

Low-Income Housing Tax Credit / Tax Exempt Bond Application

Eureka Mills

5/23/2025

AIA Document G702

A	B	C	D	E	F	G	H	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK COMPLETED		COMPLETED AND STORED TO DATE (D+E+F)	COMPLETION % (G/C)	BALANCE TO FINISH (C-G)
				THIS APPLICATION				
				WORK IN PLACE	STORED (NOT IN D OR E)			
1	Site Work	2,800,000.00	-	-	-	-	0.00%	2,800,000.00
2	Landscaping & Amenities	138,400.00	-	-	-	-	0.00%	138,400.00
3	Concrete	749,602.00	-	-	-	-	0.00%	749,602.00
4	Masonry	637,760.00	-	-	-	-	0.00%	637,760.00
5	Metals	208,000.00	-	-	-	-	0.00%	208,000.00
6	Framing / Rough Carpentry	2,023,194.00	-	-	-	-	0.00%	2,023,194.00
7	Finish / Trim Carpentry	145,240.00	-	-	-	-	0.00%	145,240.00
8	Insulation	288,693.75	-	-	-	-	0.00%	288,693.75
9	Roofing & Gutters	185,518.00	-	-	-	-	0.00%	185,518.00
10	Siding / Soffit / Fascia	561,380.00	-	-	-	-	0.00%	561,380.00
11	Doors & Windows	474,990.00	-	-	-	-	0.00%	474,990.00
12	Drywall / Acoustics/Paint	942,870.00	-	-	-	-	0.00%	942,870.00
13	Flooring & Tile	239,646.00	-	-	-	-	0.00%	239,646.00
14	Hardware & Accessories	204,910.00	-	-	-	-	0.00%	204,910.00
15	Cabinets & Appliances	405,000.00	-	-	-	-	0.00%	405,000.00
16	Elevators/Lifts	-	-	-	-	-	#DIV/0!	-
17	Plumbing	805,240.00	-	-	-	-	0.00%	805,240.00
18	HVAC	810,780.00	-	-	-	-	0.00%	810,780.00
19	Electrical / Lighting	1,160,555.00	-	-	-	-	0.00%	1,160,555.00
20	Low Voltage Systems	167,000.00	-	-	-	-	0.00%	167,000.00
21	Miscellaneous / Other items not included	798,589.25	-	-	-	-	0.00%	798,589.25
22	Furniture, Fixtures, & Equipment	50,000.00	-	-	-	-	0.00%	50,000.00
Total Construction		13,797,368.00	-	-	-	-	0.00%	13,797,368.00

Contingency (max 5% NC / 10% Acq/Rehab/Reuse)	689,868.40
General Requirements (max 6%)	827,842.08
Contractor Profit and Overhead (max 8%)	1,103,789.44

Total Project Development	16,418,867.92
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Total Project Development (less site work)	13,618,867.92
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Construction Cost Addendum Certification: I certify that to the best of my knowledge all known relevant factors affecting the cost of construction have been taken into consideration in the preparation of this construction cost addendum. I have been provided a copy of the 2024 Qualified Allocation Plan and the estimated costs necessary to build the project in accordance with the Development Design Criteria have been incorporated into the addendum. I have been provided and have reviewed the plans and specifications. I have been provided and have reviewed the geotechnical reports and the estimated costs for all recommendations have been incorporated into the addendum. If applicable, I have been provided and have reviewed the asbestos and/or lead-based paint assessment reports and taken into consideration the estimated costs necessary to remediate and/or abate these materials in accordance with federal and state regulations. If applicable, I have also taken into consideration the costs necessary to build the project in accordance with the sustainable building certification selected by the project owner.

The credentials of the preparer of the construction cost addendum must be submitted with the application.

Reviewed and approved for submission by:

Thompson Gooding, President
(Name & Title)

<--- to be completed by an
Estimator, Contractor, Architect,
or Engineer


(Signature)

5/21/2025
(Date)

Park Terrace Development
(Company / Firm Name)

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