
Fw: 100 S State St.

From Kristi Richardson <KRichardson@villageofpoplargrove.com>

Date Fri 11/14/2025 2:04 PM

To Karri Miller <clerk@villageofpoplargrove.com>

 1 attachment (65 KB)

100 S State Stree Estimate Cost of Repairs.pdf;

Karri,

Please add David's email and this spreadsheet to the agenda packets. Thank you.

Kristi Richardson

Village of Poplar Grove President

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From: David Howe <dhowe@villageofpoplargrove.com>

Sent: Friday, November 14, 2025 11:49 AM

To: Kristi Richardson <KRichardson@villageofpoplargrove.com>

Subject: 100 S State St.

Kristi,

Rough estimate for 100 S. State remodel if we wanted to utilize the building - \$4000-\$10000. These are very rough estimates using basic calculations and research. The building is 659 sq ft, so all numbers are based on that.

The flooring needs to be replaced. Walls are wood paneling that is damaged and moldy, we would drywall. These are the two largest costs and will range \$2400-\$5000 - this depends on actual materials used (recommending ¼ drywall and basic vinyl flooring to stay on low end) and how it all lays out with actual room shapes.

The ceiling needs to be scraped of the popcorn material and then repaired in spots. I don't necessarily have a good estimate on this because it's hard to tell the extent or process to make the repairs, but I would say \$500+ on this.

Odds and ends tools and materials for doing the drywall and flooring will range around \$400 - mud, trowel, joint knife, tape, etc.

Electrical is somewhat of an issue as well - two shop style lights need to be replaced, as well as bulbs, a couple of outlets, and a socket. I would expect this to be around 150-300 and that would be if no wiring needs to be replaced or we run into any other power issues.

The toilet is in rough condition and we will need a new one. \$100

An interior door is missing and needs to be replaced. \$100-200

Trim would be needed after installing the floor and walls, I would recommend just something basic and that will be around \$300-400.

Obviously as with any remodel project, I would expect to run into some costs that aren't accounted for. There is also the fact that we don't know what condition the insulation and subfloor are in which could be a significant added cost.

Let me know if you have any other questions regarding this and I will do my best to answer them.

David Howe
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