

**PROJECT NAME** 119 W. Ludington Avenue  
**UGLG NAME** City of Ludington  
**UGLG COUNTY** Mason  
**UGLG CONTACT PERSON** Heather Tykoski

1/14/2020

BUILDING ATTRIBUTES		NOTES
YEAR BUILT	1880	Based on City of Ludington Assessing Department records
STREET ADDRESS	119 W. Ludington Ave.	
OWNER	Riemer Real Estate Investments LLC	

RESIDENTIAL UNITS	CURRENT	UNDERGOING REHAB/ CONVERSION	NOTES
NUMBER OF UNITS	0	4	Currently completely void of finish, no partition walls, to be 4 units when complete
NUMBER OF OCCUPIED UNITS	0	0	Currently completely void of finish, no partition walls, to be 4 units when complete
NUMBER OF VACANT UNITS	0	4	Currently completely void of finish, no partition walls, to be 4 units when complete
NUMBER OF FLOORS	1	1	Entire Upper Level of building
NUMBER OF WINDOWS	12	12	
NUMBER OF PARKING SPACES	0	0	City of Ludington public parking
TOTAL SQAURE FEET	2,964	2,964	Entire Upper Level of building
<b>NUMBER OF LOW-MOD UNITS REQUIRED:</b>		<b>3</b>	

COMMERCIAL UNITS	CURRENT	NOTES
NUMBER OF UNITS	1	Finished, occupied space
NUMBER OF OCCUPIED UNITS	1	Finished, occupied space
NUMBER OF FLOORS	1	Entire Main Level of building
TOTAL SQUARE FEET	2,964	Entire Main Level of building

**PROVIDE A BRIEF DESCRIPTION OF EACH OF FOLLOWING:**

**HISTORICAL USE OF PROPERTY**

Historically the main level of this building has been commercial space comprised of one large unit inhabiting the entire main level. Over the last 20 years, various businesses have occupied this space ranging from food service to a quilt shop. The upper level of this building shows evidence that there may have been living quarters at one time however for the past +/- 20 years it has been vacant.



1/14/2020

PROJECT NAME 119 W. Ludington Avenue # OF UNITS UNDERGOING REHAB 4  
 UGLG NAME City of Ludington MAX CDBG REQUEST \$ 240,000.00  
 PROJECT STREET ADDRESS 119 W. Ludington Ave.  
 COUNTY Mason

**PROJECT BUDGET**

ADMINISTRATION	CDBG	LOCAL	PRIVATE	OTHER	TOTAL
Certified Grant Administrator	\$ 35,000.00	\$ -	\$ -	\$ -	\$ 35,000.00
Asbestos Evaluation	\$ 500.00	\$ -	\$ -	\$ -	\$ 500.00
Lead Paint Testing/Evaluations	\$ 500.00	\$ -	\$ -	\$ -	\$ 500.00
<i>Sub Total</i>	\$ 36,000.00	\$ -	\$ -	\$ -	\$ 36,000.00
<i>PERCENTAGE BREAKDOWN</i>	100.00%	0.00%	0.00%	0.00%	100.00%
PROJECT ACTIVITIES	CDBG	LOCAL	PRIVATE	OTHER	TOTAL
Asbestos Abatement	\$ 2,250.00	\$ -	\$ 750.00	\$ -	\$ 3,000.00
Lead-based Paint Abatement	\$ 2,250.00	\$ -	\$ 750.00	\$ -	\$ 3,000.00
Architectural & Engineering	\$ 19,402.50	\$ -	\$ 6,467.50	\$ -	\$ 25,870.00
Demolition	\$ 3,750.00	\$ -	\$ 1,250.00	\$ -	\$ 5,000.00
Construction	\$ 212,347.50	\$ -	\$ 248,965.50	\$ -	\$ 461,313.00
Other	\$ -	\$ -	\$ 1,881.00	\$ -	\$ 1,881.00
Contingency	\$ -	\$ -	\$ 35,717.00	\$ -	\$ 35,717.00
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
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	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Sub Total</i>	\$ 240,000.00	\$ -	\$ 295,781.00	\$ -	\$ 535,781.00
<i>PERCENTAGE BREAKDOWN</i>	44.79%	0.00%	55.21%	0.00%	100.00%
GRAND TOTAL	\$ 276,000.00	\$ -	\$ 295,781.00	\$ -	\$ 571,781.00
<i>PERCENTAGE BREAKDOWN</i>	<i>48.27%</i>	<i>0.00%</i>	<i>51.73%</i>	<i>0.00%</i>	<i>100.00%</i>

**PROJECT MATCH FINANCING**

SOURCE OF FINANCING	DOLLAR AMOUNT	DOCUMENTATION SUBMITTED	EFFECTIVE DATE	EXPIRATION DATE	> 6 MONTHS
Owner - cash	\$ 311,845.00	Yes	3/22/2019	9/18/2019	EXPIRED

PROJECT BUDGET MATCH TOTAL \$ 295,781.00  
 PROJECT MATCH FINANCING TOTAL \$ 311,845.00  
 (difference) \$ (16,064.00)

**RESOURCES**

[HUD FAIR MARKET RATE RENTS](#)  
[TENANT PAID UTILITIES SCHEDULE](#)

[TOC](#)  
[BACK](#)  
[NEXT](#)

**Mason County 2018 Summary**

<b>HUD RENT LIMITS</b>	<b>PER MONTH</b>	
Efficiency	\$	551.00
1-bedroom	\$	586.00
2-bedroom	\$	775.00
3-bedroom	\$	992.00
4-bedroom	\$	1,056.00
5-bedroom	\$	1,214.40
6+bedrooms	\$	1,372.80

<b>HUD INCOME LIMITS</b>	<b>80% AMI</b>	
1-person household	\$	32,880.00
2-person household	\$	37,600.00
3-person household	\$	42,320.00
4-person household	\$	46,960.00
5-person household	\$	50,720.00
6-person household	\$	54,480.00
7-person household	\$	58,240.00
8-person household	\$	62,000.00

## RENTAL REHABILITATION INTAKE MATERIALS CHECKLIST

**PROJECT NAME** 119 W. Ludington Avenue 1/14/2020  
**UGLG NAME** City of Ludington  
**PROJECT STREET ADDRESS** 119 W. Ludington Ave.  
**COUNTY** Mason

REQUESTED INFORMATION	MEDC FORM?	NOTES	SUBMITTED?
MEDC Rental Rehab Workbook	YES		Yes
Aerial Photo/Map Identifying Property			Yes
Before Photos (jpeg or better)			Yes
Detailed Floor Plans			Yes
Third Party Cost Estimates			Yes
Finance Documentation			Yes
<b>Questions/Comments:</b>			

225-136-00

RECEIVED

NOV 26 2018

MASON COUNTY  
EQUALIZATION



2018R06303

STATE OF MICHIGAN COUNTY OF MASON  
RECORDED ON  
11/19/2018 12:16:40PM  
DIANE L. ENGLEBRECHT  
REGISTER OF DEEDS  
PAGES: 2

I hereby certify for the 5 years preceding the date of said instrument that the taxes and special assessments have been paid & that there are no unredeemed tax certificates or tax titles. This certification does not include current taxes or tax roll changes or corrections not entered in the records as of the date of this certificate.

B. Turkis, Dep. Date 11/19 2018  
Mason County Treasurer, Ludington, MI

WARRANTY DEED

2

The Grantor(s), Brewster Holding, LLC, whose address is 1684 Suffolk Dr., Clearwater, FL 33756, convey(s) and warrant(s) to Riemer Real Estate Investments, LLC, Grantee(s), whose address is 5959 Lawndale St., Ludington, MI 49431, the following described premises:

Land situated in the City of Ludington, County of Mason, Michigan, described as follows:

The West 10 feet of Lot 3 and the East 26 feet of Lot 4 of Block 34 of the Original Plat of the Village, now City of Ludington, according to the recorded plat thereof, Mason County Records.

Commonly known as: 119 W. Ludington Ave., Ludington, MI 49431  
Parcel ID No(s): 53-051-225-136-00

For the Full Consideration of Two Hundred Ninety-Nine Thousand Five Hundred And No/100 Dollar(s) (\$299,500.00) subject to building and use restrictions and easements of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining thereto.

SUBJECT to easements and restrictions of record, zoning laws and ordinances affecting the premises, and rights of the public and of any governmental entity in any part thereof taken, used or deeded for street, road, right of way, or highway purposes, and subject to taxes and future installments of special assessments payable hereafter.



STATE OF MICHIGAN  
REAL ESTATE TRANSFER TAX  
MASON COUNTY, MI  
2018R06303 19 Nov 2018  
00023628  
\$ 329.45 C \$ 2246.25 S



Deed (Warranty)

LU18-10257461

Dated this 2nd day of November, 2018.

Brewster Holding LLC

BY: Timothy Edward Brewster, II  
Timothy Edward Brewster, II  
Member

BY: Stacy Renee Brewster  
Stacy Renee Brewster  
Member

STATE OF Florida  
COUNTY OF Pinellas

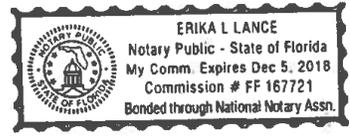
The foregoing instrument was acknowledged before me this day by Timothy Edward Brewster, II and Stacy Renee Brewster, Members of Brewster Holding LLC.

Witness my hand and official seal, this the 1 day of November, 2018

Erika L Lance  
Notary Public

My Commission Expires: Dec 5, 2018

(SEAL)



Prepared by: Timothy Brewster  
Brewster Holding LLC  
1684 Suffolk Dr.  
Clearwater, FL 33756

Assisted By:  
Lighthouse Title, Inc.  
220 E. Ludington Avenue  
Ludington, MI 49431

When recorded mail to:  
Lighthouse Title, Inc.  
220 E. Ludington Avenue  
Ludington, MI 49431

## LEAD-BASED PAINT APPLICABILITY AND COMPLIANCE WORKSHEET

**Unit of General Local Government:** City of Ludington

**Property Address:** 119 W Ludington Ave

**INSTRUCTIONS:** Answer true or false for each question to determine the applicability of lead-based paint requirements for the proposed project. Complete one worksheet for each property, as applicable.

### APPLICABILITY WORKSHEET

1. Is the property exempt from 24 CFR Part 35?	TRUE	FALSE	CONCLUSION
a. The property was constructed after 1977 (completion of construction on or after January 1, 1978).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If <b>TRUE</b> to any, the property is exempt
b. The property is a zero-bedroom dwelling.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. The property is <u>exclusively</u> for the elderly or disabled persons where no child less than 6 years of age resides or is expected to reside at the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d. The property has been found <u>not</u> to have lead-based paint by a lead-based paint inspection conducted in accordance with §35.1320(a).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e. It is an unoccupied dwelling unit or residential property to be demolished that will remain unoccupied until demolition.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f. All lead-based paint has been identified, removed and clearance achieved in accordance with 40 CFR 745.227(b)(e) before September 15, 2000, or in accordance with §§35.1320, 35.1325 and 35.1340 on or after September 15, 2000. (This exemption <u>does not apply</u> to residential property where enclosure or encapsulation has been used as a method of abatement.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
g. The property or part of a property <u>is not and will not</u> be used for human residential habitation. (NOTE: common areas serving both residential and nonresidential uses in a mixed-use property are not exempt)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Is the assistance exempt from 24 CFR Part 35?	TRUE	FALSE	CONCLUSION
a. Rehabilitation activities <u>will not</u> disturb a painted surface.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If <b>TRUE</b> to any, the rehab activity is exempt
b. Minor repairs and maintenance will disturb two square feet or less of paint per component.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. The assistance is for emergency actions immediately necessary to safeguard against imminent danger to human life, health or safety, or to protect property from further structural damage.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d. The assistance being provided qualifies for emergency rental assistance or foreclosure prevention assistance of less than 100 days.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### APPLICABILITY DETERMINATION

- The **property is NOT EXEMPT** from 24 CFR Part 35. Lead-based paint requirements **apply**.
- The **property is EXEMPT** from 24 CFR Part 35. Lead-based paint requirements **do not apply**.
- The **property is NOT EXEMPT** from 24 CFR Part 35; however, the **assistance is EXEMPT** from 24 CFR Part 35. Lead-based paint requirements **do not apply**.

**COMPLIANCE CATEGORY WORKSHEET**

**Property Address:** 119 W Ludington Ave  
**Project:** Rental Rehabilitation

Lead-based paint requirements (24 CFR SUBPART J) for rehabilitation fall into three categories that depend on the amount of Federal rehabilitation assistance. Methodology for calculating Federal rehab assistance is established in [24 CFR 35.915](#) and summarized below.

**STEP 1:** Calculate the average Federal assistance per assisted unit. Round up to the nearest whole dollar.

A. Federal assistance includes all federal funds, regardless of the use of funds.

**1: CALCULATE AVERAGE FEDERAL ASSISTANCE PER UNIT**

a = total amount of CDBG assistance for project	a = \$ 240,000
b = total number of units in building	b = \$ 4
a/b = average Federal assistance per unit	a/b = \$ 60,000

**STEP 2:** Calculate the average hard cost of rehabilitation per dwelling unit. Round up to the nearest whole dollar.

A. Hard costs of rehabilitation include all hard costs, regardless of the funding source (e.g., CDBG, local, private, etc.). The hard costs associated with meeting compliance standards for LBP requirements are not included in the hard cost of rehabilitation, unless part of the original scope of work. (use calculation **2A** below)

B. When rehabilitation projects consist of both federally assisted and non-assisted units, the rehabilitation costs and federal assistance associated with **non-assisted units are not included** in the calculations. (use calculation **2B** below)

**2A: CALCULATE AVERAGE PER UNIT HARD COSTS OF REHAB (exclude LBP costs)**

a=total rehab costs for all units	a = \$ 568,281
b=total number of units	b = \$ 4
a/b=average cost of rehab per unit	a/b = \$ 142,070

**2B: CALCULATE AVERAGE REHAB HARD COST PER ASSISTED UNIT (exclude LBP costs)**

a = rehabilitation hard cost for all assisted units	a = \$ 568,281
b = rehabilitation hard cost for common areas and exterior painted surfaces	b = \$ 0
c = number of federally assisted units	c = \$ 4
d = total number of units	d = \$ 4
(a/c) + (b/d) = average rehab hard cost per assisted unit	(a/c)+(b/d) = \$ 142,070

**STEP 3: DETERMINE COMPLIANCE CATEGORY**

Select the lowest dollar amount from STEP 1 and STEP 2A or STEP 2B.

Lowest dollar amount \$ 60,000.00

- Up to and including **\$5,000** of rehab assistance per unit
- Up to and including **\$25,000** of rehab assistance per unit
- More than **\$25, 000** of rehab assistance per unit

**COMPLIANCE COSTS PER CATEGORY**

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**Please Note:** The following tables provide a broad overview of common lead-based paint (LBP) requirements for CDBG funded rehabilitation projects. The tables do not cover all requirements for each applicable CDBG funded project.

**Instructions:** Select one table below based on the LBP Compliance Category for the proposed project. Estimate the cost associated with each activity, as applicable (some activities may not have any associated cost). The total cost of complying with the LBP requirements will be included in the **Project Budget** as its own line item.

<b>CATEGORY 1 REQUIREMENTS</b> Up to and including <\$5,000	<b>Cost Estimate</b> <b>(if applicable)</b>
Provision of pamphlet	\$
Presume LBP	\$
Safe work practices in rehab	\$
Repair disturbed paint	\$
Notice to occupants	\$
Clearances	\$
<b>TOTAL</b>	<b>\$</b>

<b>CATEGORY 2 REQUIREMENTS</b> Up to and including \$25,000	<b>Cost Estimate</b> <b>(if applicable)</b>
Provision of pamphlet	\$
Presume LBP	\$
Risk Assessment	\$
Safe work practices in rehab	\$
Interim controls	\$
Notice to occupants	\$
Clearances	\$
<b>TOTAL</b>	<b>\$</b>

<b>CATEGORY 3 REQUIREMENTS</b> Greater than \$25,000	<b>Cost Estimate</b> <b>(if applicable)</b>
Provision of pamphlet	\$
Paint testing of surfaces to be disturbed, or presume LBP	\$ 500
Risk Assessment	\$
Safe work practices in rehab	\$
Notice to MDHHS of LBP abatement	\$
Abatement <sup>1</sup>	\$ 3000
Notice to occupants	\$
Clearances	\$
<b>TOTAL</b>	<b>\$ 3500</b>

<sup>1</sup> If the property is listed or is eligible for listing in the National Register of Historic Places or contributing to a National Register Historic District and the project falls under Category 3, the State Historic Preservation Office may require interim control instead of abatement for historic preservation purposes.

Heather Tykoski, Community Development Director	12/4/2019
Name and Title of person completing this worksheet	Date of worksheet completion

## ASBESTOS APPLICABILITY AND COMPLIANCE WORKSHEET

**Unit of Local Government:** City of Ludington  
**Project Address:** 119 W Ludington

**INSTRUCTIONS:** Answer yes or no for each statement to determine the applicability of asbestos requirements for the proposed project. Complete one worksheet for each property, as applicable.

YES	NO		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1.	The property was built on or before January 1, 1981.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2.	The building owner has conducted a survey to determine the presence, location and quantity of asbestos (Acm/Pacm) within the pre-1981 built building.
<input type="checkbox"/>	<input type="checkbox"/>	3.	The project will disturb potential asbestos coated material.
<input type="checkbox"/>	<input type="checkbox"/>	4.	Asbestos is present, it is friable (can be crumbled to a powder by hand pressure) and will be disturbed by building rehabilitation or demolition.
If any of the above are checked Yes, further action is needed:			
<input type="checkbox"/>	<input type="checkbox"/>		If any of questions 1, 3 or 4 are checked Yes, a National Standards for Hazardous Air Pollutants (NESHAP) asbestos inspection must be completed.
<input type="checkbox"/>	<input type="checkbox"/>		If question 2 is checked Yes, an asbestos survey has been completed, a copy of any survey results must be <b>attached</b> and the Inspection report should be in file.

Heather Tykoski, Community Development Director <hr/> Name and Title of person completing this worksheet	12/4/2019 <hr/> Date of worksheet completion
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1/14/2020

PROJECT NAME 119 W. Ludington Avenue # OF UNITS UNDERGOING REHAB 4  
 UGLG NAME City of Ludington MAX CDBG REQUEST \$ 240,000.00  
 PROJECT STREET ADDRESS 119 W. Ludington Ave.  
 COUNTY Mason

**PROJECT BUDGET**

ADMINISTRATION	CDBG	LOCAL	PRIVATE	OTHER	TOTAL
Certified Grant Administrator	\$ 35,000.00	\$ -	\$ -	\$ -	\$ 35,000.00
Asbestos Evaluation	\$ 500.00	\$ -	\$ -	\$ -	\$ 500.00
Lead Paint Testing/Evaluations	\$ 500.00	\$ -	\$ -	\$ -	\$ 500.00
<i>Sub Total</i>	\$ 36,000.00	\$ -	\$ -	\$ -	\$ 36,000.00
<i>PERCENTAGE BREAKDOWN</i>	100.00%	0.00%	0.00%	0.00%	100.00%
PROJECT ACTIVITIES	CDBG	LOCAL	PRIVATE	OTHER	TOTAL
Asbestos Abatement	\$ 2,250.00	\$ -	\$ 750.00	\$ -	\$ 3,000.00
Lead-based Paint Abatement	\$ 2,250.00	\$ -	\$ 750.00	\$ -	\$ 3,000.00
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Other	\$ -	\$ -	\$ 1,881.00	\$ -	\$ 1,881.00
Contingency	\$ -	\$ -	\$ 35,717.00	\$ -	\$ 35,717.00
	\$ -	\$ -	\$ -	\$ -	\$ -
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	\$ -	\$ -	\$ -	\$ -	\$ -
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<i>PERCENTAGE BREAKDOWN</i>	<i>48.27%</i>	<i>0.00%</i>	<i>51.73%</i>	<i>0.00%</i>	<i>100.00%</i>

**PROJECT MATCH FINANCING**

SOURCE OF FINANCING	DOLLAR AMOUNT	DOCUMENTATION SUBMITTED	EFFECTIVE DATE	EXPIRATION DATE	> 6 MONTHS
Owner - cash	\$ 311,845.00	Yes	3/22/2019	9/18/2019	EXPIRED

PROJECT BUDGET MATCH TOTAL \$ 295,781.00  
 PROJECT MATCH FINANCING TOTAL \$ 311,845.00  
 (difference) \$ (16,064.00)

# U.S. Department of Housing and Urban Development

## Limited Denial of Participation, HUD Funding Disqualifications and Voluntary Abstentions list as of 12/4/2019

Search Criteria: Reimer Real Estate Investments LLC

Records Found: 0

<a href="#">Subject</a> ↑	<a href="#">Affiliate</a>	<a href="#">Address</a>	<a href="#">Scope of Disqualification</a>	<a href="#">Disqualification Start Date</a>	<a href="#">Disqualification End Date</a>	<a href="#">Disqualification List Date</a>	<a href="#">Office</a>	<a href="#">Contact Person</a>	<a href="#">Contact Office Phone</a>	<a href="#">Contact Email</a>
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# Nordlund and Associates Inc.

Consulting Engineers and Surveyors since 1972

James T. Nordlund Sr. PE PS \* James T. Nordlund Jr., PE \* Holly Mulherin, PE, Craig Stapley PS

March 21, 2019

Construction Cost Estimate  
119 West Ludington Avenue  
Ludington, Michigan

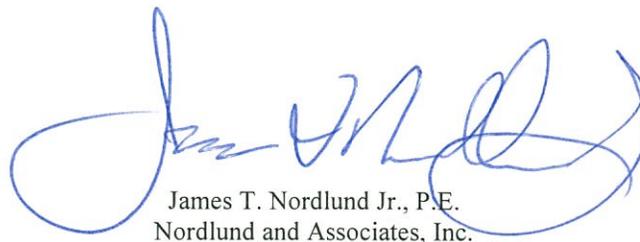
I was requested to provide a construction cost estimate for the renovation of four (4) second floor apartment units located at 119 West Ludington Avenue, Ludington, Michigan.

Major work items include:

1. Reconstruction of the stairway to meet current codes, including asbestos and lead inspection and abatement.
2. Construction of a new load bearing wall from roof-basement to carry current floor and roof loads
3. Construction of four (4) new apartments – one (1) laundry room and corridor.
4. Installation of new windows, exterior doors and interior doors
5. Reconstruction of three (3) existing skylights
6. New wood flooring throughout
7. New non-load bearing apartment partition walls
8. New HVAC, Plumbing and Electrical Service and fixtures.
9. Roof Inspection and Repair
10. Parapet Cap and Flashing Repair

The cost estimate is presented on the attached spreadsheet. The cost is based on the 2018 National Construction Estimator and a thorough review of the proposed project plans. It is my professional opinion that the construction cost for the work as proposed in the project plans and outlined on the spreadsheet is \$545,964.

If you have any questions, please do not hesitate to contact me at any time.



James T. Nordlund Jr., P.E.  
Nordlund and Associates, Inc.



813 E Ludington Avenue  
Ludington, Michigan 49431  
(231) 843 3485 \* (231) 843 7676 Fax  
email: [Ludington@nordlundandassociates.com](mailto:Ludington@nordlundandassociates.com)

[www.nordlundandassociates.com](http://www.nordlundandassociates.com)

267 River Street  
Manistee, Michigan 49660  
(231) 723-6460 \* (231) 723 6643 Fax  
email: [Manistee@nordlundandassociates.com](mailto:Manistee@nordlundandassociates.com)

119 W Ludington

Ludington, Michigan - Engineer's Opinion of Cost:

Asbestos and Lead Abatement Report

Asbestos & Lead Report			\$	1,000
Asbestos & Lead Abatement			\$	6,000

Entrance & Stairway

Add Drywall for 2 hr fire rating on exit stairway/hallway	1600 sf	\$	1.50	\$	2,400
Finish and Paint drywall	4000 sf	\$	2.00	\$	8,000
Add Drywall to entry ceiling	720 sf	\$	2.00	\$	1,440
Finish and Paint drywall Ceilings	720 sf	\$	3.00	\$	2,160
New Floor in Entrance	320 sf	\$	7.50	\$	2,400
New Entrance Door on Lud. Ave	1 ea			\$	5,000
Fire Door to basement	1 ea			\$	500
New Stair Treads, Nosings	42 ea	\$	185.00	\$	7,770
Newells	10 ea	\$	120.00	\$	1,200
Handrail w/ Balusters	96 lf	\$	55.00	\$	5,280
Lighting Fixtures				\$	1,200

Roof:

Inspect and Repair Roof				\$	1,000
Parapet & Flashing Repairs	244 lf	\$	6.00	\$	1,464
Roof Repairs				\$	2,500
Repair Duct Penetration				\$	1,500

Interior Structural:

Repair Duct Penetration of 2nd Floor				\$	400
Repair Flooring -	200 sf	\$	2.50	\$	500
Add 3/4" Hardwood Floor Throughout	3004 sf	\$	7.50	\$	22,528

Reconfigure Load Path from roof - ceiling to Basement

Structural Engineering				\$	1,500
Add two new LVL Type Beams above the Stairway Wall				\$	4,800
Add Posts all the way to basement				\$	1,600
Knee-Wall to Transfer Roof Load to new Load Path				\$	3,200

Structural repairs to Ceiling Joist - Roof Joist System			
Repair damaged - modified 2x14 ceiling + roof joists w/ LVL's. Assume 15% damaged	24 ea	\$ 200.00	\$ 4,800.00
Strengthen corridor to support 100 psf per code.	125 sf	\$ 20.00	\$ 2,500.00
Windows/Doors			
Custom 32x96 Windows:	12	\$ 2,250.00	\$ 27,000
Apartment Entry Doors	5	\$ 650.00	\$ 3,250
Interior Doors	12	\$ 250.00	\$ 3,000
Closet Doors	4	\$ 250.00	\$ 1,000
Interior Walls:			
Fur-out Ex. Walls for Drywall			\$ 1,500
New Interior Walls	7200 sf	\$ 4.00	\$ 28,800
Insulate Interior Walls	7200 sf	\$ 0.80	\$ 5,760
1/2" Drywall - Interior Walls	7200 sf	\$ 1.20	\$ 8,640
Prime Interior Walls	7200	\$ 1.00	\$ 7,200
Paint Walls, Trim	7200 sf	\$ 0.90	\$ 6,480
Finish Carpentry (Trim)			\$ 7,500
Interior Doors	12	\$ 250.00	\$ 4,000
Ceilings			
Fur-out Ceilings for Drywall			\$ 2,000
5/8" Ceilings	3000	\$ 2.00	\$ 6,000
R49 Ceiling Insulation	3000	\$ 2.50	\$ 7,500
Paint Ceiling	3000	\$ 1.35	\$ 4,050
Rebuild skylights	4	\$ 5,500	\$ 22,000
Kitchens - Granite - Sink - Fridge - Dishwasher - Range - Microwave			
Unit #1			\$ 20,000
Unit #2			\$ 20,000
Unit #3			\$ 20,000
Unit #4			\$ 20,000
Bathroom - Tile Floor - Fixtures - Tub/Toilet Exhaust Fan - Granite Vanity - Sink			
Unit #1			\$ 8,000
Unit #2			\$ 8,000
Unit #3			\$ 8,000
Unit #4			\$ 8,000

Laundry Room			
Plumbing			\$ 500
Exhaust Ductwork			\$ 750
Fixtures - W/D x 2			\$ 4,000
New Gas Supply to 2nd Floor			\$ 3,000
HVAC - Mini Splits ea Unit	Unit #1		\$ 7,500
	Unit #2		\$ 7,500
	Unit #3		\$ 7,500
	Unit #4		\$ 7,500
New 400 Amp Electrical Service:			\$ 4,500
Elect. Wiring + Fixtures	Unit #1		\$ 3,500
	Unit #2		\$ 3,500
	Unit #3		\$ 3,500
	Unit #4		\$ 3,500
	House Panel		\$ 1,500
Rough-in Plumbing			
	Unit #1		\$ 4,000
	Unit #2		\$ 4,000
	Unit #3		\$ 4,000
	Unit #4		\$ 4,000
	Laundry		\$ 2,500
Smoke Alarms & Emergency Lighting			\$ 2,500
Draft Stops/ Fire Walls in Attic			\$ 1,600
Sub Total			\$ 431,172
Engineering/Architectural			\$ 25,870
Builder OH & Profit			\$ 45,704
Permits			\$ 7,500
Contingencies 7%			\$ 35,717
			\$ 545,964



October 8, 2019

Michigan Economic Development Corporation  
300 N. Washington Square  
Lansing, MI 48913

Dr. Andrew S. Riemer  
7039 W. Windamere  
Ludington, MI 49431

RE: Dr. Riemer Verification of Funds / Pre-approved Financing Through West Shore Bank / Renovations to 119 W. Ludington Ave., Ludington, MI 49431

To Whom It May Concern:

This letter is being written to inform you that through West Shore Bank Dr. Riemer either holds on deposit of has revolving loan funds available in excess of \$311,845.00 for the purpose of renovating 119 W. Ludington Ave., Ludington, MI 49431. Please accept this letter as Bank verification.

Please direct any questions to my attention at [jordans@westshorebank.com](mailto:jordans@westshorebank.com) or via telephone at 231.309.6461.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jordan D. Solowiej", is written over a circular blue stamp.

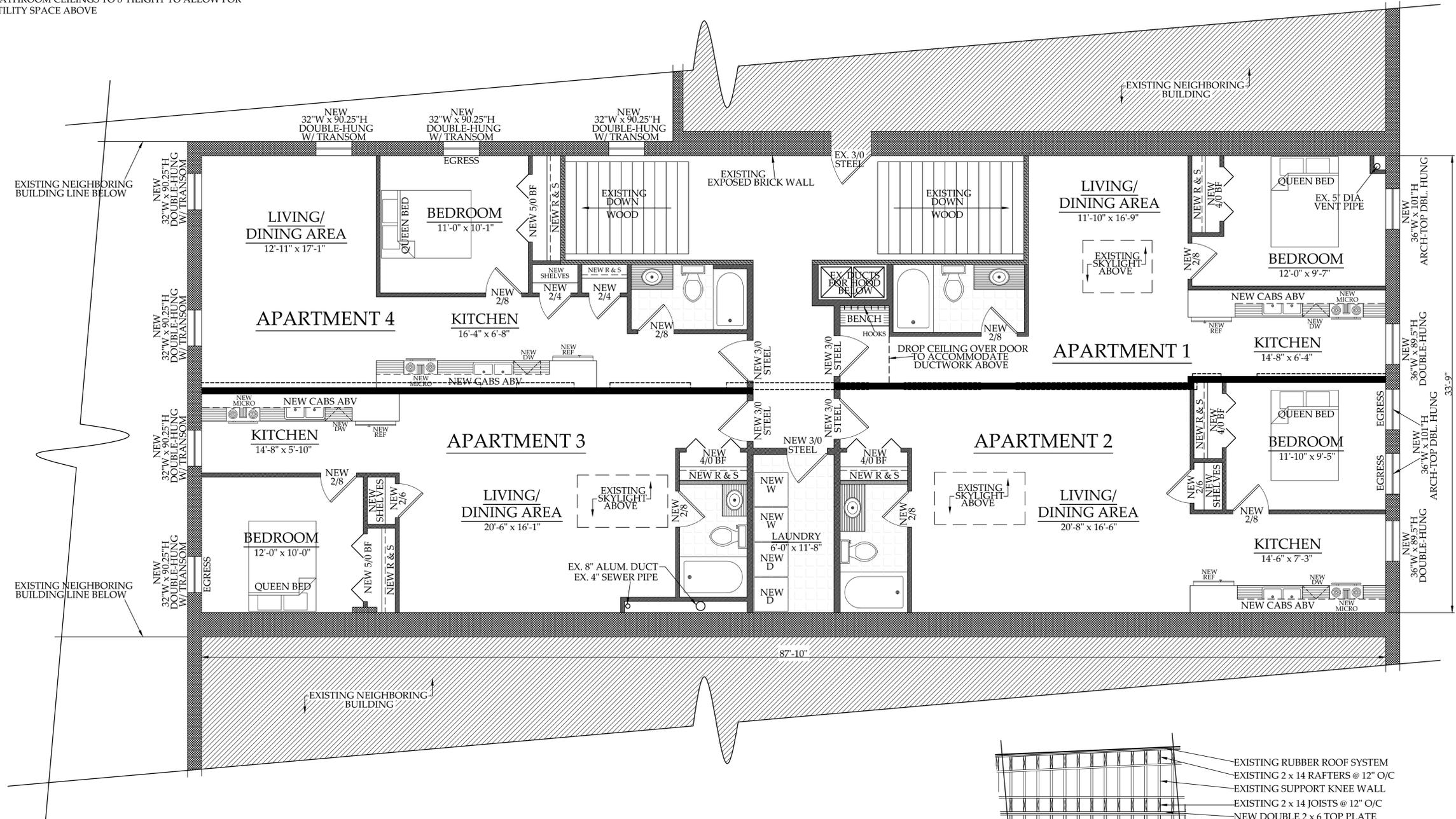
Jordan D. Solowiej  
Vice President  
West Shore Bank

-sent electronically 

415 WEST PARKDALE AVENUE  
MANISTEE MICHIGAN  
49660 1133  
231 723 1800  
[westshorebank.com](http://westshorebank.com)

**GENERAL NOTES:**

- FIELD VERIFY ALL DIMENSIONS
- EXISTING CEILING HEIGHT = 12'
- EXISTING EXTERIOR WALLS ARE BRICK W/ PLASTER @ INTERIOR, UNLESS OTHERWISE NOTED
- EXISTING INTERIOR WALLS ARE ACTUAL 2x LUMBER, UNFINISHED UNLESS OTHERWISE NOTED
- EXISTING CEILING IS FRAMED OF ACTUAL 2x LUMBER, UNFINISHED UNLESS OTHERWISE NOTED
- EXISTING FLOORS ARE HARDWOOD THROUGHOUT
- EXISTING NORTH WINDOW SILLS @ 30" FROM FINISH FLOOR
- EXISTING SOUTH & WEST WINDOW SILLS @ 25" FROM FINISH FLOOR
- FRAME DOWN ALL BATHROOM CEILINGS TO 8' HEIGHT TO ALLOW FOR WATER HEATERS & UTILITY SPACE ABOVE



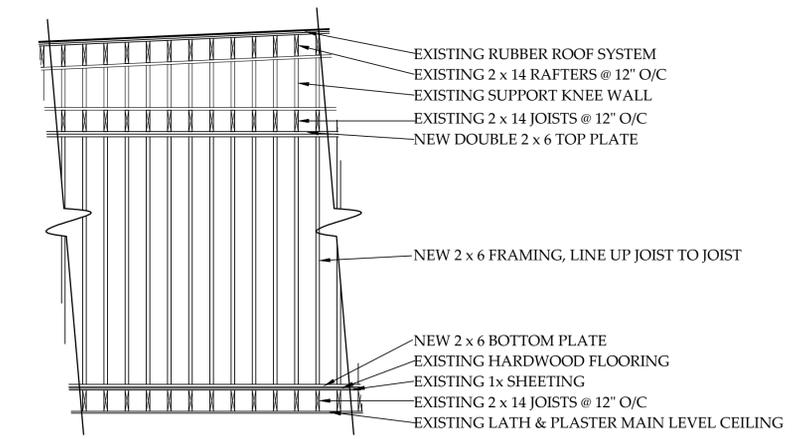
**PROPOSED UPPER LEVEL FLOOR PLAN**

SCALE: 1/4" = 1'-0"

COMMON AREA: 430 SQ. FT.  
 APARTMENT 1: 569 SQ. FT.  
 APARTMENT 2: 692 SQ. FT.  
 APARTMENT 3: 670 SQ. FT.  
 APARTMENT 4: 603 SQ. FT.  
 TOTAL UPPER LEVEL AREA: 2,964 SQ. FT.

**WALL LEGEND:**

- EXISTING MASONRY WALLS
- EXISTING FRAMED WALLS
- NEW 2 x 6 SUPPORT WALLS
- SUPPORT WALLS, REMOVED BY PREVIOUS OWNER
- FULL HEIGHT WALLS
- 8' WALLS



**NEW SUPPORT WALL DETAIL, LOOKING WEST**  
 SCALE: 1/4" = 1'-0"

**Gibson Custom Homes, Inc.**  
*the art of fine homebuilding*  
 ROBERT W. GIBSON  
 231-845-8222

**PROPOSED FLOOR PLAN**

**119 W. LUDINGTON AVE.  
 RENTAL REHABILITATION**

1-7-19

#2360

2 OF 2







MENDELSON  
1894

TWO  
HOUR  
PARKING  
9 AM - 6 PM  
EXCEPT SUNDAY

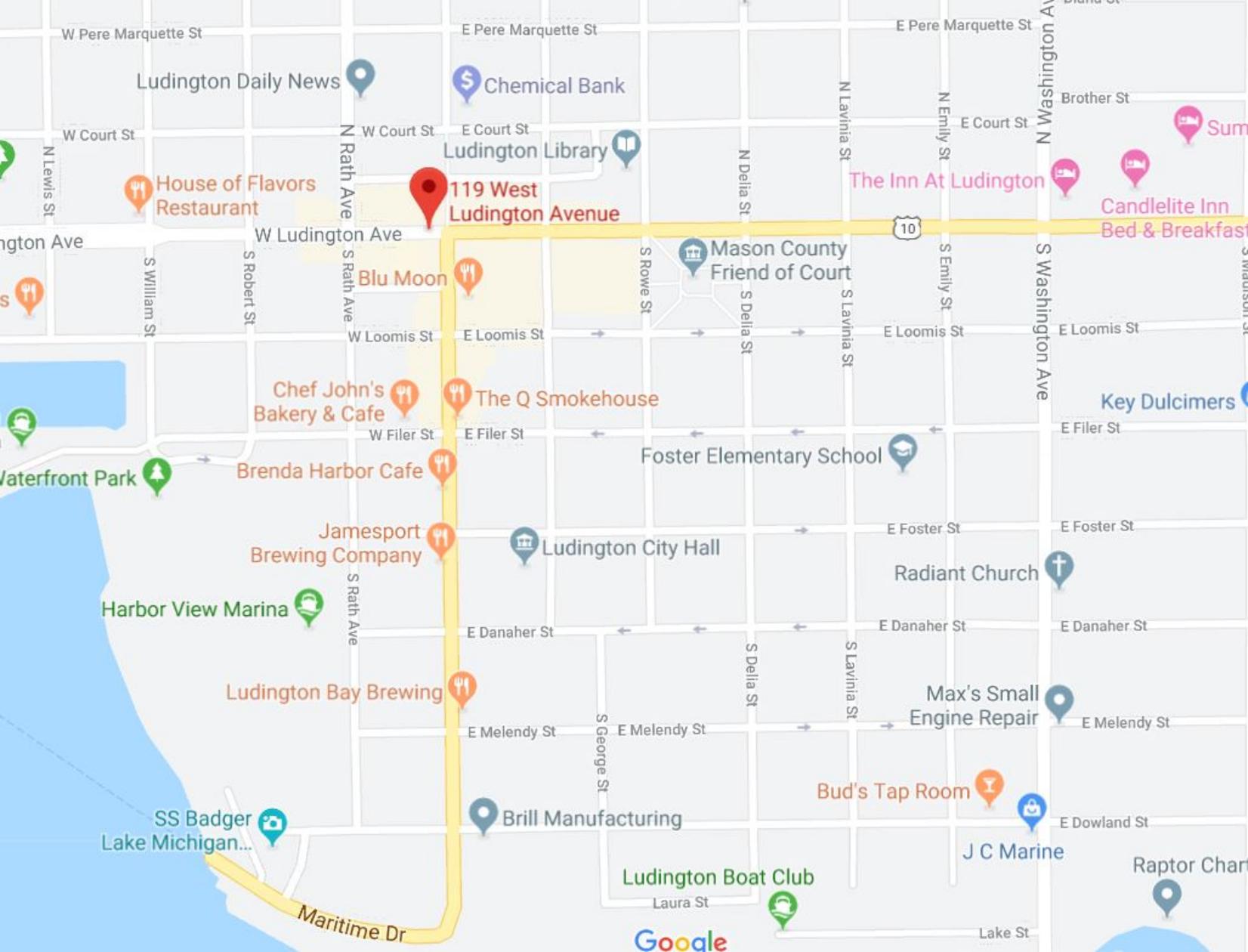












W Pere Marquette St

E Pere Marquette St

E Pere Marquette St

Ludington Daily News

Chemical Bank

W Court St

W Court St

E Court St

Ludington Library

House of Flavors Restaurant

119 West Ludington Avenue

The Inn At Ludington

Candlelite Inn Bed & Breakfast

ington Ave

W Ludington Ave

Blu Moon

Mason County Friend of Court

S William St

S Robert St

S Rath Ave

S Rowe St

N Della St

N Lavinia St

N Emily St

N Washington Ave

10

S Emily St

S Washington Ave

W Loomis St

E Loomis St

S Della St

S Lavinia St

E Loomis St

E Loomis St

Chef John's Bakery & Cafe

The Q Smokehouse

Foster Elementary School

Waterfront Park

Brenda Harbor Cafe

Jamesport Brewing Company

Ludington City Hall

Radiant Church

Harbor View Marina

S Rath Ave

E Danaher St

E Foster St

E Foster St

Ludington Bay Brewing

E Danaher St

E Danaher St

SS Badger Lake Michigan...

Brill Manufacturing

Max's Small Engine Repair

S George St

E Melendy St

S Della St

S Lavinia St

Bud's Tap Room

J C Marine

Ludington Boat Club

Raptor Char

Maritime Dr

Google

Lake St