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Green Rowhouse Renovation Template©

TerraLogos is pleased to offer a customization package of our Green Building Template that was originally prepared for the Maryland Department of Natural Resources, with the intent to make green rowhouse renovation and rehabilitation accessible and affordable for home owners and developers. This defined architectural services package, called the TL Green Rowhouse Renovation Template©, digests the information found in the Green Building Template and provides a permit set of drawings, customized plans from our standard plan options, green material selections and specifications, and energy efficiency recommendations that enable owners to successfully green their rehabilitation projects.

THROUGH THE MARYLAND DEPARTMENT OF NATURAL RESOURCES,

TerraLogos created the Green Building Template for Rowhouse Renovation in 2001. The Green Building Template demonstrates that rowhouse renovations can be environmentally friendly and affordable. A whole-systems approach was taken to look at the house as a system, consider energy and water efficiency, use of natural or renewable resources, and the installation of healthy, environmentally preferred building and interior finish materials.

EXCEPTIONAL DESIGN VALUE – EXCEPTIONAL EFFICIENCY

The GR Template© translates the research presented in the Green Building Template and provides owners of typical (max 16' wide), two or three story, brick, Baltimore City Rowhouse with:

- A customized plan for their property and an energy performance audit;
- Recommendations for green practices suitable to the project and budget;
- Recommendations of the appropriate energy conservation measures (ECMs) and the selection if heating, cooling and ventilation systems
- Suggestions for reducing construction and demolition waste materials
- A set of drawings suitable for permit and construction by builders familiar with green building practices.

The TL Green Rowhouse Renovation Template© is applicable to gut rehabs or extensive renovations ranging in size from 1,200 to 1,800 square feet of livable, conditioned space, with side or center stairs, and an average construction cost of \$150,000 to \$250,000. It is designed for use on either a single residence, or for multiple rowhouse renovations (2 to 5) of similar layout and within close proximity to each other. Modifications due to site orientation, city block variances and minor design changes are included in this package. Additional charges may be necessary depending on the existing conditions, owner's program and property locations.

WHY SHOULD YOU RE-BUILD GREEN?

- ❖ Reduce your energy bills – heating, cooling, electrical and hot water.
- ❖ Create bright, healthy interiors.
- ❖ Utilize a cost-effective approach to integrate green building practices.
- ❖ Save on your water bill.
- ❖ Making the “old” new creates a 21st century home, conserves materials and rebuilds neighborhoods.
- ❖ Build with fun, beautiful materials that save the earth, too!
- ❖ Add value to your home or sales and generate new market potential



PLANS MADE FOR TYPICAL
BALTIMORE ROWHOUSE

SCOPE OF SERVICES

The following Tasks will be executed for either a two-story or a three-story renovation; this work does not include new additions. Existing additions, if any, will be evaluated for demolition, or for salvage and re-use in the design of the renovation. Rehabilitation of existing rear porches or new porches and restoration of front steps and railings if required, are included in the Permit Set. Basement renovations, zoning variances and “darker” green strategies are considered additional services and noted as such in this proposal.

Task 1 - Planning and Start Up

This task involves establishing the level of “green”, and measurement of existing conditions and customization of the TL standard plans to the existing conditions and client’s requirements.

Task 2 - Develop Basic Green Materials Package

From the information presented in the Green Building Template, we will develop a green materials package suitable to the project and budget. Green Building Materials may include up to 10 recommendations for elements such as, but not limited to:

- Building materials and structural members;
- Interior finish materials, lighting;
- Alternative systems like rainwater collection;
- Renewable energy systems (recommendation only, not for design or installation).

Task 3 - Energy Analysis

The energy audit will evaluate the intended energy performance of the home, giving an estimate of total energy and water usage, assist in the “right sizing” and selection of the energy systems, and make recommendations for energy conservation measures. Energy use and savings are affected by the orientation of the house, size of window openings, skylights and building envelope construction and how the homeowner uses the house.

Task 4 - Construction & Demolition Waste Recycling Plan

TerraLogos will develop a construction and demolition waste recycling plan (CDWR Plan) in concert with local recyclers, the builder or General Contractor and establish targets for diverting waste from the landfill in a cost-effective manner. A minimum target of 15% of waste material diverted from the landfill is the basis for the Plan.

Task 5A – Produce Permit Set (House No. 1 or Single House Renovation)

Several review meetings with Owner, finalize design, materials selection and palette and produce permit set of drawings. Minor modifications to the permit set and modifications from the permit office review are included in this task.

Task 5B – Produce Permit Sets (House Nos. 2 to 5)

The fees noted for Task 5B are charged on a *per house basis* and represent a discount from the House No. 1 fee. This task is similar to Task 5A, and is intended for subsequent houses that are 90 % replications of the design and specifications of House No. 1. This task includes the same scope as Task 5A, and includes measurements and recording discrepancies in existing conditions from House No. 1.

Task 6 – Structural Engineering Fee, Coordination and Drafting

If required by the demands of the project or the permit set, TerraLogos will add an estimated fee of \$1,000 (10 hours of time) per two-story house renovation and \$1,250 (12.5 hours of time estimated) per three-story house renovation. This fee listed is an estimate only and covers engineer’s time and work, and TerraLogos coordination and drafting of any necessary details.



GALLEY KITCHEN IN GREEN ROWHOUSE RENOVATION
SHOWING ENERGY STAR APPLIANCES
ALL PHOTOS: PAUL BURKE© 2005



ENERGY EFFICIENT SKYLIGHT, UPSTAIRS HALL
AND STUDY NOOK

FEES FOR THE TL GREEN ROWHOUSE RENOVATION TEMPLATE

HOUSE No.1 or SINGLE	2- story	3-Story
Task 1 Planning & Design	\$ 1,430	\$1,860
Task 2 Material Selection	\$ 350	\$ 350
Task 3 Energy Analysis (Min)	\$ 750	\$ 900
Task 4 CDWR Plan	\$ 300	\$ 300
Task 5A Permit Set	\$4,670	\$5,640
House 1 Sub-total	\$7,500	\$9,050
Task 6 (Estimate Only) – Structural Engineer	\$ 1,000	\$ 1,250
Grand Total w/ options House 1	\$8,500	\$10,300

HOUSES 2 TO 5 (per house fee)

House 2-5 Base Fee	\$4,800	\$6,250
Task 2 Additional Material Specifications	\$ 350	\$ 350
Task 6 (Estimate Only) – Structural Engineer	\$ 750	\$ 1,050
Grand Total w/ options House 2-5, per house	\$5,900	\$7,650

For projects outside Baltimore City, Maryland contact TerraLogos directly to negotiate a fee.

REIMBURSABLE EXPENSES

A reimbursable estimate of \$250 per house is recommended.

ADDITIONAL SERVICES

The Green Rowhouse Renovation Template® is based upon a defined design effort with an allowance for limited customization of previously developed standard plans for two or three story rowhouses with side, straight-run stairs or center switchback (winder) stairs. Green strategy recommendations will be based on the Owner's budget and schedule, as well as the current construction pricing environment and material availability. A sample set of documents is available for the owner's review prior to contracting with TerraLogos for this service.

To meet the needs of our clients, it may be necessary to provide *additional services* to provide complete green design services. The following list is a sample of items that might be considered outside of the scope of the Green Rowhouse Renovation Template©:

1. Construction Cost Estimating (\$1,425 allowance per project)
2. Detailed land or plat survey or forensic analysis of existing conditions; Hazardous materials survey or abatement;
3. Application for zoning variances, presentations before review agencies, boards, neighborhood organizations or other groups;
4. Filing and tracking building permit (Allow min. \$350 per project);
5. Technical design of active renewable energy systems, such as solar hot water or solar electric. Recommendations may be made, but design and installation would be contracted directly with the supplier;
6. HERS Rating certificate for Energy Star Homes program
7. Rear Yard: garden or hardscape design, garage or carports, deck designs and/or supporting ancillary structures (Min \$750 per accessory structure);
8. Additions of conditioned space or substantial open attached structures such as front porches, basement conversions to conditioned and habitable space or other substantial new construction.

TAKE THE NEXT STEP

Please feel free to contact Kim Schaefer at TerraLogos: eco architecture, pc if you would like more information about this Template, our services, details on the contract or to see a sample of the final product. This package has been expressly designed for prospective homeowners or for developers of multiple renovations and can be easily adapted to this housing type in the Mid-Atlantic region. TerraLogos is also available to work with your organization to adapt our Template© to a project with more than five rowhouses, establish green guidelines or provide testing and rating services for residential homes. The original Green Building Template is available as a free download from: <http://www.dnr.state.md.us/ed/casestudies/baltimoreerowhouses.pdf>.

Thank you for your interest and we look forward to working with you to promote green and sustainable redevelopment.

Kim Schaefer

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