

Total cost (everything excluding the land) - We have \$125,000 but no further information on it- does this include original building, or is this just the remodel? Is there a way to get to a cost per square foot for just the NZE remodel part?

Hard Cost (ex: construction, materials, equipment/controls):

Renovation costs = \$125,000 (over 5 years)*

*Original purchase of building and property was \$224,000

State Historic Preservation Tax Credit Incentives = \$19,000

Summary breakdown of primary hard renovation costs		
Geothermal	21,200	Note: there were no Fed Tax incentives at the time of installation
Solar (after incentives)	15560	Note: see breakdown of incentives below.
Insulation	6500	
Heat pump water heater & storage tank	4500	
Electrical & Plumbing Upgrades	11200	
Kitchen Renovation	20000	
Roof & Gutters	13000	
Storm windows & historic window restoration	8800	
Exterior restoration work, asbestos tile removal & painting	15000	
Misc equipment, appliances & interior restoration	10040	Note: we put in our own sweat equity into much of the interior restoration
SUBTOTAL	125800	
minus State Historic Preservation Tax Credit	(19,000)	
TOTAL	106800	

Soft Cost (ex: design and consulting):

I was the contractor and designer on the project. Soft costs were incidental. There were minor permitting costs.

PV system design and installation cost(s) = \$15,560 (after incentives)

PV 8.1kw Sunpower with Enphase Microinverters installed by The Solar Specialists

November 2010

\$56,000 total cost (approx. \$7 installed watt)

[NOTE: Cost in summer 2015 is \$3 per installed watt in Ann Arbor area for residential solar]

TOTAL Incentives = \$40,440

-\$15,000 for 30% Federal Tax Credit

-\$19,440 for \$2.40 utility company upfront credit

-\$6,000 for Sunpower marketing credit

FINAL OUT-OF-POCKET SOLAR COST = \$15,560

Price per square foot: \$84.00*

*(based on total renovation costs of \$125,800 at 1500sf; does not include preservation tax credits)