



234 MAIN FEASIBILITY REPORT



**JONATHAN KLEMM
234 MAIN AVE**



Scope of Work



This project involves a comprehensive renovation of a residential home located at 234 Main Ave.

In the basement (approximately 49' x 23', ~1,125 SF), we will clear all existing furniture and flooring to prepare the space for improvements. The existing boiler system will be removed and replaced with a new forced air furnace and condenser system designed to service the entire building. New ductwork will originate in the basement and be routed to the first floor, with strategic planning to create a vertical chase for distribution to the second floor. Basement walls will be patched where feasible, with the option to remove deteriorated plaster and install new drywall where conditions warrant.

On the first floor, work will center around mechanical conversion, flooring restoration, painting, and a full cosmetic bathroom renovation. Radiators will be removed and replaced with forced air ductwork connected to the new system below. Electrical fixtures will be updated as needed, including switches, outlets, receptacles, and light fixtures in two bedrooms, the kitchen, hallway, closets, and living spaces. Trim and doors will be primed with oil-based primer and painted white. Existing wallpaper in the hallway and stairwell will be removed and refinished.

Closets with existing bold paint colors will be repainted for consistency. Hardwood flooring will be evaluated for salvageable material beneath existing finishes. Floors will be patched where radiators are removed, sanded, lightly buffed, and refinished with a clean stain and polyurethane. The kitchen will receive minor updates including new cabinet hardware and potential hood replacement.

A critical structural repair will be completed in the basement, where a cracked beam will be shored and reinforced, and column bearing conditions will be strengthened.



Investment Range

Area / Scope	Low Investment	High Investment
Project Management & Site Services	\$18,800	\$20,900
Project oversight, scheduling, trade coordination, permits, inspections, dumpsters, shoring, site protection, and closeout.		
Basement Renovation (Approx. 1,125 SF)	\$14,200	\$16,300
Clear-out, boiler removal, wall patching optional ceiling paint, and new epoxy flooring.		
Mechanical Conversion – Forced Air System	\$16,700	\$19,800
Remove radiators and boiler. Install new furnace, condenser, and ductwork to first floor with vertical chase for second floor.		
Electrical & Lighting Updates	\$4,700	\$6,500
Replace switches/outlets as needed. Update fixtures in bedrooms, kitchen, hallway, closets, living areas, and ceiling		
First & Second Floor Painting & Wall Restoration	\$15,100	\$18,300
Remove wallpaper, oil-prime and paint doors/trim white, repaint closets, and complete ceiling touch-ups.		
Hardwood Flooring Restoration	\$5,200	\$7,800
Patch floors at radiator locations, sand, stain, buff, and apply polyurethane finish.		
Kitchen Updates	\$2,000	\$2,300
Install cabinet hardware and replace hood if selected.		
Miscellaneous Carpentry & Repairs	\$5,500	\$8,700
Install balusters, update crown, repair water-damaged area, adjust weatherstripping, and complete minor trim/drywall		
TOTAL INVESTMENT RANGE	\$82,200	\$100,600



Project Timeline

Design & Selections	0.25-0.5 Month
Permitting	0.25-0.5 Month
Pre-Construction Prep	0.25-0.5 Month
Demo & Site Prep	0.5 Month
Framing	0 Month
MEPs	0.5 Month
Insulation & Drywall	0.25-0.5 Month
Interior Finishes	0.5-1 Month
Punchlist	0.5-1 Month
Total Duration	4-5 Months