

Clinton, Iowa Residential Building Renovation

JBS CONSULTANTS



Outline



PROJECT LOCATION
AND SCOPE



DESIGN ALTERNATIVES



FINAL DESIGN AND
COST ESTIMATE

Project Scope: Client Requests



Historic Photo



2nd Floor Apartments



Utilize exposed brick



Bar



Collectors Shop

Project Scope: Basements



Limestone Foundation



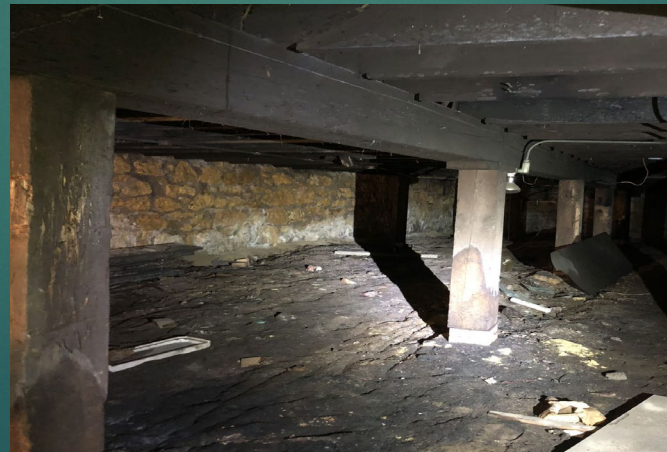
Structural Framing



Boiler



Limestone Foundation

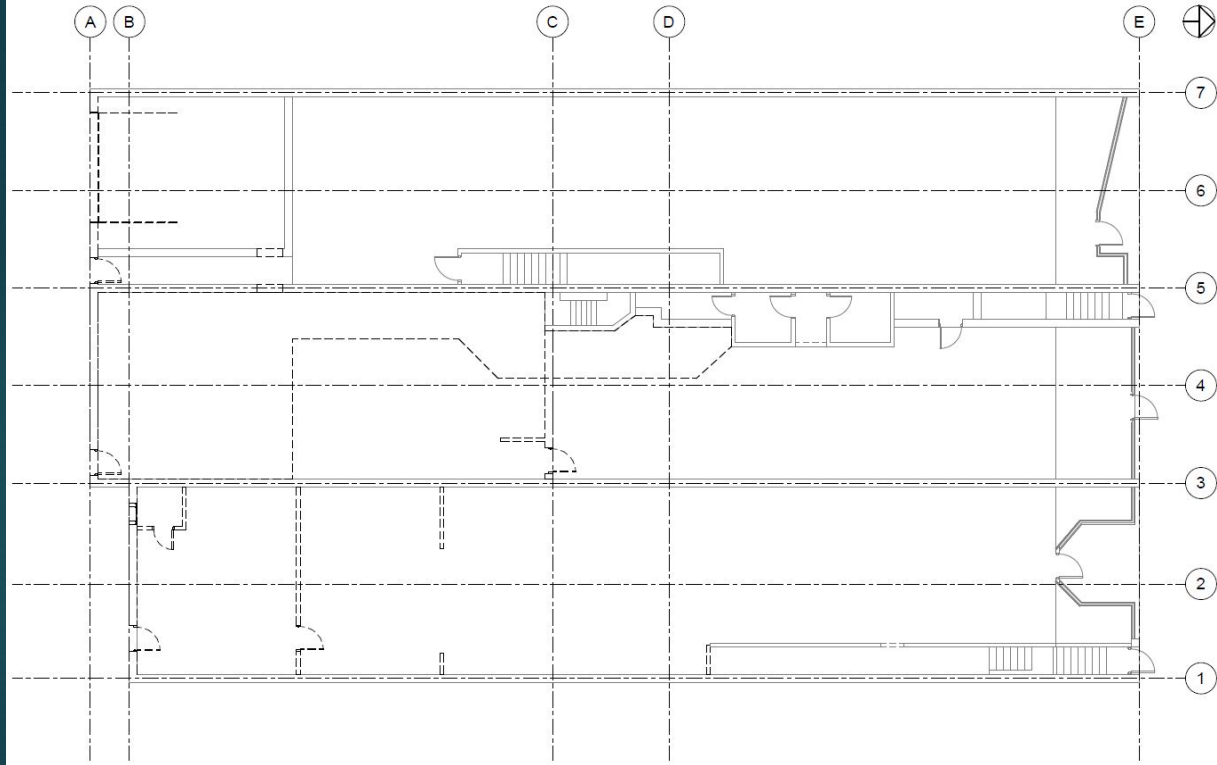


Structural Framing

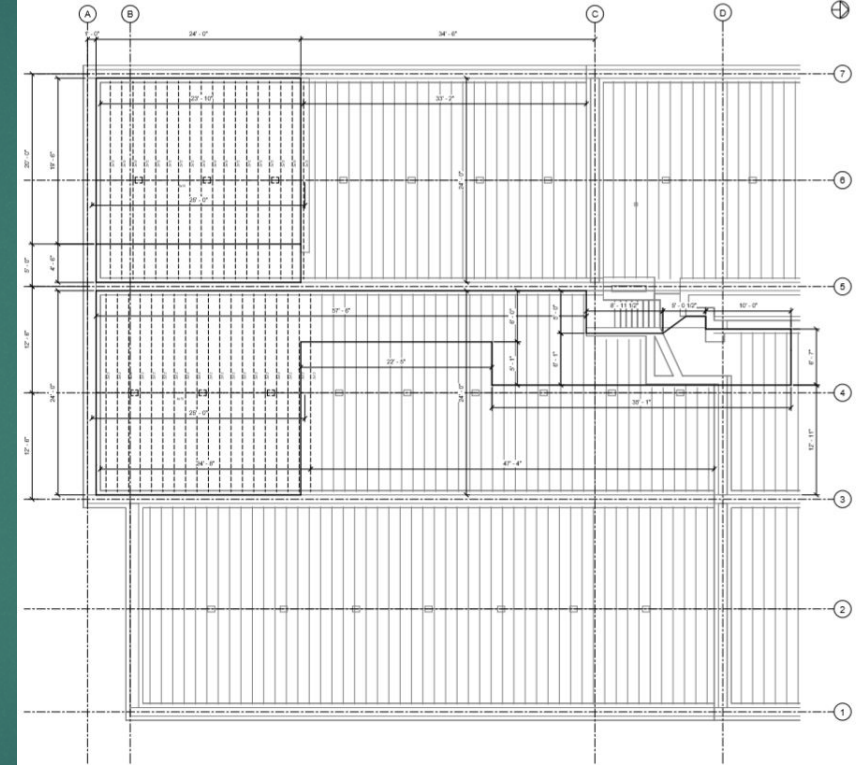


Depressed Boiler Pad

Project Scope: Existing Ground Level Floor Plan



Ground Level Architectural Demo Plan



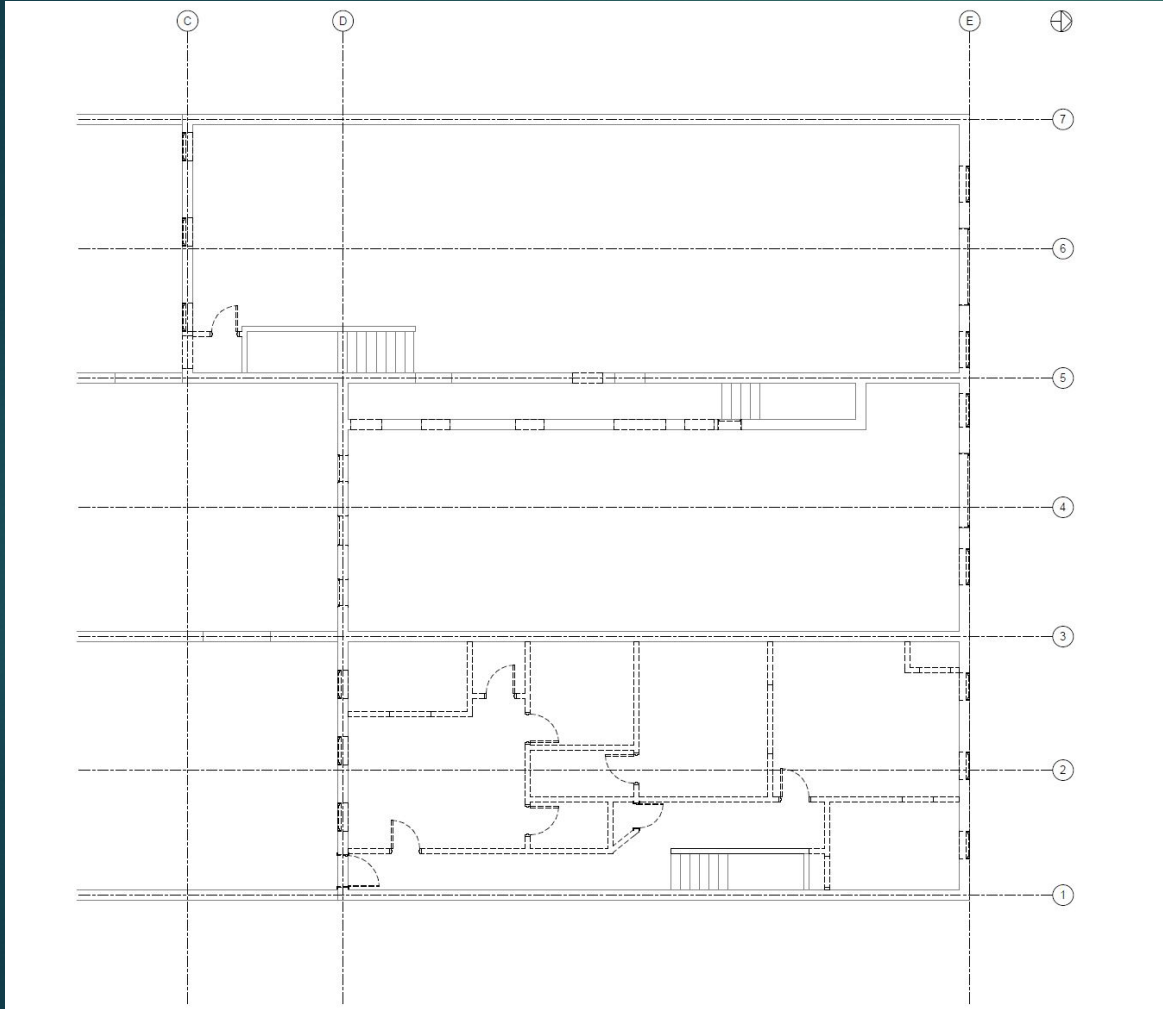
Ground Level Structural Demo Plan

Insurance
Office

Bar

Collectors
Shop

Project Scope: Existing Second Level Floor Plan



Apartment Above the
Insurance Office



Apartment Above the Bar



Apartment Above the
Collectors Shop

Design Alternatives: Back of Buildings



Back of Buildings

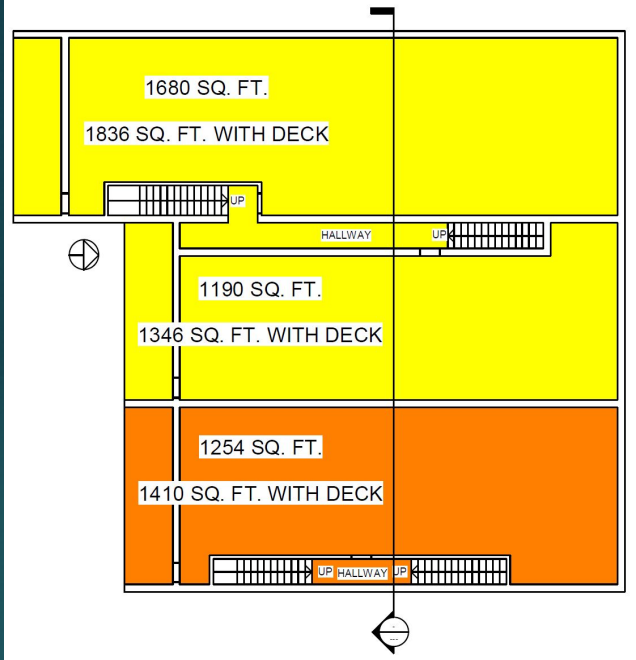


Apartment Parking Garage

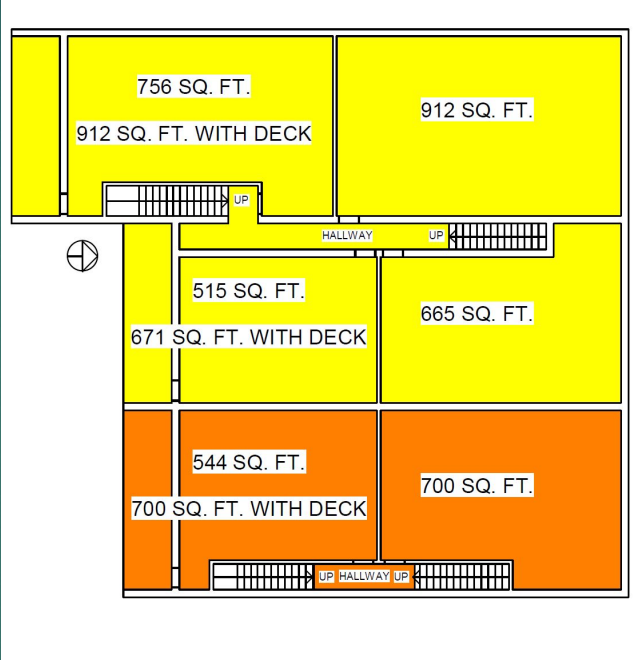


Patio

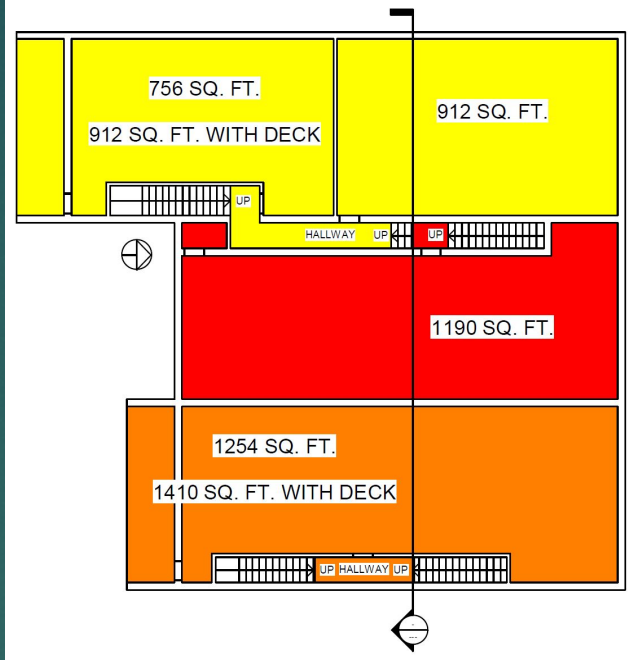
Design Alternatives: 2nd Level Floor Plan



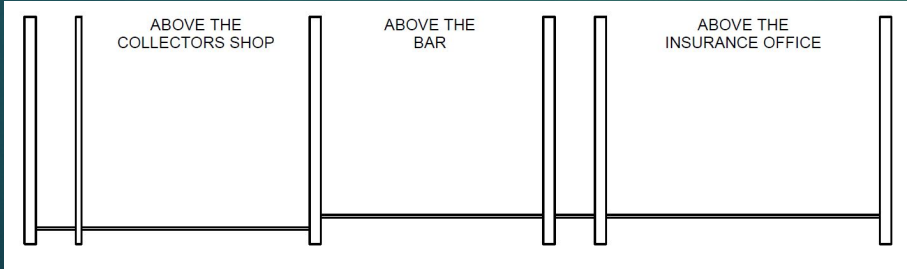
With raised floor system



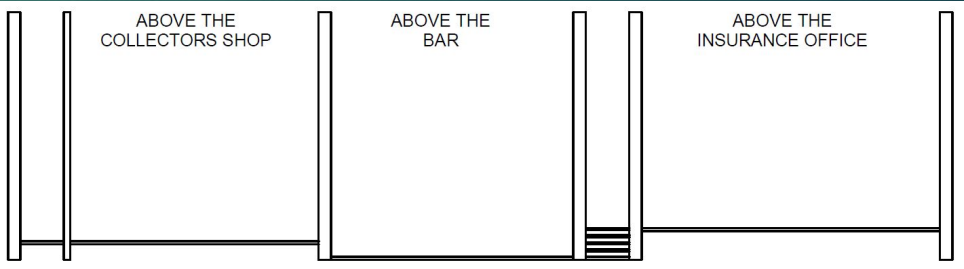
With raised floor system



Without raised floor system



With raised floor system

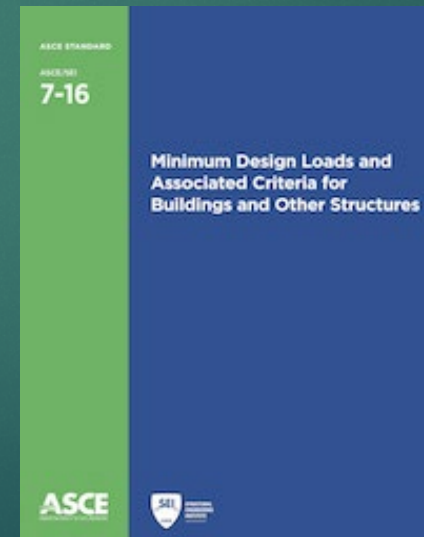
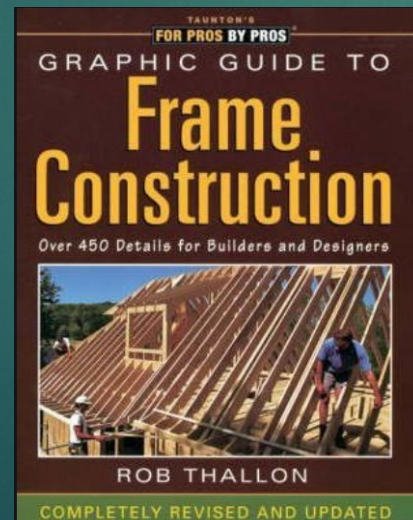
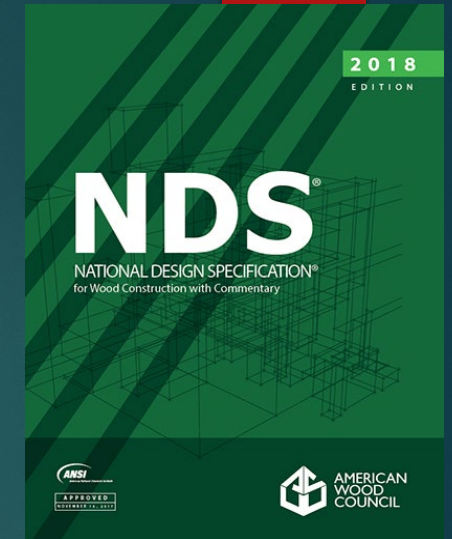
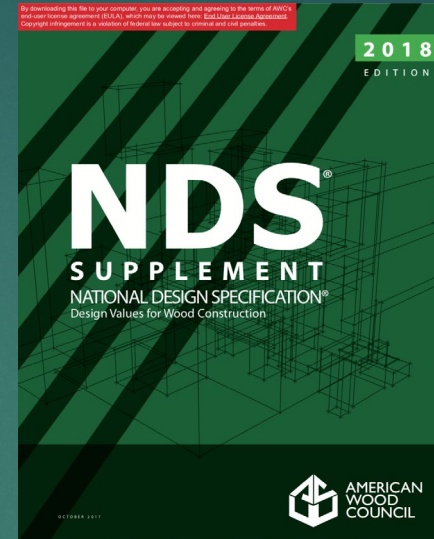
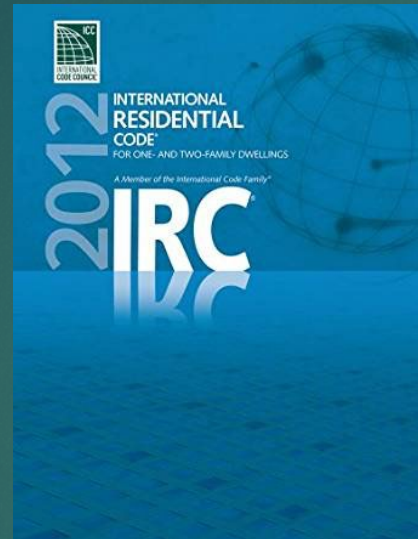
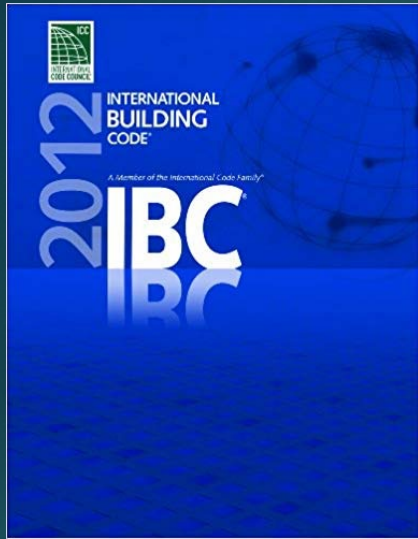


Without raised floor system

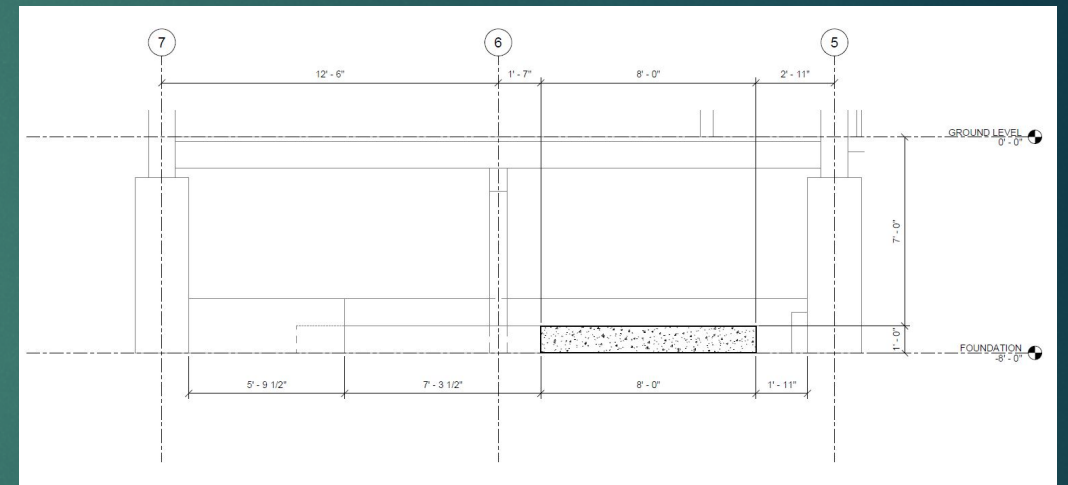
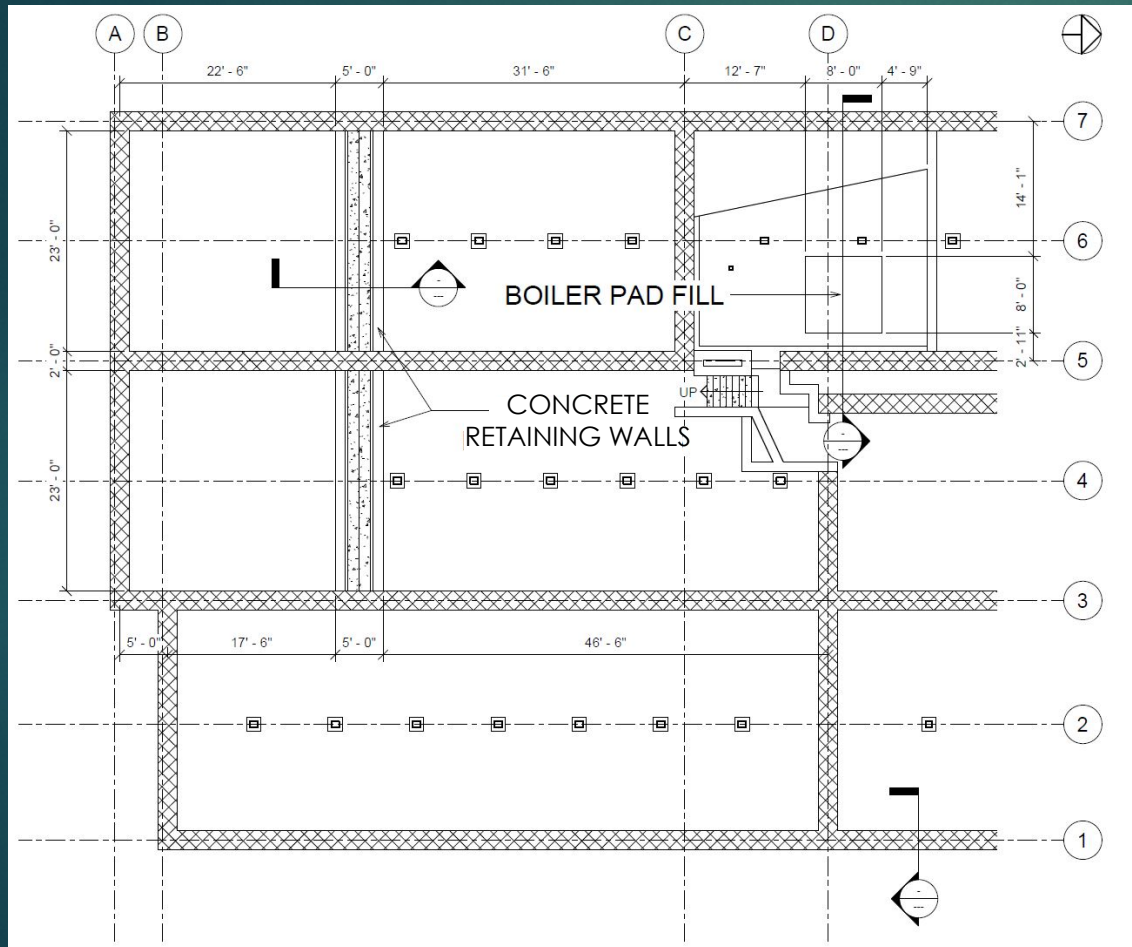
Design Alternatives: 2nd Level Balconies



Final Design: Structural References

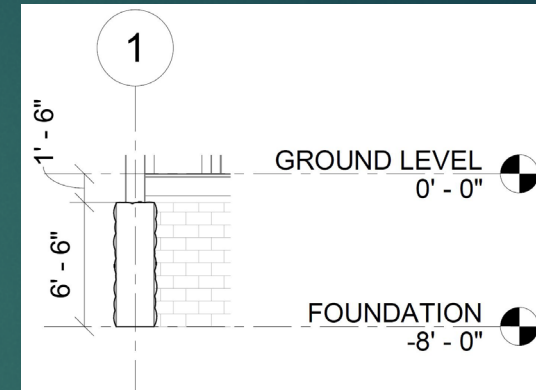
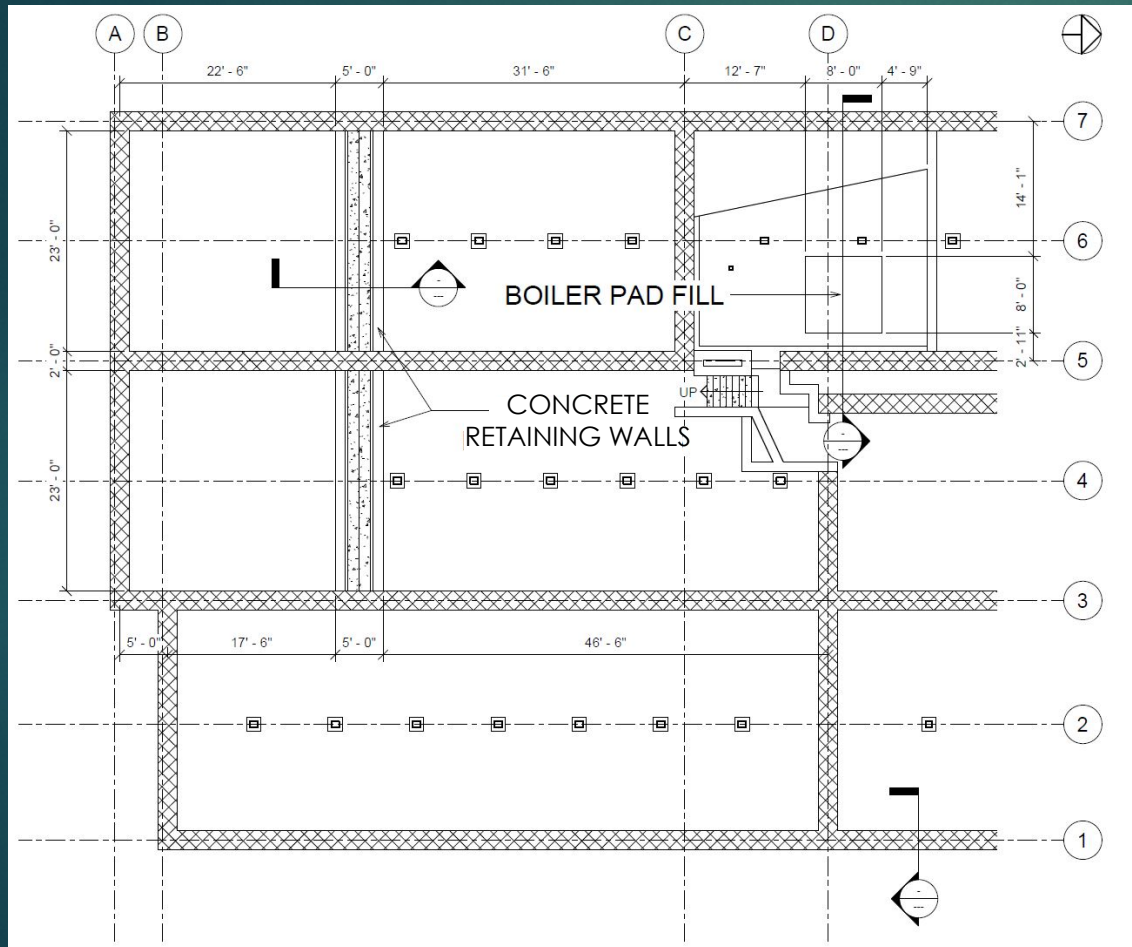


Final Design: Basement

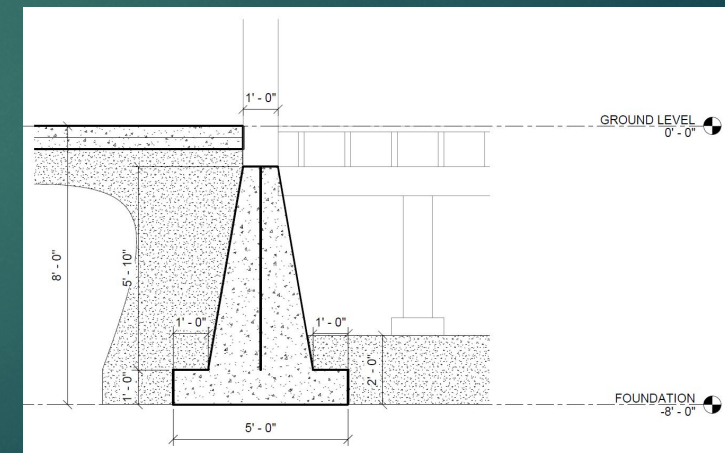


Concrete Fill Detail

Final Design: Basement

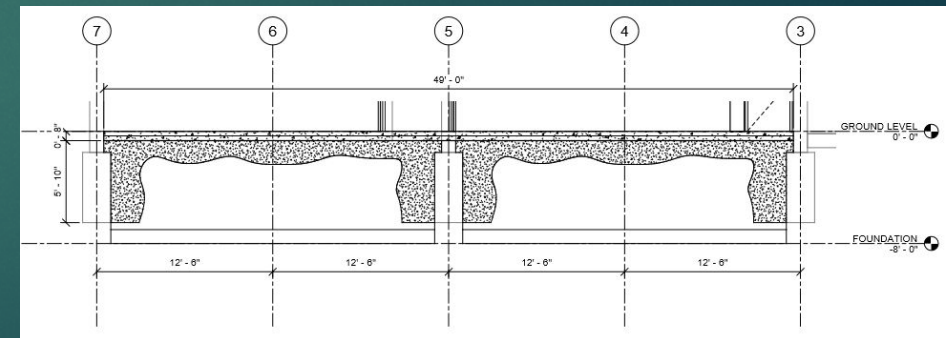
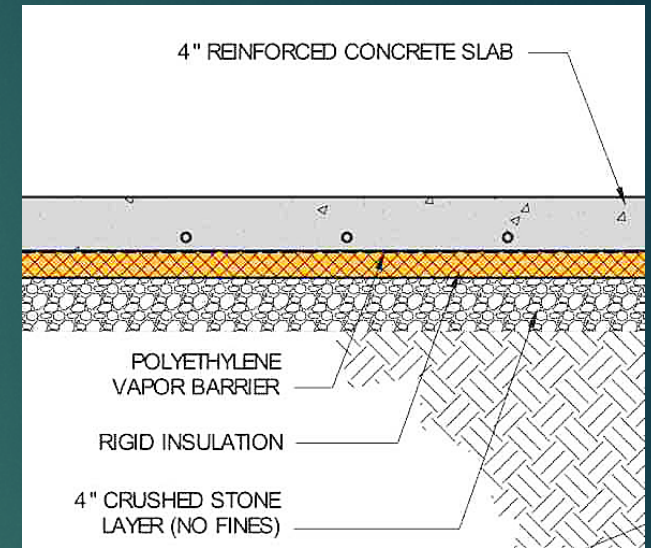
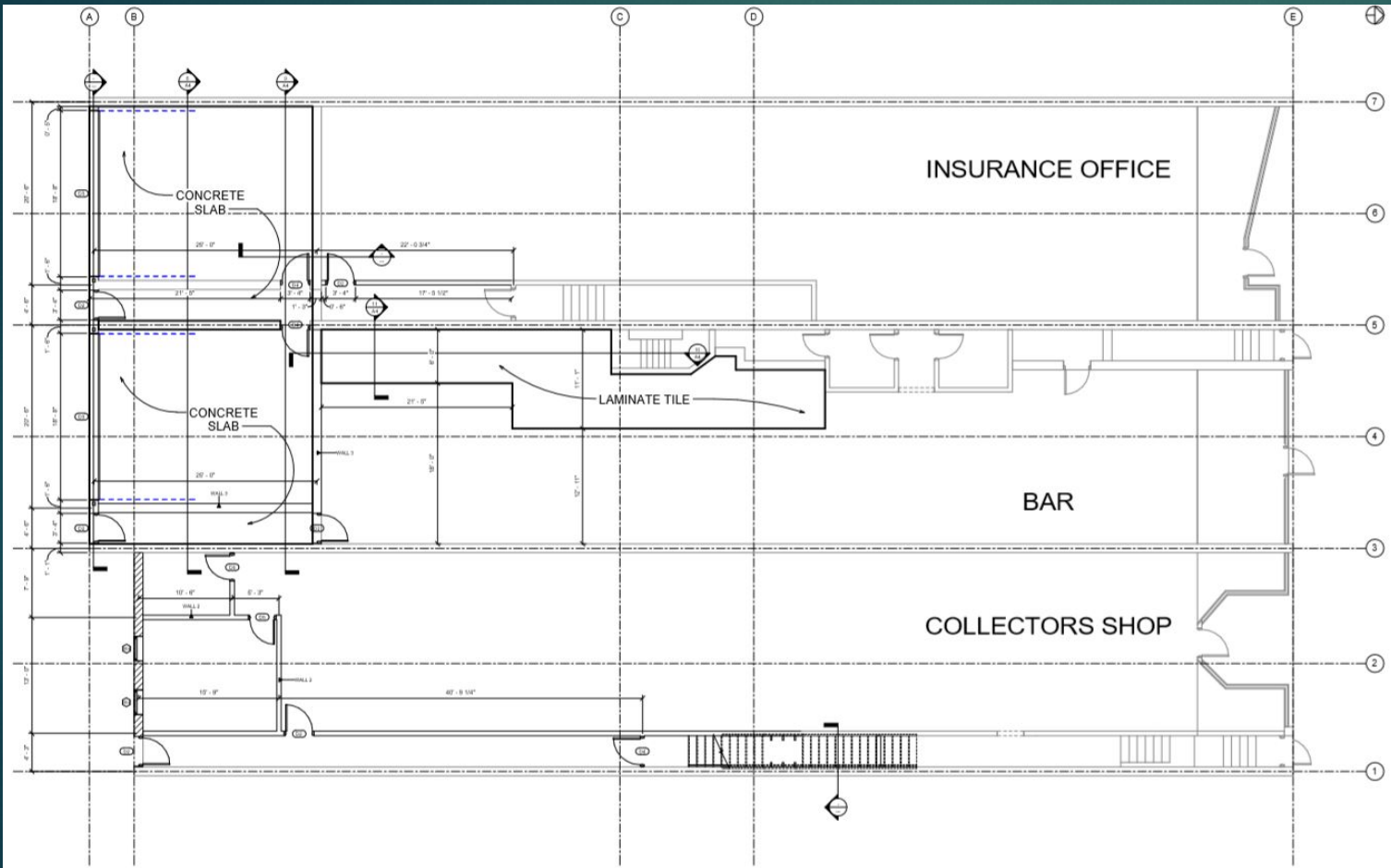


Existing Foundation Wall Repair

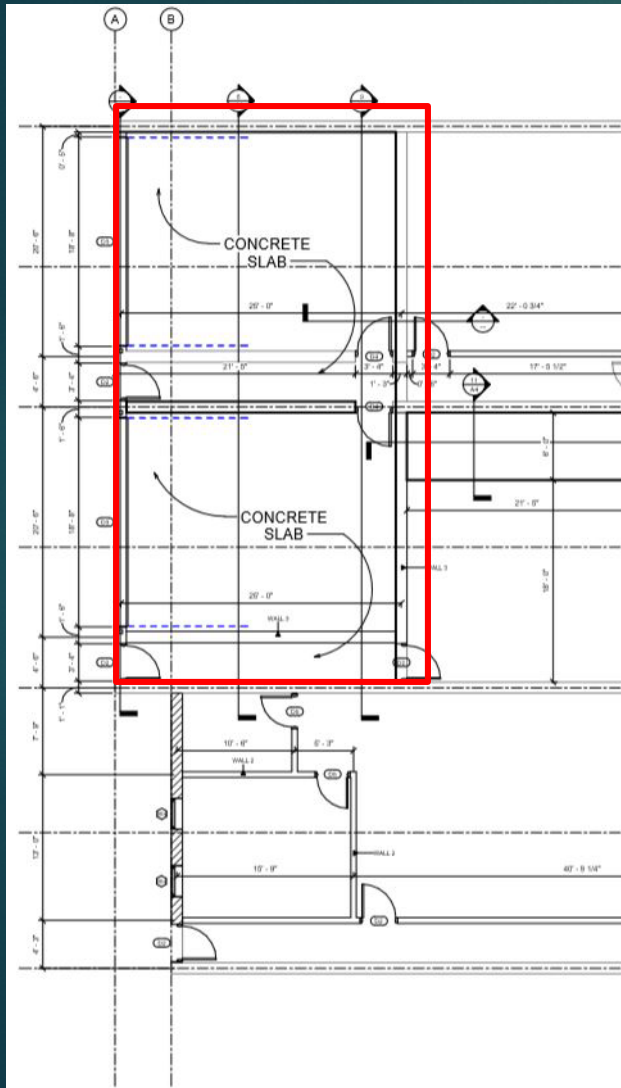


Gravity Retaining Wall

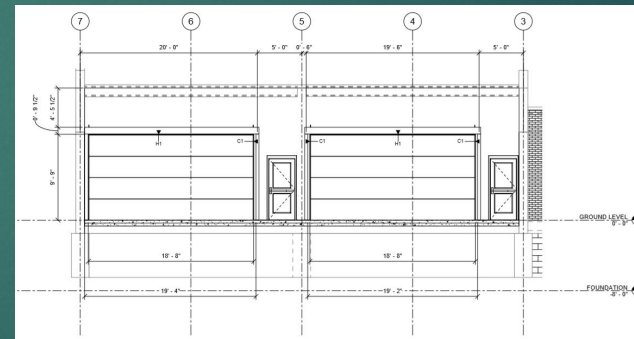
Final Design: Ground Level



Final Design: Ground Level



Garage Interior

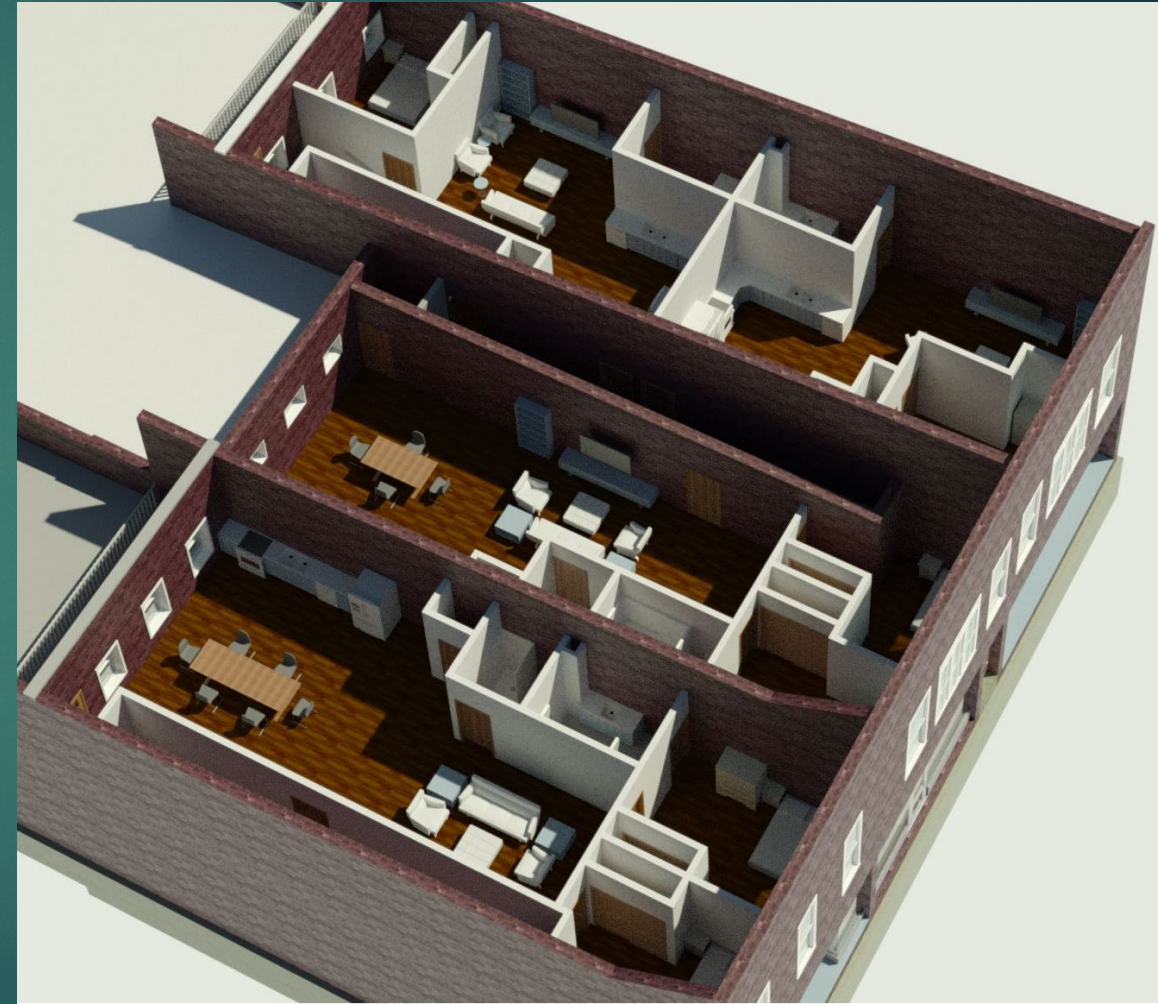
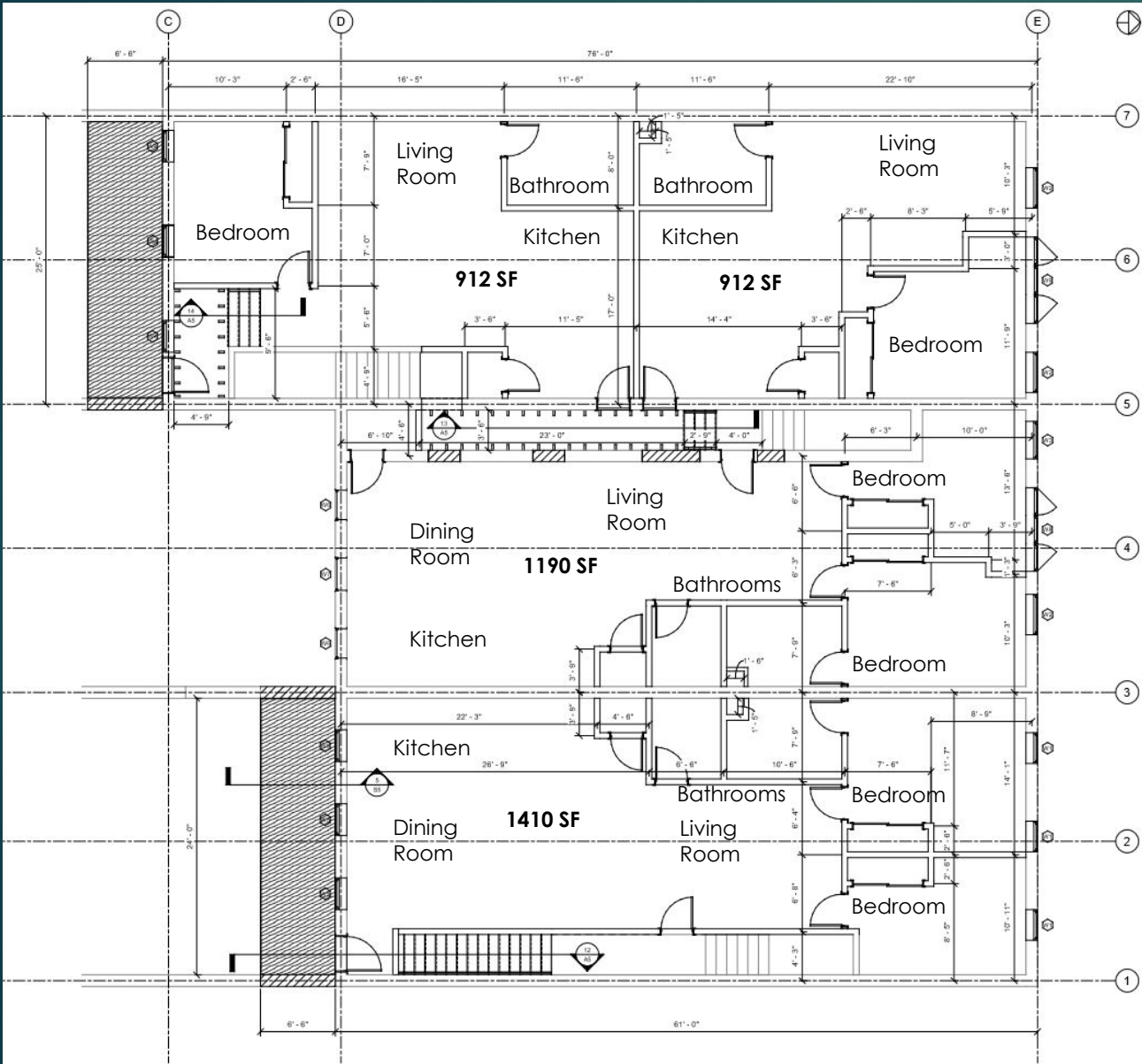


Garage Header Detail

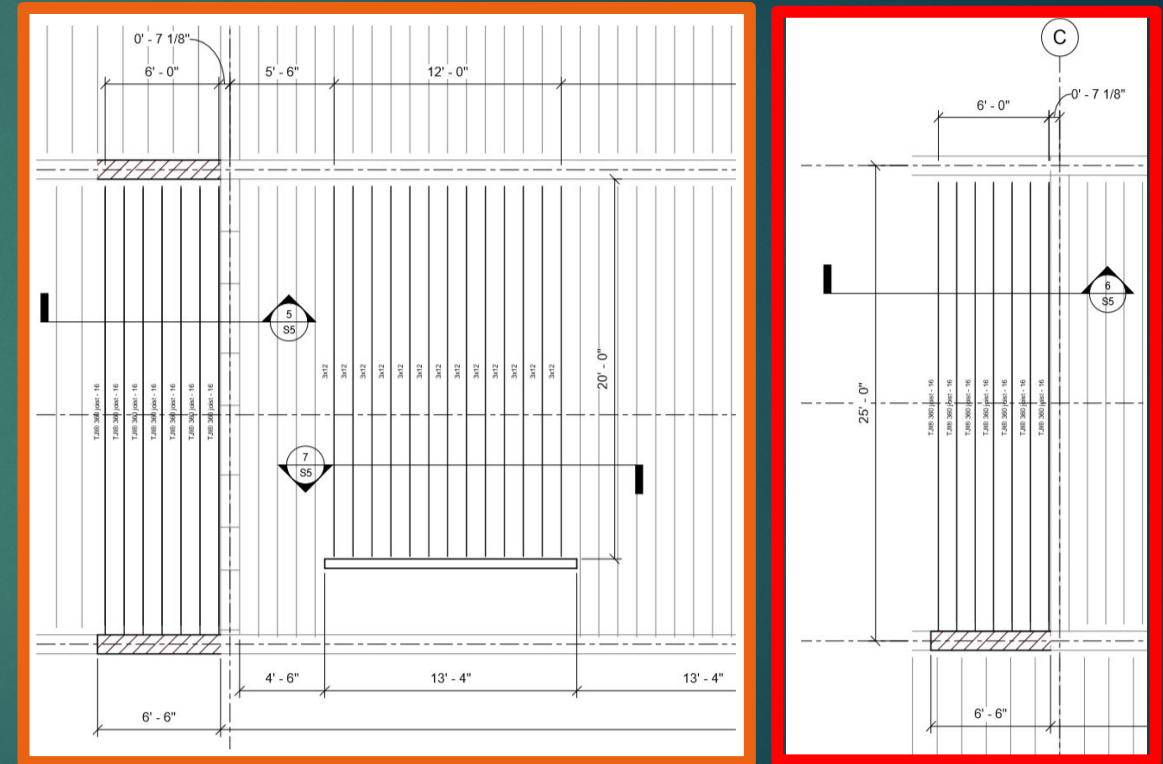
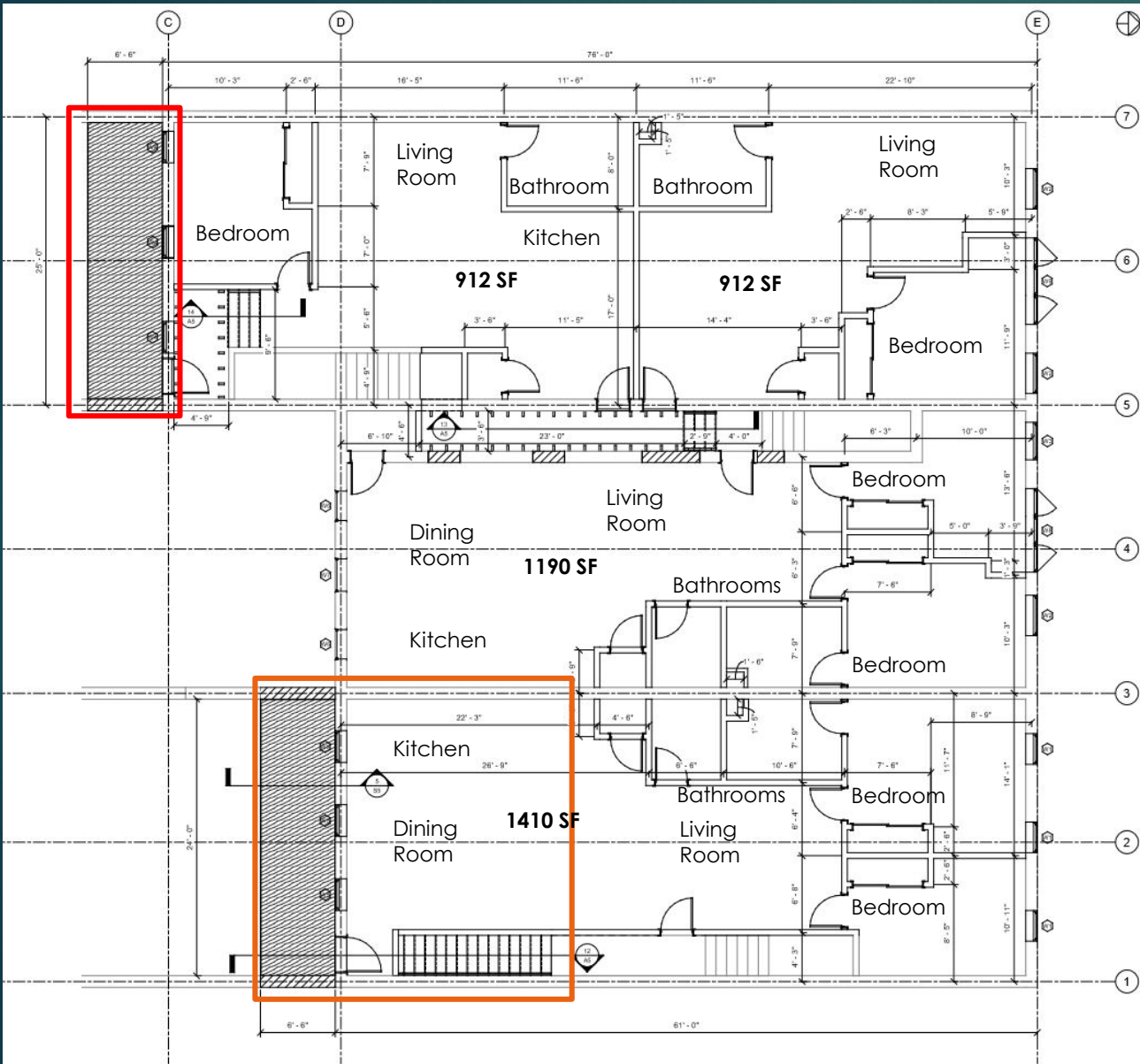


Weyerhaeuser LVL 4x10

Final Design: Second Level

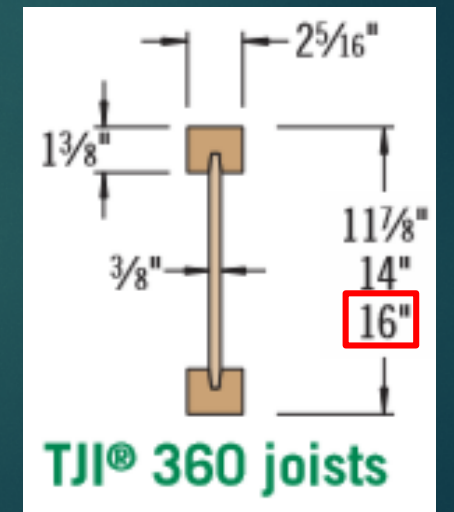
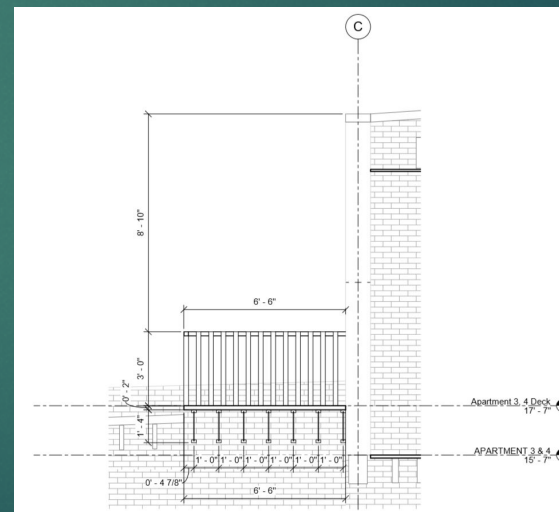
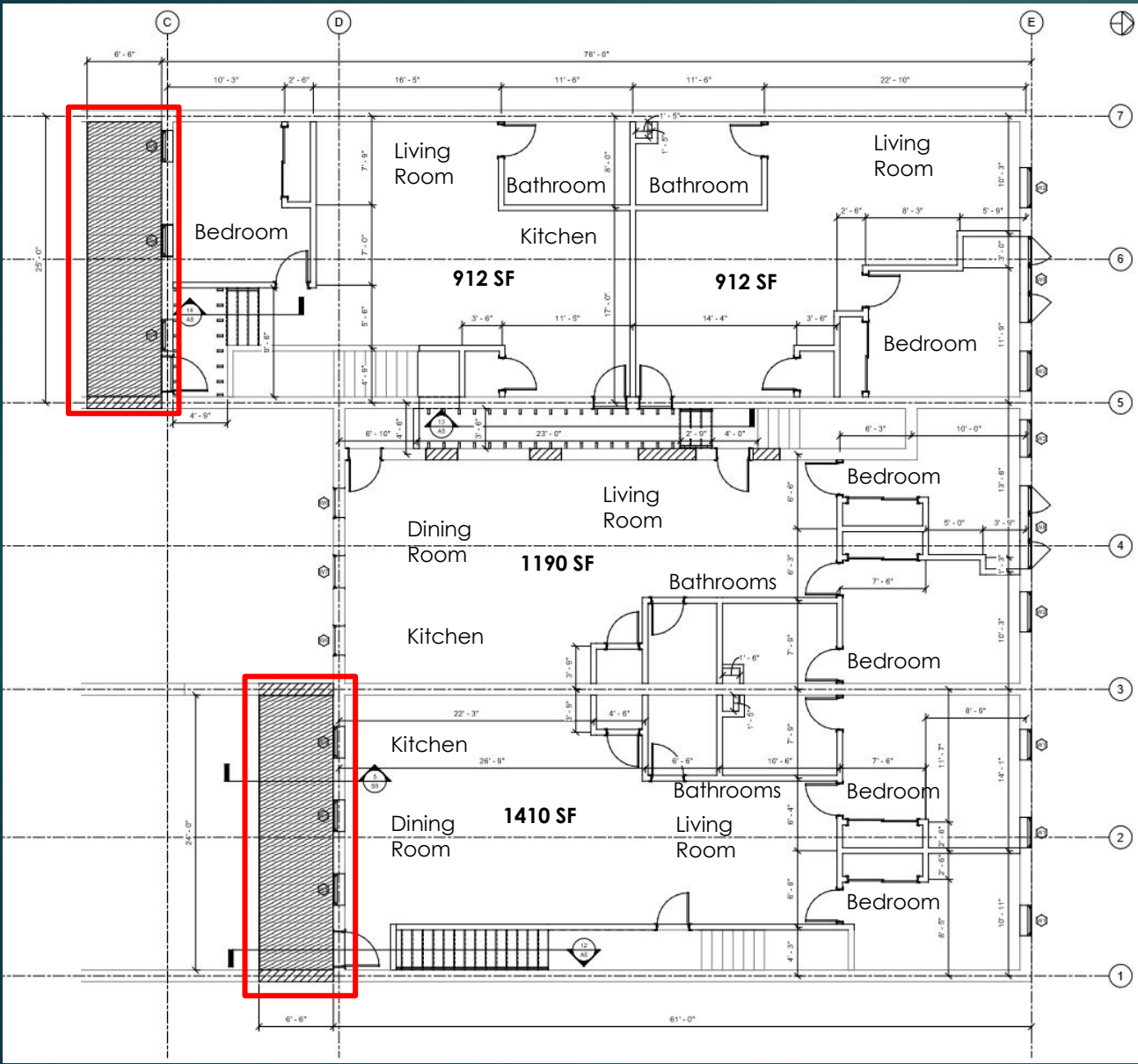


Final Design: Second Level



Apartment and Balcony Structural Framing

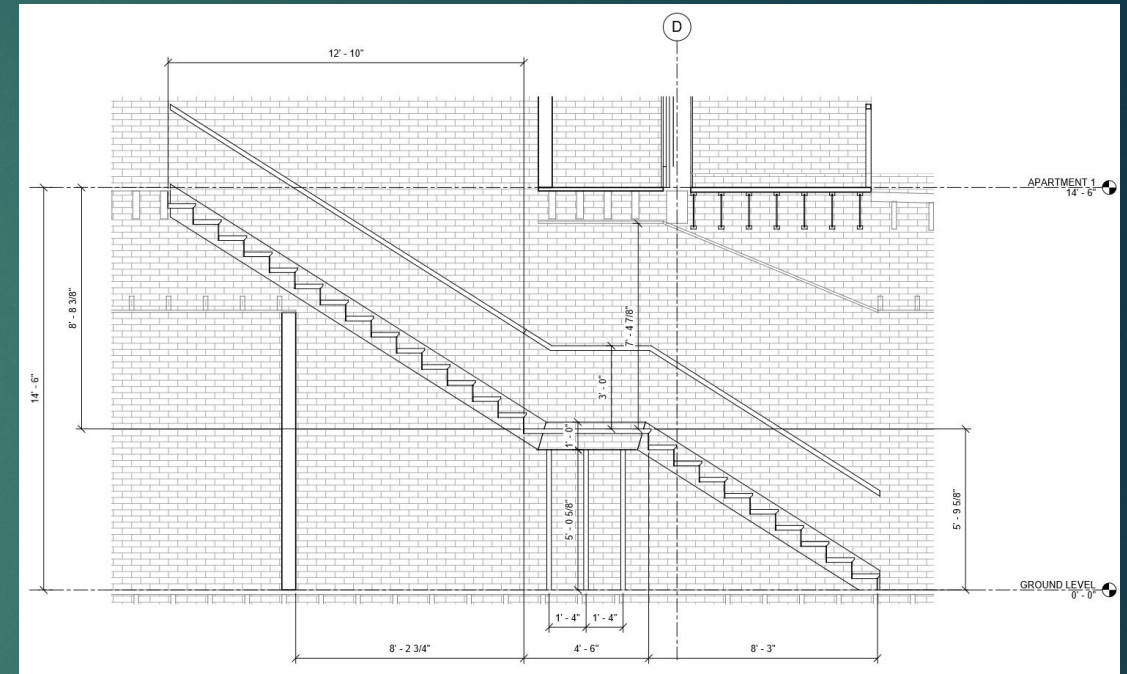
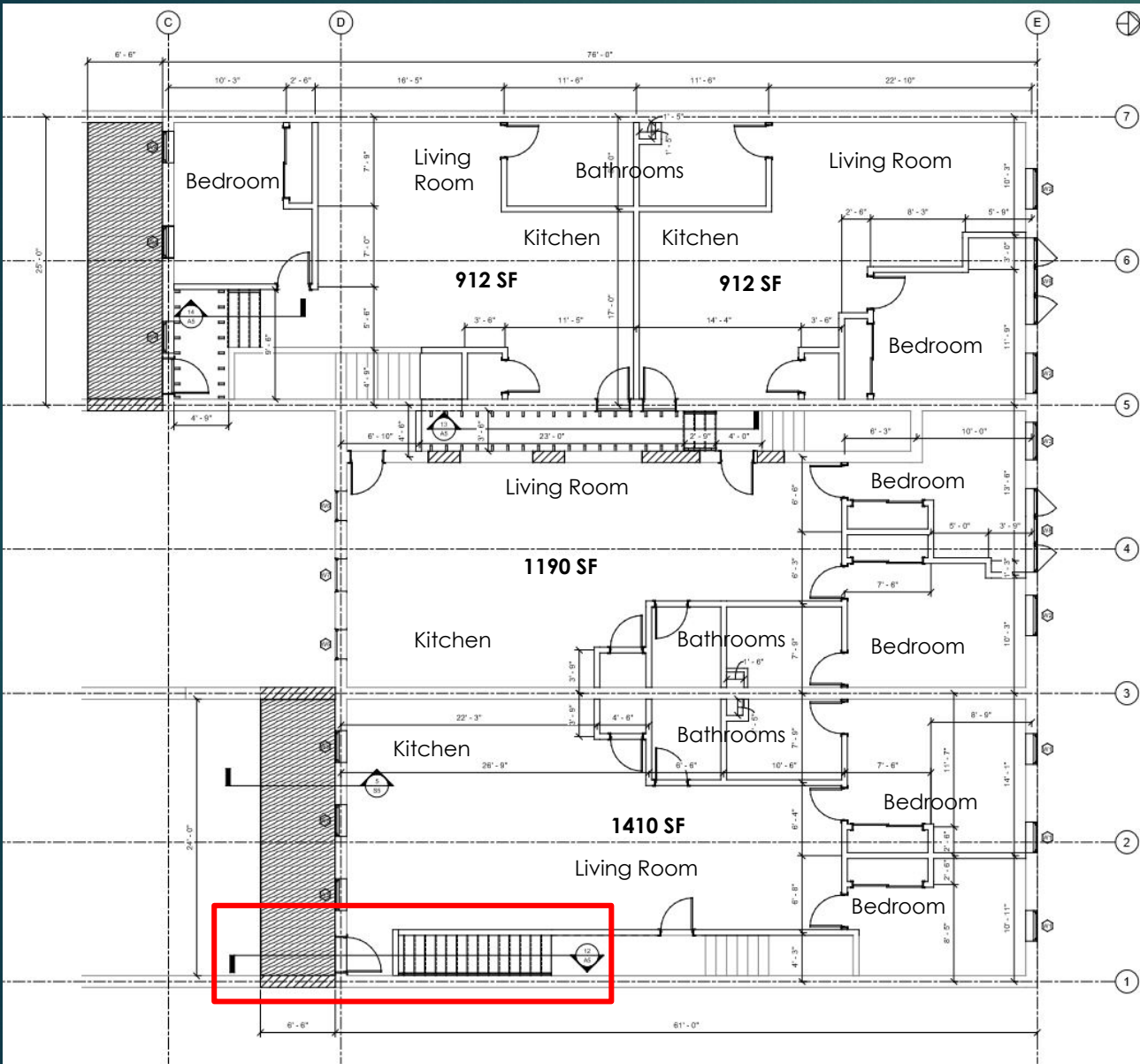
Final Design: Second Floor



Deck Structural Details

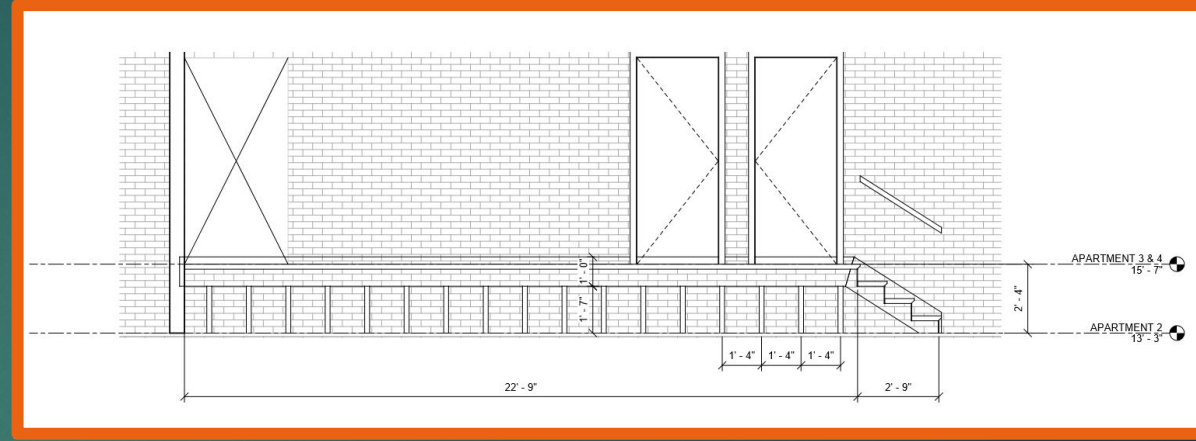
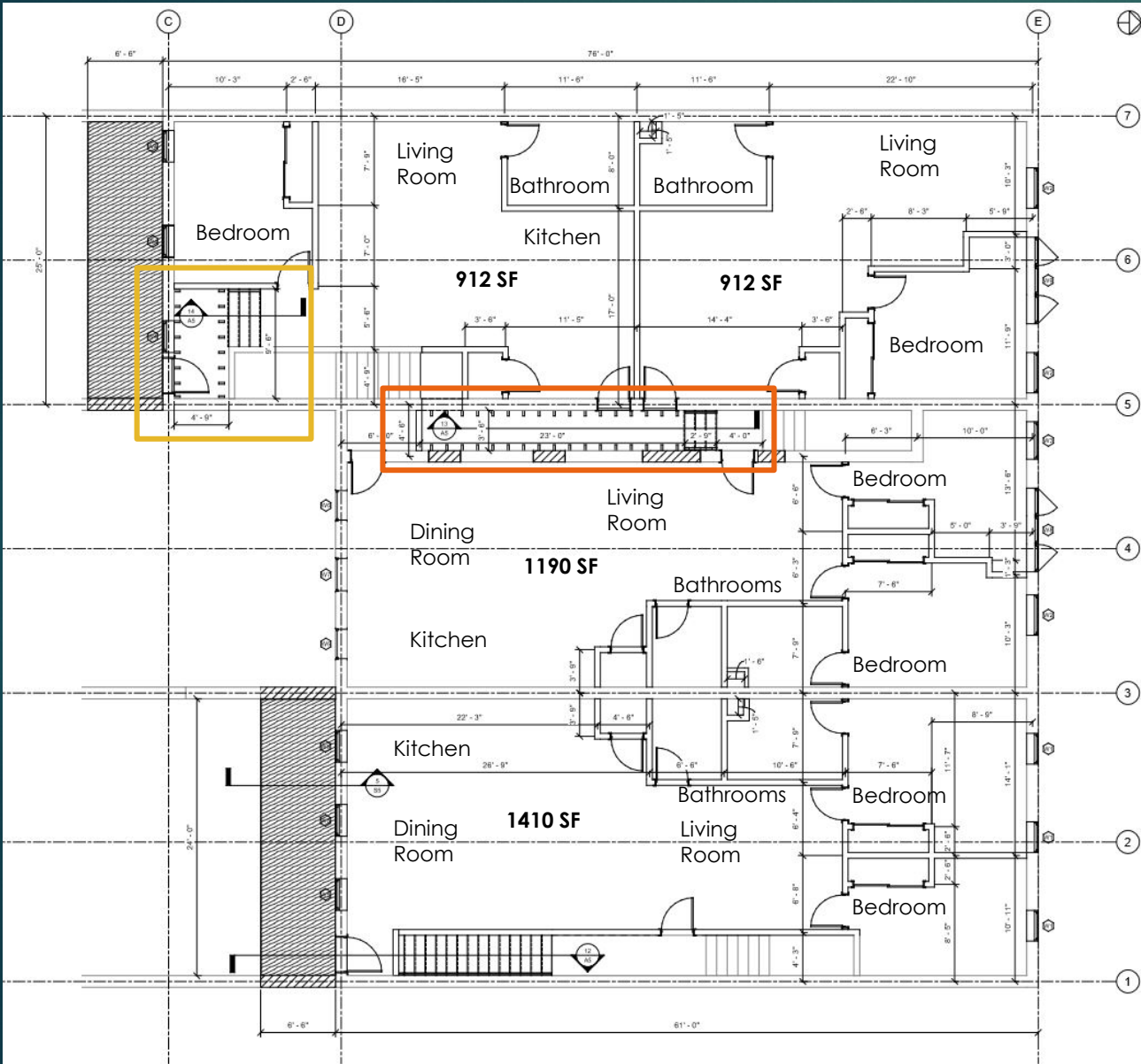
Weyerhaeuser TJI 360 16" joists

Final Design: Second Floor

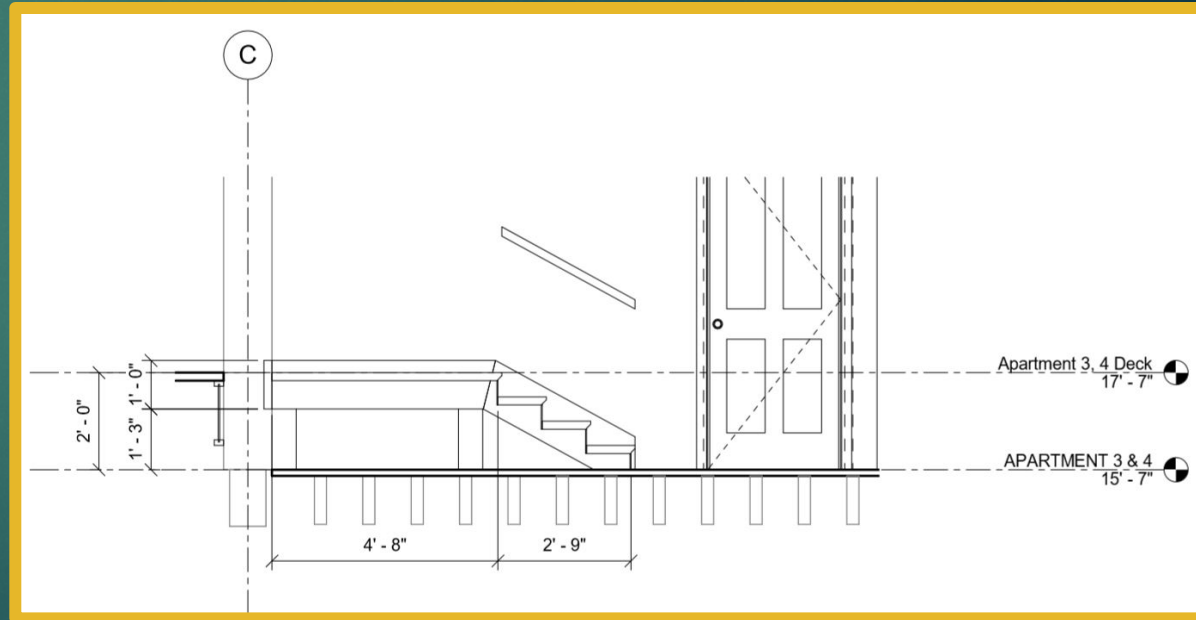


Collector's Shop Stair Detail

Final Design: Second Floor



Raised Hallway Detail



Balcony Stair Detail

Final Design: Exterior



North Elevation Plan



South Elevation Plan



Repointing, Sandblasting & Cleaning



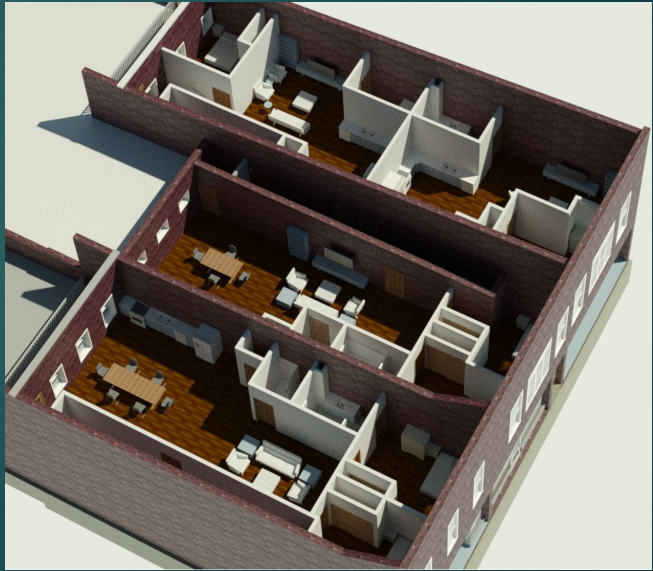
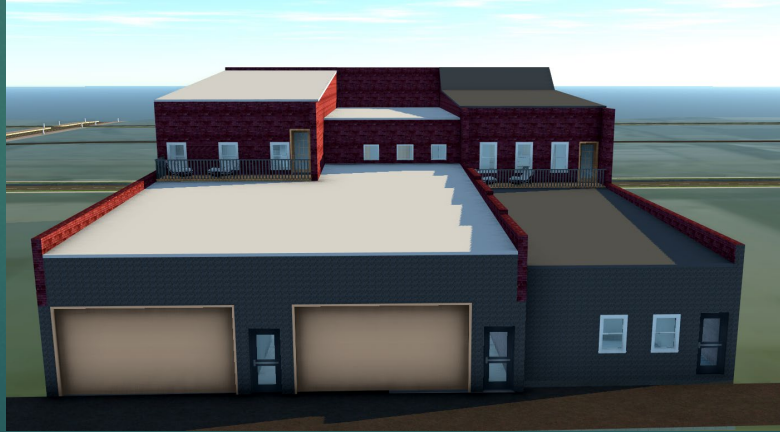
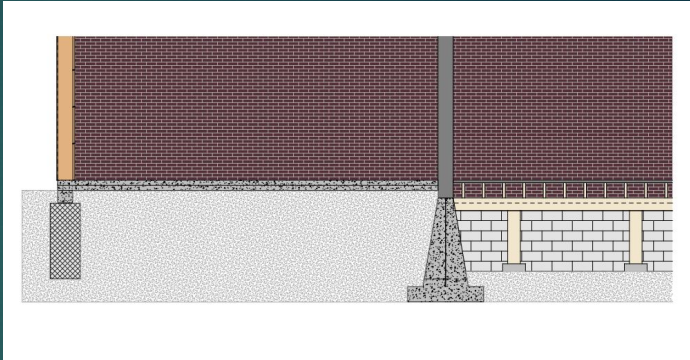
Removal of Stucco Material

Cost Estimate

239 5th Ave. S., Clinton, IA 52732 Building Rehabilitation Cost Estimate

Earthwork Total Estimate	\$2,500.00
Existing Conditions Total Estimate	\$26,000.00
Concrete Total Estimate	\$60,000.00
Masonry Total Estimate	\$40,200.00
Wood and Composites Total Estimate	\$53,000.00
Thermal and Moisture Protection Total Estimate	\$3,075.00
Openings Total Estimate	\$72,500.00
Plumbing Total Estimate	\$50,000.00
HVAC Total Estimate	\$43,000.00
Electrical Total Estimate	\$73,000.00
Indirect Overhead Estimate	\$32,000.00
Direct Overhead Estimate	\$28,000.00
Building Inspection Total Estimate	\$3,000.00
Total Construction Cost	\$426,500.00
Overhead (53% Indirect; 47% Direct)	\$60,000.00
Profit (Rate is 7.5%)	\$32,000.00
Contingencies (10%)	\$42,650.00
Total Estimate	\$561,000.00

Conclusion





Questions?

