

Mills Act Rehabilitation Plan Cost Estimate
 1214 Bay St
 Eureka CA 95501
 Prepared By Backman Building Services

The table below is a cost estimate and timeline for the repairs for the historic home at 1214 Bay St Eureka CA 95501.

The price estimates are based on market research, materials quotes, and contractor estimates.

Item	Price	Completed
Siding replacement of Southside -Remove and dispose of existing siding. -Repair framing members as needed -Install new insulation -Install new 1/2"cdx sheathing -Install new weather barrier and flashings -Install new siding and trim -Install new skirting and water table -Paint	\$23,421	Completed 12/1/2023
Exterior Paint -Paint North, east, West of the main house -Pressure wash clean and sand -Vault all gaps -Install new flashings where necessity paint all surfaces(4 colors)	\$10,000	Estimate Summer 2025
Seismic Upgrades -Repair and replace footings as needed -Install new footings where needed -Install gussets to secure main home floor to footings	\$5,000	Estimate Summer of 2024
Water Heater Upgrade and Plumbing repairs -Remove galvanized plumbing and replace with PEX -Replace indoor tank water heater to outside tankless	\$5,000	Estimate Spring 2024
Window and Door refurbish and replacement -Replace compromised vinyl/metal windows with new energy efficient windows -Refurbish 1 original existing window. -Replace glass that is broken, weather strip and seal -Refurbish Front Door , weather strip and seal, replace missing glass	\$15,000	3 windows replaced on the southern-facing facade in winter of 2023, reminder to be replaced as needed by 2027
Electrical Upgrades -Replace service connection with new 200 Amp service -replace electrical outlets and lighting fixtures	\$5,000	Completed April 2023 as part of a solar installation See solar contract

Mechanical -Install new mini split heat pump for HVAC	\$35,000	Completed April 2023 as part of solar installation. See solar contract
Kitchen Remodel -New buildt in kitchen cabinets -New Counter tops -Upgrade electrical and plumbing as needed	\$20,000	Estimate 2027