

Extremely Rough Estimate Hotel Remodeling Cost - 2025

<u>Item</u>	<u>Qty</u>	<u>Price</u>	<u>Tota</u>
GE 11k btu Smart Window Air Conditioners with Heat Pump	75	\$ 415	\$ 31,125
Install 75 Window Heat Pumps	75	\$ 75	\$ 5,625
5 Ton HVAC for Lobby, Main Dining, & 8 East Main	3	\$ 8,215	\$ 24,645
3 Ton HVAC for Basement & 8 East Main	2	\$ 6,385	\$ 12,770
Install 5 HVAC units	5	\$ 2,500	\$ 12,500
elocks room door locks & new door slabs installed	58	\$ 600	\$ 34,800
Elevator refurbished and under maintenance agreement (\$600/mo 2019)	est 10-20k		\$ 20,000
Misc plumbing repairs			\$ 5,000
Misc electric repairs			\$ 5,000
Room cleanout, painting, vinyl flooring, furnishings as needed	56	\$ 1,000	\$ 56,000
Hallway & common area cleaning, patching, painting			\$ 10,000
Replace broken glass in broken exterior upper windows			\$ 2,500
Basement Renovations			\$ 10,000
Misc fire alarm testing & extinguisher replacement			\$ 5,000
Install new TPO roofing on 2nd floor deck & replace paving stones			\$ 7,500
Remodel fine dining room, kitchen, office areas	?		
Remodel west dining room or sell (8 East Main)	?		
Unexpected expenses			\$ 25,000
Total Estimated Cost			\$ 267,465

Potential Government Remodeling & Renovation Assistance

Kansas ROOMS Grant (Residential Opportunities On Main Street)	\$ 50,000
40% of \$267,465 in Kansas Tax Credits (Can be sold for 90-95%) or retained	\$ 106,986
20% of \$267,465 in Federal Tax Credits (Must be retained to use on taxes)	\$ 53,493
Total Expected Government Assistance (many other federal/state grants potentially)	\$ 210,479

Potential Net Cost of Repairs after government assistance-----> \$ 56,986