

Fernwood at Five Points

5/19/2025

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	970,919.22	-	-	-	-	0.00%	970,919.22
2	Landscaping & Amenities	61,350.33	-	-	-	-	0.00%	61,350.33
3	Concrete	632,386.97	-	-	-	-	0.00%	632,386.97
4	Masonry	1,857,970.31	-	-	-	-	0.00%	1,857,970.31
5	Metals	223,744.66	-	-	-	-	0.00%	223,744.66
6	Framing / Rough Carpentry	-	-	-	-	-	#DIV/0!	-
7	Finish / Trim Carpentry	209,656.40	-	-	-	-	0.00%	209,656.40
8	Insulation	143,227.38	-	-	-	-	0.00%	143,227.38
9	Roofing & Gutters	479,452.85	-	-	-	-	0.00%	479,452.85
10	Siding / Soffit / Fascia	145,980.32	-	-	-	-	0.00%	145,980.32
11	Doors & Windows	888,374.03	-	-	-	-	0.00%	888,374.03
12	Drywall / Acoustics/Paint	2,290,924.07	-	-	-	-	0.00%	2,290,924.07
13	Flooring & Tile	357,622.25	-	-	-	-	0.00%	357,622.25
14	Hardware & Accessories	323,551.62	-	-	-	-	0.00%	323,551.62
15	Cabinets & Appliances	833,537.98	-	-	-	-	0.00%	833,537.98
16	Elevators/Lifts	243,560.83	-	-	-	-	0.00%	243,560.83
17	Plumbing	2,001,115.13	-	-	-	-	0.00%	2,001,115.13
18	HVAC	914,790.36	-	-	-	-	0.00%	914,790.36
19	Electrical / Lighting	1,920,130.46	-	-	-	-	0.00%	1,920,130.46
20	Low Voltage Systems	-	-	-	-	-	#DIV/0!	-
21	Miscellaneous / Other items not included	181,856.89	-	-	-	-	0.00%	181,856.89
22	Furniture, Fixtures, & Equipment	189,628.31	-	-	-	-	0.00%	189,628.31
	Total Construction	14,869,780.37	-	-	-	-	0.00%	14,869,780.37

Contingency (max 5% NC / 10% Acq/Rehab/Reuse)	743,489.02
General Requirements (max 6%)	892,186.82
Contractor Profit and Overhead (max 8%)	1,189,582.43

Total Project Development	17,695,038.64
---------------------------	---------------

Total Project Development (less site work)	16,724,119.42
--	---------------

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:

Fred Richard Alexander, Jr./Manager

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

(Name & Title)

(Signature)

05/13/2026

(Date)

M. B. Kahn Specialty, LLC

(Company / Firm Name)

phone: **803.497.7443**

fax:

email: **ralexander@mbkahn.com**