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.

Part 1 - Project and Sponsor Information			
Name of Action or Project: 126 Schiller Avenue Use Variance			
Project Location (describe, and attach a location map): 126 Schiller between Highland and Wadsworth			
Brief Description of Proposed Action: We seek a use variance to allow 126 Schiller 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: NY	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 type="checkbox"/>
			YES <input 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:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.1089 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?		.1089 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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</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?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</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?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>Katelyn Wright, Executive Director Syracuse Land Bank</u></p>		<p>Date: <u>1/26/18</u></p>
<p>Signature: <u></u></p>		



January 25, 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 – 126 Schiller Ave

Dear Sir/Madam,

126 Schiller 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 1900 as a two-family residence. It operated legally with that status until the zone was changed to R-A-1 from Residential Class A. At that point it was grandfathered with a non-conforming use status. The property had been vacant since 2004 and thus lost its non-conforming status. It was subsequently seized by the City of Syracuse for tax default and turned over to the Syracuse Land Bank in October of 2017.

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.

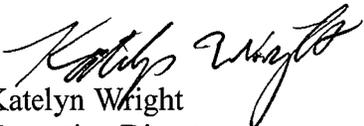
The granting of this variance will facilitate the purchase and renovation of the property which will help to revitalize the Northside by returning a formerly vacant and dilapidated property to productive use. It will also provide two units of rental housing which is very much needed in the City of Syracuse.

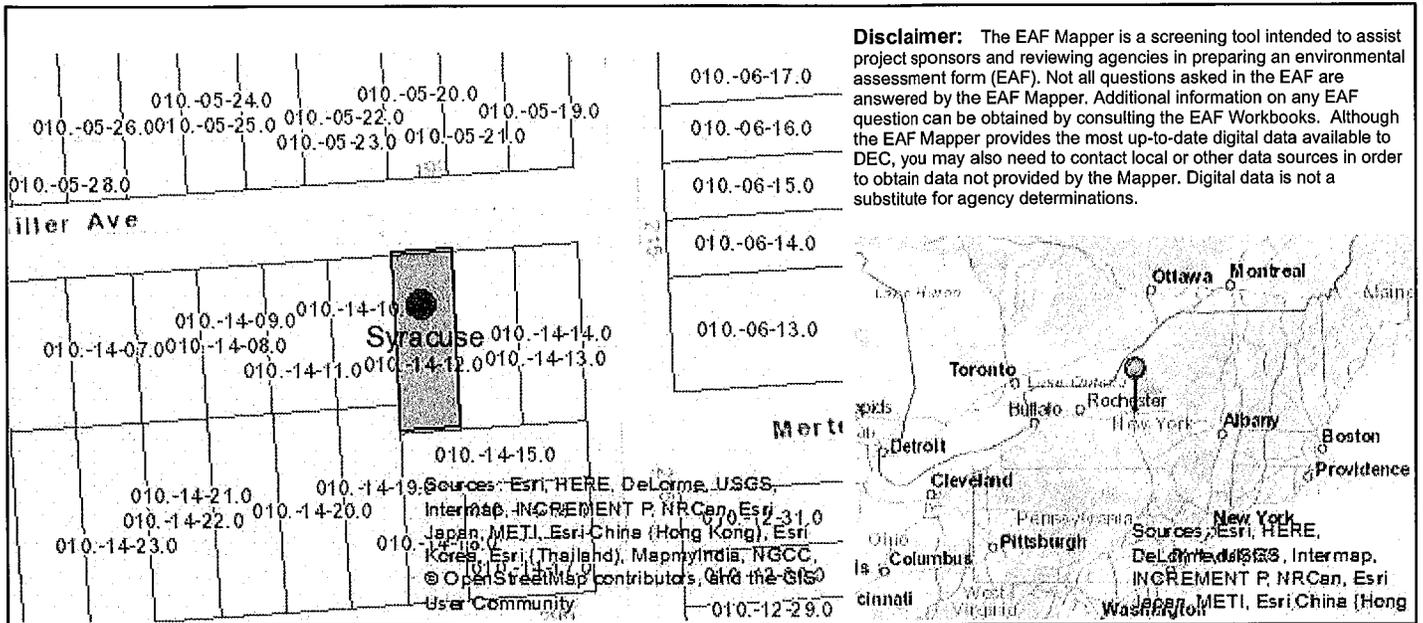
To support our application, please find the attached information:

- Application for Use Variance
- Short EAF
- Survey
- Site Plan
- 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



- 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

**Standards of Proof for Use Variance
126 Schiller Avenue**

Reasonable Return

The following "pro forma" was developed by the Land Bank using publicly available calculating tools and reasonable cost estimates. The Land Bank's strategy for this property is to list it as a two-family investment property and to sell it to a private investor who will bring the property back to code and to habitable standards. Based on square footage we estimate the cost to be \$52,155. The breakdown follows.

Repair Estimate \$ 52,155			Breakdown by Scope of Work					
			GENERAL CONDITIONS	\$ -	EXT. DOORS & WINDOWS	\$ 7,744	HARDWOOD FLOORING	\$ 3,674
Breakdown by Work Type			DEMOLITION	\$ -	GARAGE DOORS	\$ -	TILING	\$ -
			STRUCTURAL CONCRETE	\$ -	LANDSCAPING	\$ -	PAINTING	\$ 3,589
Lab/Equip	Matl	Sub	CONCRETE & FLATWORK	\$ -	MISC. EXT. IMPROVEMENTS	\$ -	APPLIANCES	\$ -
			MASONRY	\$ -	FRAMING & DRYWALL	\$ 1,376	PLUMBING	\$ 1,980
			SIDING	\$ -	CABINETS & COUNTERTOPS	\$ 5,716	HVAC	\$ 15,950
			DECKING AND PORCHES	\$ 4,400	DOORS & TRIM+25.20	\$ 1,866	ELECTRICAL	\$ 1,360
\$ 17,952	\$ 21,315	\$ 9,913	ROOFING	\$ -	CARPET & RESILIENT	\$ 1,267	MISCELLANEOUS	\$ -

ADDERS	
Building Permit Costs	\$ 750
Contingency (5%)	\$ 2,484
TOTAL ADDERS	\$ 3,234

TOTAL ESTIMATE \$ 52,155

Configure as 2-units

Purchase Price	\$ 19,900
Renovation Costs	\$ 52,154
Project Costs	\$ 72,054
Down Payment	\$ 7,205
Loan Amount	\$ 64,849
Loan Points:	\$ -
Loan Fees:	\$ -
Amortized Over:	15 Years
Loan Interest Rate:	6.99%
Monthly P&I	\$ 583

Financing the renovation costs plus acquisition less down payment costs (\$64,849) at 6.99% over 15 years the monthly loan payment would be \$583.00.

MORTGAGE LOAN CALCULATOR

MONTHLY LOAN PAYMENT

\$583

LOAN DETAILS	VALUES	KEY STATISTICS	TOTALS
Purchase Price	\$19,900	Monthly Loan Payments	\$583
Interest Rate	6.99%	Total Monthly Payments*	\$171,977
Duration of Loan (in months)	180	Total Loan Payments	\$104,477
Loan Amount	\$64,849	Total Interest Paid	\$39,628
Loan Start Date	4/25/2018	Monthly Property Tax Amount	\$375

Income and expenses are estimated as follows:

Income

3 Bed / 1 Bath	\$	850
3 Bed / 1 Bath	\$	850
Total	\$	1,700

Expenses

Vacancy (10%)	\$	170	Repairs (3%)	\$	51.00
CapEx (10%)	\$	170	Electricity (1%)	\$	17.00
Water & Sewer (2%)	\$	34	Garbage (2%)	\$	34.00
Insurance (2%)	\$	34	Management (8%)	\$	136.00
P&I	\$	583	Property Taxes (5%)	\$	85.00
Total	\$	1,314			

Profit / (Loss)	\$	386
annual	\$	4,632

Based on fair market rents for two two-bedroom apartments, a developer could expect a reasonable return of \$386.00 per month or \$4,632 annual.

If the variance is not granted the 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 apartment (or home) containing approximately 2,840 square feet would be redeveloped. Renovation costs would drop to \$47,447 and monthly expenses would drop to \$1,017 but rental income would drop to \$1,100 monthly / \$13,200 annual.

Configure as single-Family

Purchase Price	\$ 19,900
Renovation Costs	\$ 47,447
Project Costs	\$ 67,347
Down Payment	\$ 6,735
Loan Amount	\$ 60,613
Loan Points:	\$ -
Loan Fees:	\$ -
Amortized Over:	15 Years
Loan Interest Rate:	6.99%
Monthly P&I	\$ 544

Income

6 Bed / 2 Bath	\$ 1,100	
	\$ -	
Total	\$ 1,100	Annual \$ 13,200

Expenses

Vacancy (10%)	\$ 110	Repairs (3%)	\$ 33.00
CapEx (10%)	\$ 110	Electricity (1%)	\$ 11.00
Water & Sewer (2%)	\$ 22	Garbage (2%)	\$ 22.00
Insurance (2%)	\$ 22	Management (8%)	\$ 88.00
P&I	\$ 544	Property Taxes (5%)	\$ 55.00
Total	\$ 1,017	Annual	\$ 12,204

Profit / (Loss)	\$ 83.0
annual	\$ 996.0

Monthly Expenses will be at \$1,017 monthly / \$13,200 annual
Monthly Cash Flow is \$83.00 monthly / <\$996.00> annual.

The Land Bank believes that no investor or home owner will be able to justify the conversion to a single-unit dwelling because the return on investment is negligible.

2 - Demolition and Sale of the Vacant Lot

If the variance is not granted, the only realistic option for returning the property to a use that is permitted in the zone will be demolition of the existing structure and sale of the vacant lot for either new construction or to the adjacent neighbors for addition yard space and/or parking. The estimated cost for demolition is \$25,000 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 developer 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

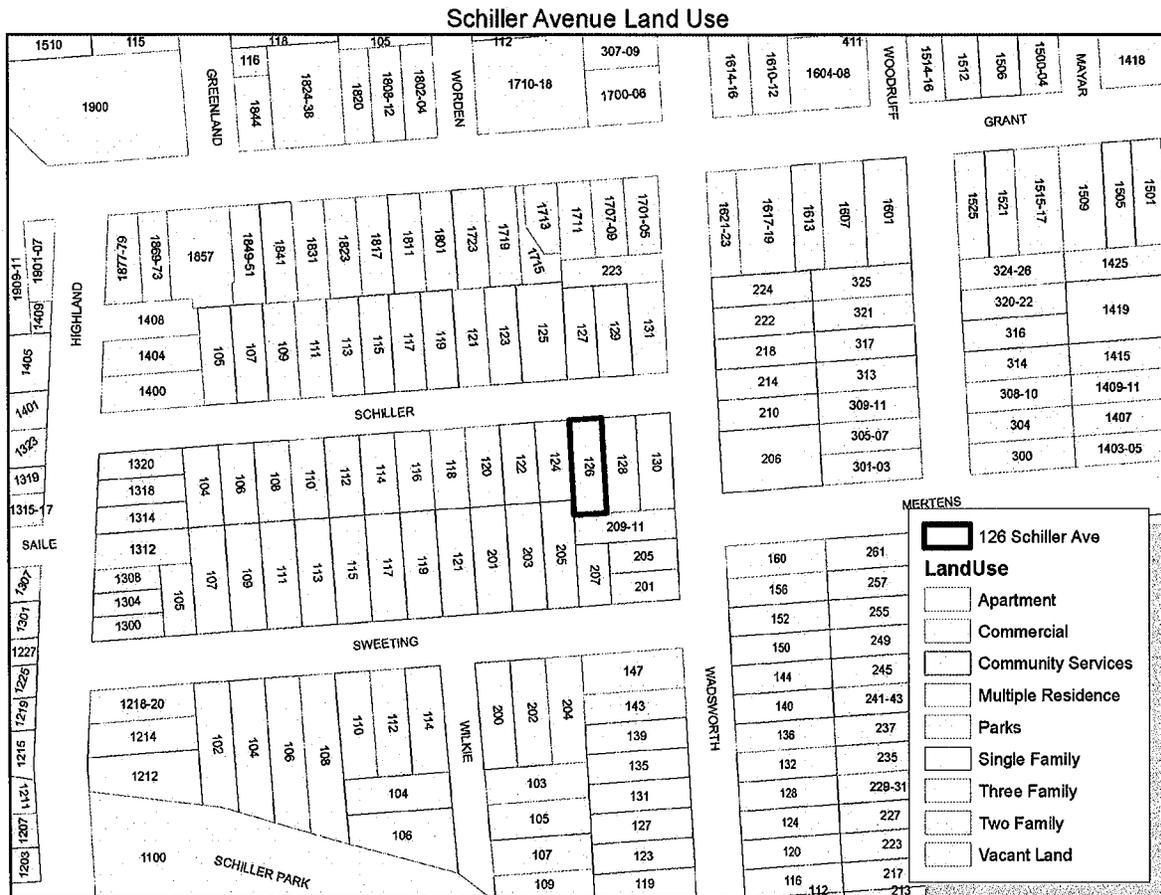
This building and the property it sits on presents an unusual circumstance that differs from other properties on the street. The existing building contains 2,840 square feet of living space. The average single family home on Schiller Ave contains 1,182 square feet of living space.

Single Family Homes in the 100 Block of Schiller Ave

St Num	Street Name	SFLA	NOBEDS	NOBATHS	LandUse
129	SCHILLER AVE	1,196	4		1 Single Family
127	SCHILLER AVE	1,530	3		2 Single Family
125	SCHILLER AVE	1,200	3		1 Single Family
123	SCHILLER AVE	936	2		1 Single Family
119	SCHILLER AVE	1,114	3		1 Single Family
117	SCHILLER AVE	1,068	2		1 Single Family
115	SCHILLER AVE	1,351	3		1 Single Family
113	SCHILLER AVE	1,320	3		1 Single Family
107	SCHILLER AVE	1,284	2		2 Single Family
105	SCHILLER AVE	1,200	2		2 Single Family
104	SCHILLER AVE	1,124	2		1 Single Family
106	SCHILLER AVE	1,128	3		1 Single Family
108	SCHILLER AVE	1,120	2		1 Single Family
112	SCHILLER AVE	1,184	3		1 Single Family
114	SCHILLER AVE	858	2		1 Single Family
116	SCHILLER AVE	1,192	3		1 Single Family
122	SCHILLER AVE	1,214	2		1 Single Family
124	SCHILLER AVE	952	2		1 Single Family
128	SCHILLER AVE	1,318	4		1 Single Family
130	SCHILLER AVE & WA	1,349	3		2 Single Family
	Average Sq. Ft.	1,182			

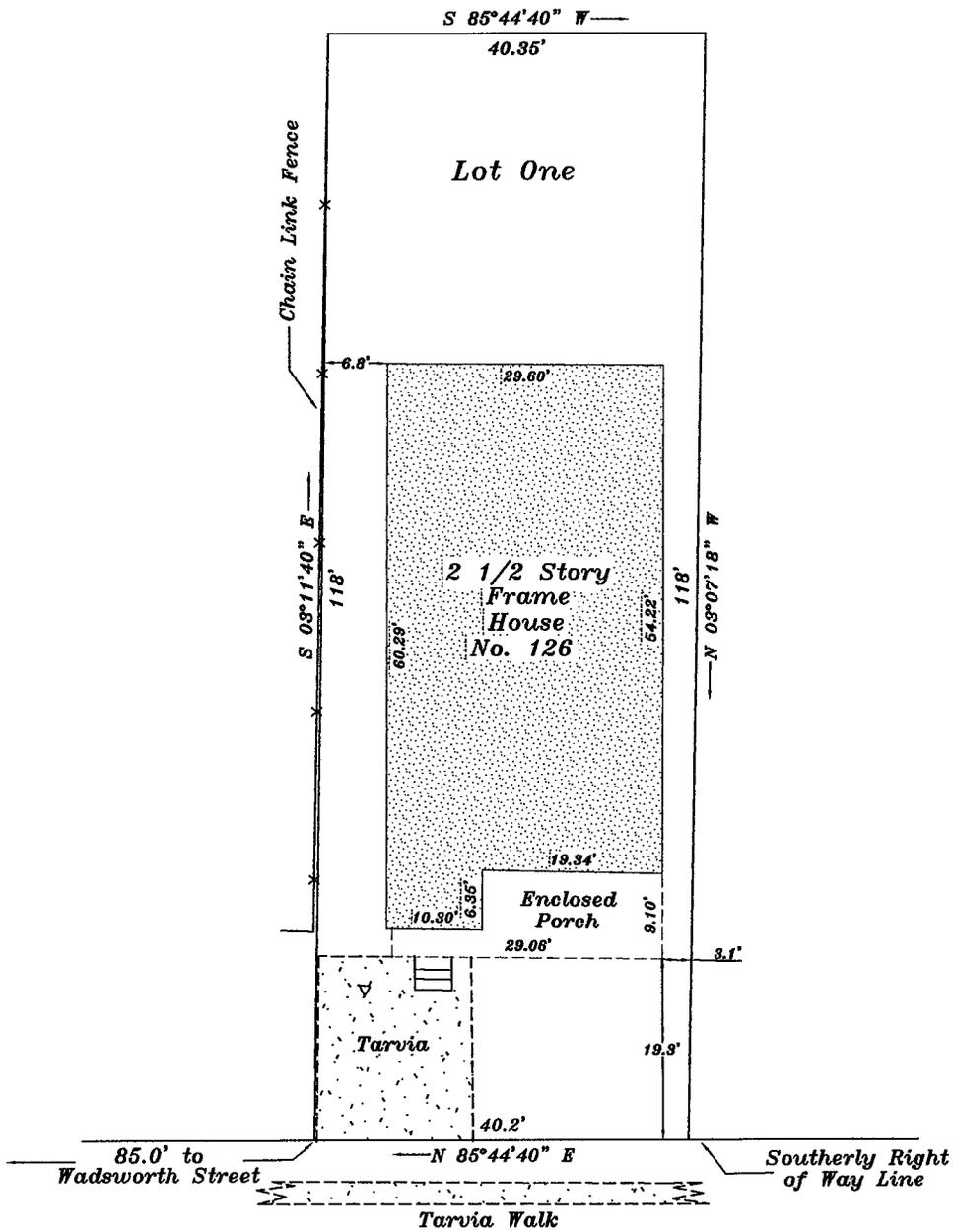
Essential Character of the Locality

The approval of this variance as a 2-unit dwelling will not change the essential character of the neighborhood. Schiller 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 redeveloping this blighted and abandoned property.



Not Self Created

This property was abandoned by its owner in 2004 and fell into tax delinquency. It was subsequently seized by the City of Syracuse 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.



Schiller Avenue

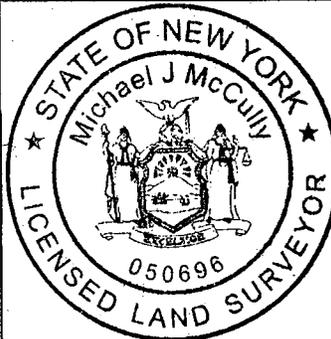
Michael J. McCully
Land Surveying PLLC

5875 Fieldstone Drive
Cazenovia New York 13035
Phone : (315) 440-5096

I hereby certify that this map was made from
an actual survey and same is correct.

M.J. McCully

NYSLLS 50696



Location Survey on Lot One, Block
678 of the Clark & Denison
Addition.

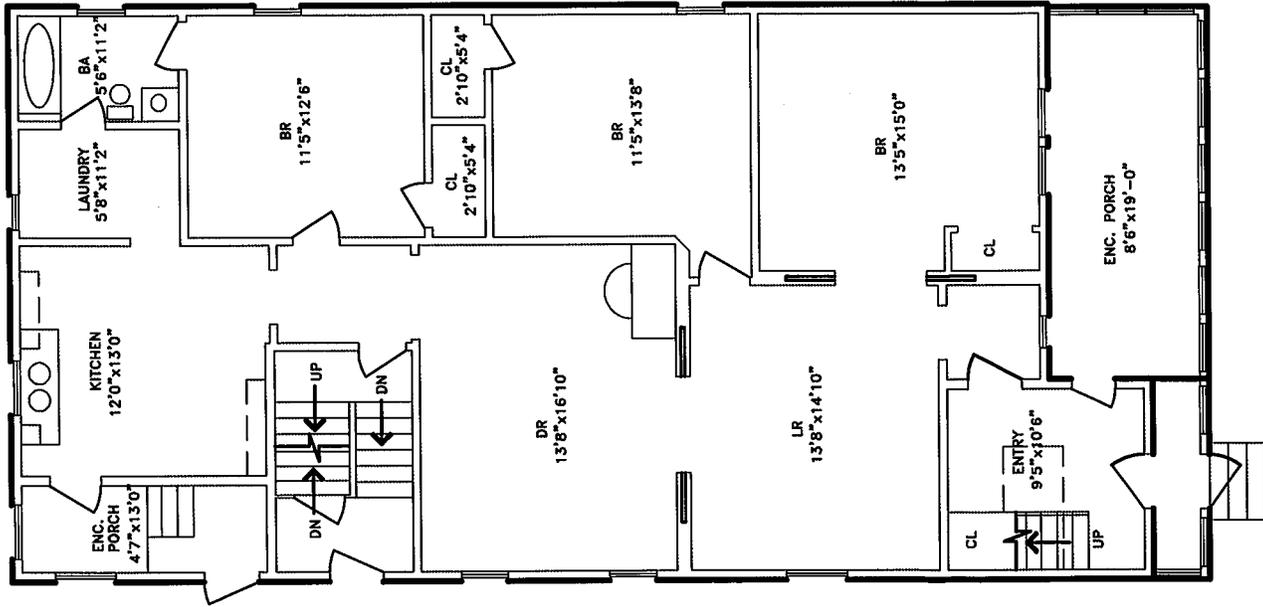
Known as No. 126 Schiller Avenue,
City of Syracuse, County of
Onondaga, State of New York.

Drawn by: MJM

Scale: 1" = 20'

Date(s): 12-14-17

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



126 SCHILLER AVE - SYRACUSE, NY 13208

SPECS BY LOCATION/TRADE with Costs

12/20/2017

Pre-Bid Site Visit: _____
 Bidding Open Date: _____
 Bidding Close Date: _____
 Initial: _____

Case Number: _____
 Project Manager: _____
 Phone: _____

Address: 126 Schiller 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	OWNER ACCEPTS SCOPE OF WORK	1.00	DU	\$0.00	\$0.00
Location Total:					\$0.00

Address: 126 Schiller Avenue

Unit: Unit 01

Location: 2 - Exterior

Approx. Wall SF: 3,480

Ceiling/Floor SF: 1,620

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 7 Masonry					
001	Sidewalk repairs	150.00	SF	\$9.00	\$1,350.00
Trade: 10 Carpentry					
2565	POWER WASH SIDING	3,480.00	SF	\$0.21	\$730.80
Trade: 15 Roofing					
4580	TEAR OFF AND REROOF SHINGLES	20.00	SQ	\$500.00	\$10,000.00

Location Total: \$12,080.80

Address: 126 Schiller Avenue

Unit: Unit 01

Location: 3 - Front porch

Approx. Wall SF: 1,080

Ceiling/Floor SF: 152

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab				
9710	EXTERIOR--REPLACE PORCH	2.00	EA	\$2,200.00	\$4,400.00

Location Total: \$4,400.00

Address: 126 Schiller Avenue

Unit: Unit 01

Location: 4 - Entry with stairs

Approx. Wall SF: 772

Ceiling/Floor SF: 93

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 17 Drywall & Plaster					
5270	DRYWALL--1/2"	50.00	SF	\$1.65	\$82.50
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	864.00	SF	\$0.35	\$302.40
Trade: 23 Electric					
7715	FIXTURE AND 3-WAY SWITCHES--ENERGY STAR 1 LAMP	1.00	EA	\$185.00	\$185.00
7752	ENERGY STAR INTERIOR CEILING FIXTURE	1.00	EA	\$65.00	\$65.00
Location Total:					\$634.90

Address: 126 Schiller Avenue

Unit: Unit 01

Location: 5 - Entry

Approx. Wall SF: 152

Ceiling/Floor SF: 23

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
2351	FLOOR--REFINISH WOOD LOW VOC	22.00	SF	\$2.75	\$60.50
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	174.00	SF	\$0.35	\$60.90

Location Total: \$121.40

Address: 126 Schiller Avenue

Unit: Unit 01

Location: 6 - Living Room

Approx. Wall SF: 451

Ceiling/Floor SF: 199

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
2351	FLOOR--REFINISH WOOD LOW VOC	198.00	SF	\$2.75	\$544.50
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	650.00	SF	\$0.35	\$227.50

Location Total: \$772.00

Address: 126 Schiller Avenue

Unit: Unit 01

Location: 7 - Sitting Room

Approx. Wall SF: 456

Ceiling/Floor SF: 203

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
2351	FLOOR--REFINISH WOOD LOW VOC	202.00	SF	\$2.75	\$555.50
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	658.00	SF	\$0.35	\$230.30
Trade: 23 Electric					
7752	ENERGY STAR INTERIOR CEILING FIXTURE	1.00	EA	\$65.00	\$65.00

Location Total: \$850.80

Address: 126 Schiller Avenue

Unit: Unit 01

Location: 8 - Bedroom 1

Approx. Wall SF: 370

Ceiling/Floor SF: 131

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
2351	FLOOR--REFINISH WOOD LOW VOC	131.00	SF	\$2.75	\$360.25
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	500.00	SF	\$0.35	\$175.00

Location Total: \$535.25

Address: 126 Schiller Avenue

Unit: Unit 01

Location: 9 - Dining Room

Approx. Wall SF: 488

Ceiling/Floor SF: 230

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
2351	FLOOR--REFINISH WOOD LOW VOC	229.00	SF	\$2.75	\$629.75
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	717.00	SF	\$0.35	\$250.95

Location Total: \$880.70

Address: 126 Schiller Avenue

Unit: Unit 01

Location: 10 - Bedroom 2

Approx. Wall SF: 374

Ceiling/Floor SF: 137

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
2351	FLOOR--REFINISH WOOD LOW VOC	136.00	SF	\$2.75	\$374.00
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	510.00	SF	\$0.35	\$178.50

Location Total: \$552.50

Address: 126 Schiller Avenue

Unit: Unit 01

Location: 11 - Kitchen

Approx. Wall SF: 392

Ceiling/Floor SF: 150

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	540.00	SF	\$0.35	\$189.00

Location Total: \$189.00

Address: 126 Schiller Avenue

Unit: Unit 01

Location: 12 - Laundry Room

Approx. Wall SF: 242

Ceiling/Floor SF: 51

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	290.00	SF	\$0.35	\$101.50

Location Total: \$101.50

Address: 126 Schiller Avenue

Unit: Unit 01

Location: 13 - Bathroom

Approx. Wall SF: 254

Ceiling/Floor SF: 59

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3825	MEDICINE CABINET--SURF MOUNT	1.00	EA	\$70.00	\$70.00
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	312.00	SF	\$0.35	\$109.20
Trade: 22 Plumbing					
6901	VANITY--30" COMPLETE	1.00	EA	\$600.00	\$600.00
Trade: 23 Electric					
7761	ENERGY STAR 2 BULB BATH VANITY FIXTURE	1.00	EA	\$85.00	\$85.00
Location Total:					\$864.20

Address: 126 Schiller Avenue Unit: Unit 02

Location: 1 - Living Room Approx. Wall SF: 589 Ceiling/Floor SF: 327

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
2351	FLOOR--REFINISH WOOD LOW VOC	327.00	SF	\$2.75	\$899.25
Trade: 17 Drywall & Plaster					
5270	DRYWALL--1/2"	10.00	SF	\$1.65	\$16.50
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	915.00	SF	\$0.35	\$320.25

Location Total: \$1,236.00

Address: 126 Schiller Avenue

Unit: Unit 02

Location: 2 - Bedroom 1

Approx. Wall SF: 477

Ceiling/Floor SF: 218

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
2351	FLOOR--REFINISH WOOD LOW VOC	217.00	SF	\$2.75	\$596.75
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	693.00	SF	\$0.35	\$242.55
Location Total:					\$839.30

Address: 126 Schiller Avenue

Unit: Unit 02

Location: 3 - Dining Room

Approx. Wall SF: 446

Ceiling/Floor SF: 193

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
2351	FLOOR--REFINISH WOOD LOW VOC	192.00	SF	\$2.75	\$528.00
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	638.00	SF	\$0.35	\$223.30
Trade: 23 Electric					
7752	ENERGY STAR INTERIOR CEILING FIXTURE	1.00	EA	\$65.00	\$65.00
Location Total:					\$816.30

Address: 126 Schiller Avenue

Unit: Unit 02

Location: 4 - Bedroom 2

Approx. Wall SF: 365

Ceiling/Floor SF: 128

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
2351	FLOOR--REFINISH WOOD LOW VOC	128.00	SF	\$2.75	\$352.00
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	492.00	SF	\$0.35	\$172.20
Trade: 23 Electric					
7752	ENERGY STAR INTERIOR CEILING FIXTURE	1.00	EA	\$65.00	\$65.00

Location Total: \$589.20

Address: 126 Schiller Avenue

Unit: Unit 02

Location: 5 - Bedroom 3

Approx. Wall SF: 363

Ceiling/Floor SF: 127

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
2351	FLOOR--REFINISH WOOD LOW VOC	127.00	SF	\$2.75	\$349.25
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	490.00	SF	\$0.35	\$171.50
Trade: 23 Electric					
7752	ENERGY STAR INTERIOR CEILING FIXTURE	1.00	EA	\$65.00	\$65.00

Location Total: \$585.75

Address: 126 Schiller Avenue

Unit: Unit 02

Location: 6 - Kitchen

Approx. Wall SF: 485

Ceiling/Floor SF: 220

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3716	CABINET - WOOD BASE-PLYWOOD	12.00	LF	\$156.00	\$1,872.00
3726	CABINET - WOOD WALL-PLYWOOD	12.00	LF	\$120.00	\$1,440.00
3747	REPLACE COUNTER TOP--PLASTIC LAMINATE	12.00	LF	\$35.00	\$420.00
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	700.00	SF	\$0.35	\$245.00
Trade: 20 Floor Coverings					
5930	UNDERLAYMENT AND VINYL SHEET GOODS	220.00	SF	\$3.50	\$770.00
Trade: 23 Electric					
7751	ENERGY STAR KITCHEN CEILING FIXTURE	1.00	EA	\$195.00	\$195.00
Location Total:					\$4,942.00

Address: 126 Schiller Avenue

Unit: Unit 02

Location: 7 - Bathroom

Approx. Wall SF: 235

Ceiling/Floor SF: 54

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3825	MEDICINE CABINET--SURF MOUNT	1.00	EA	\$70.00	\$70.00
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	290.00	SF	\$0.35	\$101.50
Trade: 22 Plumbing					
6901	VANITY--30" COMPLETE	1.00	EA	\$600.00	\$600.00
7012	COMMODE--REPLACE--1.28 GPF	1.00	EA	\$375.00	\$375.00
Trade: 23 Electric					
7761	ENERGY STAR 2 BULB BATH VANITY FIXTURE	1.00	EA	\$85.00	\$85.00

Location Total: \$1,231.50

Address: 126 Schiller Avenue

Unit: Unit 02

Location: 8 - Back stairs

Approx. Wall SF: 400

Ceiling/Floor SF: 66

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	466.00	SF	\$0.35	\$163.10
Trade: 23 Electric					
7715	FIXTURE AND 3-WAY SWITCHES--ENERGY STAR 1 LAMP	1.00	EA	\$185.00	\$185.00

Location Total: \$348.10

Address: 126 Schiller Avenue

Unit: Unit 02

Location: 9 - Basement

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21 HVAC					
6244	BOILER--HIGH EFFICIENCY--GAS REPLACE	2.00	EA	\$7,300.00	\$14,600.00
Trade: 22 Plumbing					
6633	SUPPLY--PEX	100.00	LF	\$4.00	\$400.00
7070	WATER HEATER--40 GALLON GAS	2.00	EA	\$675.00	\$1,350.00

Location Total: \$16,350.00

Unit Total for 126 Schiller Avenue, Unit Unit 02: \$26,938.15

Address Grand Total for 126 Schiller Avenue: \$48,921.20

Bidder: _____

Photographs



126 Schiller Avenue – Front Elevation





126 Schiller Ave – East Elevation



Looking Right (East) toward Wadsworth Street from 126 Schiller Ave



Looking Left (West) toward Highland Street from Schiller Ave