720 Lady Street Columbia, SC 29201 Phone: 803-256-1989 Fax: 803-254-5620 cumming-group.com

55201 Archer Apartments AR 4% April 14, 2023

p = -, = = = =				Original to Revised	Original to CMG	CMG to Revised	CMG to Revised
	Original	CMG	Revised	Variance	Variance	Variance	Difference
Total Construction	\$ 17,834,518.00	\$ 20,713,512.32	\$ 25,702,257.00	44%	16%	24%	\$4,988,745
General Requirements (max 6%)	\$ 1,026,665.20	\$ 1,192,397.93	\$ 1,597,958.00	56%	16%	34%	\$405,560
Contractor Profit and Overhead (max 8%)	\$ 1,368,887.00	\$ 1,589,863.98	\$ 1,623,164.00	19%	16%	2%	\$33,300
Total Project Development	\$ 20,230,070.20	\$ 23,495,774.22	\$ 28,923,379.00	43%	16%	23%	\$5,427,605
Total Project Development (less site work)	\$ 18,875,911.20	\$ 21,875,774.22	\$ 26,259,149.00	39%	16%	20%	\$4,383,375
Total Development Project Costs	\$ 32,345,098.20	\$ 35,813,435.22	\$ 41,933,415.00	30%	11%	17%	\$6,119,980

Sitework and Utilities

- It is Cumming's opinion that the costs submitted in the updated application are not properly supported, are not reasonable projections and may not be relied upon for consideration of additional financial resources.
- The developer included lump sums only for their original and revised budget. Their revised sum nearly doubled. This causes their overall budget to not be in line with our escalation calculations of the original application budget dated 8/4/2021.

Hard Construction

- It is Cumming's opinion that the costs submitted in the updated application are not properly supported, are not reasonable projections and may not be relied upon for consideration of additional financial resources.
- The developer included lump sums only for their original and revised budget. Some scope was moved within the application created some irregularities in our comparison. However, overall, the increases in masonry, framing, and misc./contingency were substantially higher than normal market escalation in our opinion. This causes their overall budget to not be in line with our escalation calculations of the original application budget dated 8/4/2021.

Development Cost

- It is Cumming's opinion that the costs submitted in the updated application are not properly supported, are not reasonable projections and may not be relied upon for consideration of additional financial resources.
- The developer made some adjustments to their architectural and engineering fees, which caused their overall development project cost to exceed our opinion of cost.

CUMMING Management Group Opinion

- It is Cumming's opinion that the costs submitted in the updated application are not properly supported, are not reasonable projections and may not be relied upon for consideration of additional financial resources.
- The overall revised project development budget of **\$41,933,415**, in our opinion, does not fall within the reasonable allowed escalation for this project from 8/4/2021 to 3/30/2023.

•			Association/Dahahilitation				Original to Day	Original to CMC	CMG to Revised	CMG to Revised	Commons of	CMC Comment		
	New Construction	Rehabilitation	Acquisition/Rehabilitation Acquisition Rehabilitation	Original	смд	Revised	Original to Revised Variance	Variance	Variance	Variance	Summary of Const Cost Addm.	CMG Summary of Const Cost Addm.	Difference	CMG Differe
Purchase of Land and Buildings	non concuración	rtonabintation	Acquisition Reliabilitation	Original	OMO	Reviseu	Variance	Variance	Variance	Variance	Const Cost Addin.	Const Cost Addin.	Dilicicnoc	ONO DITION
Land	2,733,000	ı		2,733,000	2,891,028	2,891,028	6%	6%	0%					
Existing Structures	2,733,000		1,380,178	1,380,178	1,221,972	1,221,972	-11%		0%		•			
Demolition			1,500,170	1,500,170	1,221,312	1,221,312	-1170	-1170	070					
Other: Closing Cost	123,395			123,395	123,395	123,395	0%	0%	0%					
Subtotals	2,856,395	_	1,380,178	4,236,573	4,236,395	4,236,395	0%		0%					
Site Work	2,000,000		1,000,170	4,200,010	4,200,000	4,200,000	070	070	070					
On-Site Improvements	700,967	653,192		1,354,159	1,620,000	2,664,230	97%	20%	64%	\$1,044,230				
Off-Site Improvements	700,307	000,102		1,004,100	1,020,000	2,004,200	3170	2070	0470	\$1,044,200				
Other:	-	-				-								
Subtotals	700,967	653,192	_	1,354,159	1,620,000	2,664,230	97%	20%	64%	\$1,044,230	1,354,159.00	1,620,000.00		
Rehabilitation and New Construction	700,507	033,192	-	1,334,139	1,020,000	2,004,230	31 /0	2076	04 /0	φ1,044,230	1,334,139.00	1,020,000.00		
New Building	9,335,937	ı		9,335,937	17,593,512	21,167,386	127%	88%	20%	\$3,573,874				
Rehabilitation	9,000,931	6,686,495		6,686,495	17,050,012	21,107,300	-100%	-100%	20 /0	φ3,313,014				
Accessory Building		0,000,493		0,000,493		•	= 100 /6	-10076						
General Requirements	592,766	433,899		1,026,665	1,192,398	1,597,958	56%	16%	34%	\$405,560				
Contractor Profit	646,591	380,074		1,026,665	1,192,398	1,268,665	24%		6%	\$76,267				
Contractor Overhead	205,531	136,691		342,222	397,466	354,499	4%		-11%	-\$42,967				
Contractor Contingency	619,077	754,422		1,373,499	1,500,000	1,870,641	36%	9%	25%	\$370,641				
Depreciable FF&E	404 ***	F4.555		470	00.455				***					
Tap Fees	124,000	54,000		178,000	38,105	38,105	-79%	-79%	0%					
Impact Fees														
Other HCC: Construction Oversite	155,000	95,000		250,000	32,400	32,400	-87%	-87%	0%					
Other Non-HCC:				-	47,000	47,000			0%					
Subtotals	11,678,902	8,540,581	-	20,219,483	21,993,279	26,376,654	30%	9%	20%	\$4,383,375	18,875,911.20	21,875,774.22	1,165,572.00	
Other Fees														
Architect Fees	225,000	-		225,000	247,500	433,450	93%	10%	75%	\$185,950				
Attorney Fees	355,000	-		355,000	390,500	263,271	-26%	10%	-33%	-\$127,229				
CPA Certification Fees	15,000			15,000	16,500	12,000	-20%	10%	-27%	-\$4,500	•			
Development/Application Consultant Fees						275,000				\$275,000	•			
Other: Engineering - includes Surve	75,000			75,000	82,500	800,000	967%	10%	870%	\$717,500	•			
Subtotals	670,000	-		670,000	737,000	1,783,721	166%	10%	142%	\$1,046,721				
nterim Costs	0.0,000			0.01000	,	11.001.01				4 .,,,	•			
Construction Interest	850.000			850.000	2,033,756	2.033.756	139%	139%	0%		•			
Construction Loan Costs	75,000			75,000	225,000	225,000	200%	200%	0%		•			
Credit Enhancement	10,000			70,000	220,000	220,000	20070	20070	0,0					
Taxes					_									
Other: Construction Commitment Fe	161,000			161,000	44,995	44,995	-72%	-72%	0%					
Subtotals	1,086,000	_		1,086,000	2,303,751	2,303,751	112%	112%	0%					
Financing Fees and Expenses	1,000,000			1,000,000	2,000,701	2,000,701	11270	11270	070					
Bond Premium	150.000	ı		150.000	168.634	168.634	12%	12%	0%					
	14.000			14.000	12,000	12,000	-14%		0%					
Bridge Loan Expenses Permanent Loan Costs	10,000			10,000	10,000	10,000	-14%		0%					
TEB Cost of Issuance/Underwriters Discount	95,000	-			172,500	172,500	82%		0%					
				95,000										
Title & Recording	80,000			80,000	83,665	83,665	5%		0%					
Other: Escrow/Fees for CRC	265,000			265,000	162,675	162,675	-39%	-39%	0%					
Subtotals	614,000	-		614,000	609,474	609,474	-1%	-1%	0%					
Soft Costs				5		00.774		1001	00001	040 000				
Appraisal	5,000			5,000	5,500	23,750	375%	10%	332%	\$18,250				
Environmental Review	5,000	-		5,000	5,500	7,550	51%	10%	37%	\$2,050				
Market Study	6,000			6,000	6,600	5,300	-12%	10%	-20%	-\$1,300	:			
Relocation Expense	-			-	-	-								
Rent Up Expense	75,000			75,000	82,500	85,470	14%	10%	4%	\$2,970				
SC Housing Fees	5,500	-		5,500	6,050	5,500	0%		-9%	-\$550				
Soft Cost Contingency	350,000			350,000	385,000	14,234	-96%	10%	-96%	-\$370,766				
Other: Geotechnical Report	10,000			10,000	11,000	6,000	-40%		-45%	-\$5,000				
Subtotals	456,500	-	-	456,500	502,150	147,804	-68%	10%	-71%	-\$354,346				
Syndication Costs														
Partnership Organization	130,000			130,000	211,286	211,286	63%	63%	0%					
Tax Opinion	6,000			6,000	5,000	5,000	-17%		0%					
Other: Issuer Fee	172,500			172,500	140,000	140,000	-19%	-19%	0%					
Subtotals	308,500	-		308,500	356,286	356,286	15%	15%	0%		•			
Developer Costs	,***					,					•			
Developer Fee	1,514,081	1,485,919		3,000,000	3,000,000	3,000,000	0%	0%	0%					
Other:	.,,	.,,510		2,222,000	2,222,300	2,222,200	0,0	0,0	0,0					
Subtotals	1,514,081	1,485,919		3,000,000	3,000,000	3,000,000	0%	0%	0%					
Development Reserves	1,014,001	1,400,319		3,000,000	3,000,000	3,000,000	076	076	076					
Operating Reserve	399,883			399,883	455,100	455,100	14%	14%	0%					
	399,883			399,883	455,100	455,100	14%	14%	0%					
Other:	000 ***				455.455	455.455			***					
Subtotals	399,883	-		399,883	455,100	455,100	14%	14%	0%					
			1,380,178	32,345,098	35,813,435	41,933,415	30%	11%	17%	\$6,119,980				
TOTAL DEVT. COST	20,285,228													

For adaptive reuse developments, separate any New Construction costs from Rehabilitation costs on this schedule

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Hard Construction Costs (highlighted in blue in column C above)	l	10,810,981	8,189,109	-	-	19	9,000,090	20,745,912	25,734,657	
Limit %								Actual %		
General Reqmts	6%						5.40%	5.75%	6.21%	of Hard Construction Costs
Contractor Profit	6%						5.40%	5.75%	4.93%	of Hard Construction Costs
Contractor OH	2%						1.80%	1.92%	1.38%	of Hard Construction Costs
Contractor Cont										
New Const	5%						7.23%	7.23%	7.27%	
Acq/Rehab	10%					N/A	N/A		I/A	

Construction Cost Addendum Archer Apartments 8/4/2021 3/30/2023 ? Original to Revised Original to CMG CMG to Revised NOTE: Line items highlighted in RED are intended to be utilized for rehabilitation Variance Variance Variance Site Work & Utilities Original Unit Price CMG Unit Price Original CMG Revised Material Information / Notes/ Comments Qty Clearing/Grubbing ACRE Per ACRE Per ACRE Excavate Lot To Proper Grade CY Per CY Per CY Excavate Footings/Foundation CY Per CY Per CY S Water Line to Street & Tie-In LF Per LF Per LF \$ Sanitary Line To Street & Tie-In LF Per LF Per LF Sanitary Sewer Manhole/Structure EA Per EA Per EA \$ Storm Sewer LF Per LF Per LF Storm Sewer Manhole/Inlet Structure EA Per EA Per EA \$ Gas Line- Complete LF Per LF Per LF Electric/Power Line To Unit LF POLES Per POLE Per POLE Site Lighting-Complete- Per Light Pole 240,248.00 Landscaping ACRE Per ACRE Per ACRE \$ 334,759.00 \$ 1,354,159.00 Site work & utilities estimate \$ 1,620,000,00 1,354,159.00 \$ 1,620,000.00 \$ 2,089,223.00 54% 20% Open Line Item For Developer's Use As Needed Subtotal \$ 1.354.159.00 \$ 1.620.000.00 \$ 2.664.230.00 Lump sum doubled 97% 20% 64% **Unit Price** #VALUE! #VALUE! #VALUE! Concrete & Paving Qty Unit Price **Total Cost** Total Cost **Total Cost** Concrete Footing CY Per CY Per CY Concrete Slab On Grade, incl. gravel & vapor barrier SF Per SF Per SF \$ Concrete Driveway- Finished SY Per SY Per SY Concrete Sidewalk- Finished SY Per SY Per SY \$ Concrete Curb & Gutter LF Per LF Per LF SY Parking Lot- Stone Base & Asphalt Per SY Per SY Per LS Per LS Parking Striping & Signage LS Dumpster Pad & Fencing- Complete SY Per SY Per SY Per CY Concrete Porch CY Per CY Demolish/Dispose of Concrete CY Per CY Per CY emolish/Dispose of Asphal Per CY \$ 1,266,429.00 \$ 1 520 000 00 1,266,429.00 \$ 1,490,000.00 \$ 1,972,584.00 56% 18% Concrete & Paving estimate Open Line Item For Developer's Use As Needed 1,266,429.00 \$ 1,490,000.00 \$ 1,972,584.00 Too big of an increase for this time period Total Cost #VALUE! #VALUE! #VALUE! Masonry Qty Unit Price **Unit Price Total Cost** Total Cost **Total Cost** Concrete Block Per SF Per SF Brick Veneer SF Per SF Per SF \$ emolition of Concrete Block Masonry Estimate 453,432.00 550,000.00 453,432.00 \$ 550,000.00 \$ 1,012,397.00 123% 21% Open Line Item For Developer's Use As Needed 453,432.00 \$ 550,000.00 \$ 1,012,397.00 21% #VALUE! #VALUE! #VALUE! Metals Unit Price Unit Price Total Cost Total Cost Qty Total Cost Ornamental Railings- Stairs 1 F Per I F Per I F S 52,765.00 Ornamental Fence 1 F PerIF Per IF \$ Ornamental Gate FΔ Per FA Per FA \$ Lintels 1 F Per I F Per I F Support Column EA Per EA Per EA 5 Demolition of Ornamental Railings- Stairs 1E Per LF Per LF LF Metals estimate 703,954.00 \$ 860,000.00 703,954.00 \$ 860,000.00 \$ 1,006,625.00 43% Open Line Item For Developer's Use As Needed 703,954.00 860,000.00 \$ 1,059,390.00 Unit Price #VALUE! #VALUE! #VALUE! Framing / Rough Carpentry Qty Unit Price Total Cost Total Cost **Total Cost** 1st Floor - Joist /Truss System SF Per SF Per SF SF 2nd Floor- Joist/Truss System Per SF Per SF \$ SF Roof- Joist/Truss System Per SF Per SF S 3/4" Tongue & Groove Floor Sheathing SF Per SF Per SF \$ Stud Wall Complete LE Per I F Per IF \$ Exterior Wall Sheathing SF Per SF Per SF \$ Builder Board Exterior Wall Sheathing SF Per SF Per SF Roof Truss System SF Per SF Per SF Roof Sheathing SF Per SF Per SF

1,643,112.00 \$

1,150,178.40

\$ 1,643,112.00 \$ 1,150,178.40 \$ 4,138,798.00

Approx. 30% decrease from 2021 to 2023. Rev. rates

140%

152%

-30%

-30%

260%

3,942,294.00 increased 152%

129,123.00 added scope in revised

67,381.00 added scope in revised

emolish Exterior Wall

Framing / Rough Carpentry estimate

Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed

Total Cost

\$ 1,643,112.00

\$ 1,150,178.40

	CMG to Revised Variance
1	
	\$240,248
6	\$334,759 \$469,223
6	\$1,044,230 #VALUE!
	""
6	\$482,584
6	\$482,584
	#VALUE!
6	\$462,397
6	\$462,397
0	#VALUE!
	\$52,765
,	2//2/2
6	\$146,625
6	\$199,390
	#VALUE!
,	60 700 411
6	\$2,792,116 \$129,123
	\$129,123 \$67,381
ó	\$2,988,620

Finish / Trim Carpentry	Q	ty	Unit Pri		Unit Price	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!	#VALUE!
Window Casing/Trim Door Casing/Trim		EA EA		Per EA Per EA	Per EA Per EA		\$ - !	- e					
Base Molding- MDF		LF		Per LF	Per LF		\$ - :	-					
Base Molding- Pine		LF LF		Per LF	Per LF		\$ - !	-					
Crown Molding- MDF		LF		Per LF	Per LF		\$ - !	7					
Crown Molding- Pine/Equal		LF		Per LF	Per LF		\$ - !						
Chair Rail- MDF		LF		Per I F	Per LF		\$ - !						
Chair Rail- Pine/Equal		LF		Per LF	Per LF		\$ -	\$ -					
Bathroom Vanity/Base Cabinets		LF		Per LF		\$ -	\$ - !	\$ -					
Kitchen Cabinets		LF		Per LF	Per LF	•	\$ -	<u>, </u>					
Vinyl Coated Metal Wire Shelving		LF		Per LF	Per LF		Š -	<u>-</u>					
Wood Shelving		LF		Per LF	Per LF		\$ - !	\$ -					
Demolish Casing/Trim/Chair Rail/Molding		LF		Per LF	Per LF		\$ - !	\$ -					
Demolish Kitchen Cabinets		EA		Per EA		\$ -	\$ - !						
Demolish Shelving		LF		Per LF	Per LF	\$ -	\$ - !	\$ -					
Finish / Trim Carpentry estimate	1		\$ 588,456.00		\$ 725,110.85	\$ 588,456.00	\$ 725,110.85	\$ 771,601.00		31%	23%	6%	\$46,490
Open Line Item For Developer's Use As Needed						\$ -	\$ - !	\$ -					
Total Cost						\$ 588,456.00	\$ 725,110.85	\$ 771,601.00		31%	23%	6%	\$46,490
Insulation	Q	ty	Unit Pri	ce	Unit Price	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!	#VALUE!
Walls- Batt Insulation (Specify R-Value & Inches)		SF		Per SF	Per SF		\$ - !	\$ -					
Floors- Batt Insulation (Specify R-Value & Inches)		SF		Per SF	Per SF		\$ - !	\$ -					
Attics- R-38 Blown-In Recycled Cellulose		SF		Per SF	Per SF	\$ -	\$ - !	\$ -					
Attics- R-38 Blown-In		SF		Per SF		\$ -	\$ - !	\$ -					
Demolish Walls / Floor Insulation		SF		Per SF	Per SF		\$ - !	\$ -					
Demolish Attic Insulation		SF		Per SF	Per SF	\$ -	\$ - !	\$ -					
Insulation estimate	1		\$ 396,209.00		\$ 488,219.07	\$ 396,209.00	\$ 488,219.07	\$ 657,776.00		66%	23%	35%	\$169,557
Open Line Item For Developer's Use As Needed						\$ -	\$ - !	\$ -					
Total Cost						\$ 396,209.00			Rev app too big of a price increase for this time period	66%	23%	35%	\$169,557
Flooring-Carpet	Q	ty	Unit Prid		Unit Price	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!	#VALUE!
Remove Carpet/Pad		SF		Per SF	Per SF	\$ -	\$ - !	\$ -					
Carpet & Pad		SF		Per SF		\$ -	\$ - !	\$ -					
Carpet- Glue Down		SF		Per SF	Per SF		\$ - !	\$ -					
Carpet- Indoor/Outdoor		SF		Per SF	Per SF	\$ -	\$ - !	\$ -					
Demolish Carpet and Pad		SF		Per SF		\$ -	\$ - !						
Flooring Carpet estimate	1		\$ 88,269.00		\$ 108,767.37	\$ 88,269.00	\$ 108,767.37	\$ -		-100%	23%	-100%	-\$108,767
Open Line Item For Developer's Use As Needed						\$ -	\$ - !	\$ -					
Total Cost						\$ 88,269.00	7,	_		-100%	23%	-100%	-\$108,767
Flooring-Vinyl	Q	ty	Unit Prid	ce	Unit Price	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vinyl Sheet Flooring		SF		Per SF	Per SF	\$ -	\$ - !	\$ -					
Vinyl Sheet Flooring Vinyl Tile Flooring		SF		Per SF	Per SF		\$ - ! \$ - !	\$ -					
Vinyl Sheet Flooring Vinyl Tile Flooring Repair/Replace Subfloor and Vinyl					Per SF Per SF	\$ -	\$ - !	\$ - \$ - \$ -					
Vinyl Sheet Flooring Vinyl Tile Flooring Repair/Replace Subfloor and Vinyl Flooring Vinyl estimate	1	SF	\$ 268,636.00	Per SF	Per SF		\$ - : \$ - : \$ - : \$ 331,020.29	\$ - \$ - \$ -		-100%	23%	-100%	-\$331,020
Vinyl Sheet Flooring Vinyl Tile Flooring Repair/Replace Subfloor and Vinyl Flooring Vinyl estimate Open Line Item For Developer's Use As Needed	1	SF	\$ 268,636.00	Per SF	Per SF Per SF \$ 331,020.29	\$ - \$ 268,636.00 \$ -	\$ - ! \$ 331,020.29 ! \$ - !	\$ - \$ - \$ - \$ -					
Vinyl Sheet Flooring Vinyl Tile Flooring Repair/Replace Subfloor and Vinyl Flooring Vinyl estimate Open Line Item For Developer's Use As Needed Total Cost	1	SF SF		Per SF Per SF	Per SF Per SF \$ 331,020.29	\$ 268,636.00 \$ - \$ 268,636.00	\$ - ! \$ 331,020.29 ! \$ - ! \$ 331,020.29 !	5 - 5 - 5 - 5 - 5 - 5 -		-100%	23%	-100%	-\$331,020
Vinyl Sheet Flooring Vinyl Tile Flooring Repair/Replace Subfloor and Vinyl Flooring Vinyl estimate Open Line Item For Developer's Use As Needed Total Cost Flooring-Wood	1 Q	SF SF	\$ 268,636.00 Unit Pric	Per SF Per SF	Per SF Per SF \$ 331,020.29	\$ - \$ 268,636.00 \$ -	\$ - ! \$ 331,020.29 ! \$ - !	\$ - \$ - \$ - \$ -					
Vinyl Sheet Flooring Vinyl Tile Flooring Repair/Replace Subfioor and Vinyl Flooring Vinyl estimate Open Line Item For Developer's Use As Needed Flooring-Wood Engineered Wood Flooring	1 Q	SF SF ty		Per SF Per SF	Per SF Per SF \$ 331,020.29 Unit Price	\$ 268,636.00 \$ - \$ 268,636.00 Total Cost \$ -	\$ 331,020.29 \$ - \$ 331,020.29 Total Cost \$ - !	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -		-100%	23%	-100%	-\$331,020
Vinyl Sheet Flooring Vinyl Tile Flooring Repair/Replace Subfloor and Vinyl Flooring Vinyl estimate Open Line Item For Developer's Use As Needed Total Cost Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring	1 Q	SF SF ty SF SF		Per SF Per SF ce Per SF Per SF	Per SF Per SF Unit Price Per SF Per SF Per SF	\$ 268,636.00 \$ - \$ 268,636.00 Total Cost \$ - \$ -	\$ 331,020.29 \$ - \$ 331,020.29 \$ Total Cost \$ - \$ \$ - \$ \$	5 - 5 - 5 - 5 - 5 - 7 - 5 - Total Cost		-100%	23%	-100%	-\$331,020
Vinyl Sheet Flooring Vinyl Tile Flooring Repair/Replace Subfloor and Vinyl Flooring Vinyl estimate Open Line Item For Developer's Use As Needed Total Cost Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring	1 Q	SF SF SF SF SF SF		Per SF Per SF Per SF Per SF Per SF	Per SF \$ 331,020.29 Unit Price Per SF Per SF Per SF Per SF	\$ 268,636.00 \$ - \$ 268,636.00 Total Cost \$ -	\$ 331,020.29 \$ - \$ 331,020.29 Total Cost \$ - !	5 - 5 - 5 - 5 - 5 - 7 - 5 - Total Cost		-100%	23%	-100%	-\$331,020
Vinyl Sheet Flooring Vinyl Tile Flooring Repair/Replace Subfloor and Vinyl Flooring Vinyl estimate Open Line Item For Developer's Use As Needed Total Cost Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair Replace Engineered Wood Flooring	1 Q	SF SF SF SF SF SF		Per SF Per SF Per SF Per SF Per SF Per SF	Per SF	\$ 268,636.00 \$ 268,636.00	\$ 331,020.29 5	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -		-100%	23%	-100%	-\$331,020
Vinyl Sheet Flooring Vinyl Tile Flooring Repair/Replace Subfloor and Vinyl Flooring Vinyl estimate Open Line Item For Developer's Use As Needed Total Cost Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair Replace Engineered Wood Flooring Repair/Replace Oak / Natural Flooring		SF SF SF SF SF SF	Unit Prid	Per SF Per SF Per SF Per SF Per SF	Per SF	\$ 268,636.00 \$ - \$ 268,636.00 Total Cost \$ - \$ - \$ - \$ - \$ -	\$ 331,020.29 5	5 - 5 - 5 - 7 - 7 - 7 - 7 - 7 - 7 - 7 -		-100% #VALUE!	23% #VALUE!	-100% #VALUE!	-\$331,020 #VALUE!
Vinyl Sheet Flooring Vinyl Tile Flooring Repair/Replace Subfioor and Vinyl Flooring Vinyl estimate Open Line Item For Developer's Use As Needed Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair Replace Engineered Wood Flooring Repair/Replace Oak / Natural Flooring Flooring Wood Stimate Flooring Wood Stimate	1 Q	SF SF SF SF SF SF		Per SF Per SF Per SF Per SF Per SF Per SF	Per SF S 331,020.29 Unit Price Per SF	\$ 268,636.00 \$ 268,636.00	\$ 331,020.29 5	5 - 5 - 5 - 7 - 7 - 7 - 7 - 7 - 7 - 7 -		-100%	23%	-100%	-\$331,020
Vinyl Sheet Flooring Vinyl Tile Flooring Repair/Replace Subfloor and Vinyl Flooring Vinyl estimate Open Line Item For Developer's Use As Needed Total Cost Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair Replace Dak / Natural Flooring Repair/Replace Oak / Natural Flooring Flooring Wood estimate Open Line Item For Developer's Use As Needed		SF SF SF SF SF SF	Unit Prid	Per SF Per SF Per SF Per SF Per SF Per SF	Per SF	\$ 268,636.00 \$ 268,636.00 Total Cost \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 331,020.29 \$ 331,020.29 Total Cost \$ - \$ 5 - \$ 6 - \$ 7 - \$ 7 - \$ 7 - \$ 8 - \$ 9 - \$ 9 - \$ 9 - \$ 9 - \$ 1 - \$ 1 - \$ 1 - \$ 1 - \$ 2 - \$ 2 - \$ 3 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 6 - \$ 7 - \$ 7 - \$ 8 - \$ 9 -	Control Cont		-100% #VALUEI	23% #VALUE!	-100% #VALUE! -100%	-\$331,020 #VALUE! -\$227,527
Vinyl Sheet Flooring Vinyl Tile Flooring Repair/Replace Subfloor and Vinyl Flooring Vinyl estimate Open Line Item For Developer's Use As Needed Total Cost Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair Replace Engineered Wood Flooring Repair Replace Engineered Wood Flooring Repair/Replace Oak / Natural Flooring Flooring Wood estimate Open Line Item For Developer's Use As Needed Total Cost	1	SF SF SF SF SF SF SF SF	Unit Prid	Per SF	Per SF	\$ 268,636.00 \$ - \$ 268,636.00 Total Cost \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 331,020.29 \$ 331,020.29 Total Cost \$ - - - - - \$ - - - - \$ 227,526.85 \$ 227,526.85	\$ - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -		-100% #VALUE! -100%	23% #VALUE! 23% 23%	-100% #VALUE! -100%	-\$331,020 #VALUE! -\$227,527 -\$227,527
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Vinyl Sheet Flooring Vinyl Tile Flooring Repair/Replace Subfioor and Vinyl Flooring Vinyl estimate Open Line Item For Developer's Use As Needed Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair/Replace Oak / Natural Flooring Repair/Replace Oak / Natural Flooring Flooring Wood estimate Open Line Item For Developer's Use As Needed Total Cost Flooring / Wall-Tile Ceramic Floor Tile Ceramic Floor Tile Ceramic Floor Tile Remove Ceramic Tile & Dispose Flooring Wall-Tile estimate Floor prep/Temp Protection/Final Cleaning/Punch Total Cost Floor prep/Temp Protection/Final Cleaning/Punch Total Cost	1 Q	SF SF SF SF SF SF SF SF SF	Unit Prid	Per SF	Per SF	\$ 268,636.00 \$ 268,636.00 Total Cost \$	\$ 331,020.29	\$ - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -		-100% #VALUE! -100% -100% #VALUE! 914%	23% #VALUEI 23% 23% #VALUEI 23%	-100% #VALUE! -100% -100% #VALUE! 723%	-\$331,020 #VALUE! -\$227,527 -\$227,527 #VALUE! \$418,017 \$423,406 \$841,423
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Viryl Sheet Flooring Repair/Replace Subfloor and Viryl Flooring Vinyl estimate Open Line Item For Developer's Use As Needed Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Repair/Replace Boild Wood Flooring Repair/Replace Coak / Natural Flooring Repair/Replace Coak / Natural Flooring Repair/Replace Oak / Natural Flooring Flooring Wood estimate Open Line Item For Developer's Use As Needed Total Cost Flooring / Wall-Tile Ceramic Floor Tile Ceramic Floor Tile Ceramic Floor Subsepper Su	1 Q	\$F	Unit Prid	Per SF	Per SF	\$ 268,636.00 \$ 268,636.00 Total Cost \$	\$ 31,020.29 \$ 331,020.29 \$ 331,020.29 Total Cost \$ - \$ 5 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 8 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 8 - \$ 7 - \$	\$ - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -		-100% #VALUE! -100% -100% #VALUE! 914%	23% #VALUEI 23% 23% #VALUEI 23%	-100% #VALUE! -100% -100% #VALUE! 723%	-\$331,020 #VALUE! -\$227,527 -\$227,527 #VALUE! \$418,017 \$423,406 \$841,423
Viryl Sheet Flooring Repair/Replace Subfioor and Viryl Flooring Vinyl estimate Open Line Item For Developer's Use As Needed Total Cost Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Repair/Replace Oak / Natural Flooring Repair/Replace Oak / Natural Flooring Flooring Wood estimate Open Line Item For Developer's Use As Needed Total Cost Flooring / Wall-Tile Ceramic Floor Tile Siding / Soffit / Fascia / Gutters House Wrap- Fully Taped Rubberized Flashing at Doors/Windows Viryl Siding Fiber Cement Board Siding- Plank Type Fiber Cement Board Siding- Shingle Type Aluminum Gutters & Downspouts Porch Column Surrounds Fiber Cement Board Siding- Shingle Type Aluminum Gutters & Downspouts Porch Column Surrounds Fiber Cement Board Siding- Shingle Type Aluminum Gutters & Downspouts Porch Column Surrounds Fiber Cement Panels Remove/Dispose Gutters/Downspouts	1 Q	\$F \$	Unit Prid	Per SF	Per SF Per SF	\$ 268,636.00 \$ 268,636.00 Total Cost \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ 184,647.00 Total Cost \$ - \$ \$ -	\$ 331,020.29 \$ 331,020.29 \$ 331,020.29 Total Cost \$ - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 7,797.57 \$ 5 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 8 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 8 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 8 - \$ 7 - \$ 8 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 8 - \$ 7 - \$ 8 - \$ 8 - \$ 9	S - S - S - S - S - S - S - S - S - S -		-100% #VALUE! -100% -100% #VALUE! 914%	23% #VALUEI 23% 23% #VALUEI 23%	-100% #VALUE! -100% -100% #VALUE! 723%	-\$331,020 #VALUE! -\$227,527 -\$227,527 #VALUE! \$418,017 \$423,406 \$841,423
Viryl Sheet Flooring Repair/Replace Subfloor and Viryl Flooring Vinyl Tile Flooring Repair/Replace Subfloor and Viryl Flooring Vinyl estimate Open Line Item For Developer's Use As Needed Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair/Replace Engineered Wood Flooring Repair/Replace Oak / Natural Flooring Flooring Wood estimate Open Line Item For Developer's Use As Needed Total Cost Flooring / Wall-Tile Ceramic Floor Tile Ceramic Flie Walls/Tub Surrounds-Thin Set Repair/Replace Tile Remove Ceramic Tile & Olspose Flooring Wall Tile estimate Floor prep/Temp Protection/Final Cleaning/Punch Total Cost Siding / Soffit / Fascia / Gutters House Wrap-Fully Taped Rubberized Flashing at Doors/Windows Viryl Siding Fiber Cement Board Siding- Plank Type Fiber Cement Board Siding- Shingle Type Aluminum Gutters & Downspouts Porch Column Surrounds Fiber Cement Panels Remove (Polspose Viryl Siding	1 Q	\$F	Unit Prid	Per SF	Per SF	\$ 268,636.00 \$ 268,636.00 Total Cost \$	\$ 331,020.29 \$ 331,020.29 \$ 331,020.29 Total Cost \$ - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 7,797.57 \$ 5 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 8 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 8 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 8 - \$ 7 - \$ 8 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 7 - \$ 8 - \$ 7 - \$ 8 - \$ 8 - \$ 9	S - S - S - S - S - S - S - S - S - S -		-100% #VALUE! -100% -100% #VALUE! 914%	23% #VALUEI 23% 23% #VALUEI 23%	-100% #VALUE! -100% -100% #VALUE! 723%	-\$331,020 #VALUE! -\$227,527 -\$227,527 #VALUE! \$418,017 \$423,406 \$841,423
Vinyl Sheet Flooring Repair/Replace Subfloor and Vinyl Flooring Vinyl estimate Open Line Item For Developer's Use As Needed Total Cost Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair/Replace Dak / Natural Flooring Repair/Replace Oak / Natural Flooring Flooring Wood estimate Open Line Item For Developer's Use As Needed Total Cost Flooring / Wall-Tile Ceramic Floor Tile Ceramic Floor Tile Ceramic Tile Walls/Tub Surrounds-Thin Set Repair/Replace Tile Remove Ceramic Tile & Dispose Flooring wall-Tile Suppose Flooring Wall-Tile Flooring Wall-Tile Ceramic Flooring Wall-Tile Ceramic Floor Tile Ceramic Flooring Wall-Tile Ceramic Flooring Flooring Wall-Til	1 Q	\$F	Unit Prid	Per SF	Per SF Per SF	\$ 268,636.00 \$ 268,636.00 Total Cost \$	\$ 331,020.29 \$ 331,020.29 \$ 331,020.29 Total Cost \$ - \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 7 \$ 5 \$ 5 \$ 7 \$ 5 \$ 7 \$ 5 \$ 7 \$ 8 \$ 9	\$ - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -		-100% #VALUE! -100% -100% #VALUE! 914%	23% #VALUEI 23% 23% #VALUEI 23%	-100% #VALUE! -100% -100% #VALUE! 723%	-\$331,020 #VALUE! -\$227,527 -\$227,527 #VALUE! \$418,017 \$423,406 \$841,423
Vinyl Sheet Flooring Repair/Replace Subfioor and Vinyl Flooring Vinyl estimate Open Line Item For Developer's Use As Needed Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair/Replace Oak / Natural Flooring Repair/Replace Coak / Natural Flooring Flooring Wood estimate Open Line Item For Developer's Use As Needed Total Cost Flooring / Wall-Tile Ceramic Floor Tile Ceramic Floor Tile Ceramic Floor Been Survey of Solid Poor Flooring Wall-Tile Ceramic Floor Floor Flooring Remove Ceramic Tile & Dispose Flooring Wall-Tile Sidning / Solid Flooring Wall-Tile Siding / Soffit / Fascia / Gutters Flooring Wall-Tile estimate Floor prep/Temp Protection/Final Cleaning/Punch Total Cost Siding / Soffit / Fascia / Gutters House Wrap-Fully Taped Rubberized Flashing at Doors/Windows Vinyl Siding Fiber Cement Board Siding- Plank Type Fiber Cement Board Siding- Shingle Type Aluminum Gutters & Downspouts Porch Column Surrounds Fiber Cement Panels Remove/Dispose Vinyl Siding Remove/Dispose Floor Cement Board Siding Remove/Dispose Floor Columns Siding / Soffit / Fascia / Gutters estimate Open Line Item For Developer's Use As Needed	1 Q	\$F	Unit Prid	Per SF	Per SF	\$ 268,636.00 \$ 268,636.00 Total Cost \$	\$ 31,020.29 \$ 331,020.29 Total Cost \$ -	\$ - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -	\$ 725,112.08	-100% #VALUE! -100% -100% #VALUE! 914% 1817% #VALUE!	23% #VALUEI 23% 23% #VALUEI 23% 23% 23%	-100% #VALUE! -100% -100% #VALUE! 723% 1456% #VALUE!	-\$331,020 #VALUE! -\$227,527 -\$227,527 #VALUE! \$418,017 \$423,406 \$841,423 #VALUE!
Vinyl Sheet Flooring Repair/Replace Subfloor and Vinyl Flooring Vinyl estimate Open Line Item For Developer's Use As Needed Total Cost Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Repair/Replace Dak / Natural Flooring Repair/Replace Oak / Natural Flooring Repair/Replace Oak / Natural Flooring Flooring Wood estimate Open Line Item For Developer's Use As Needed Total Cost Flooring / Wall-Tile Ceramic Floor Tile Ceramic Floor Tile Ceramic Tile Walls/Tub Surrounds- Thin Set Repair/Replace Tile Remove Ceramic Tile & Dispose Flooring wall Tile estimate Flooring Flooring Total Cost Siding / Soffit / Fascia / Gutters House Wrap- Fully Taped Rubberized Flashing at Doors/Windows Vinyl Siding Fiber Cement Board Siding- Plank Type Fiber Cement Board Siding- Shingle Type Aluminum Gutters & Downspouts Porch Column Surrounds Fiber Cement Board Siding Shingle Type Aluminum Gutters & Downspouts Remove/Dispose Futer/Downspouts Remove/Dispose Floer Cement Board Siding	1 Q	\$F	Unit Prid	Per SF	Per SF	\$ 268,636.00 \$ 268,636.00 Total Cost \$	\$ 31,020.29 \$ 331,020.29 Total Cost \$ -	\$ - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -		-100% #VALUE! -100% -100% #VALUE! 914% #VALUE!	23% #VALUEI 23% 23% #VALUEI 23% #VALUEI	-100% #VALUE! -100% -100% #VALUE! 723% #VALUE!	-\$331,020 #VALUE! -\$227,527 -\$227,527 #VALUE! \$418,017 \$423,406 \$841,423 #VALUE!

Roofing	Q		Unit Pri		Unit Pri			Total Cost	Total Cost	Total Cost
New Roof- Shingles/Felt/Accessories		SQ		Per SQ.		Per SQ.	\$	-	\$ -	Ş -
Tear-off & dispose existing roofing & felt		SQ		Per SQ.		Per SQ.	\$	-	\$ -	\$ -
Roofing Estimate	1		\$ 530,181.00		\$ 640,000.00		\$	530,181.00	\$ 640,000.00	\$ 625,098.00
Open Line Item For Developer's Use As Needed							\$	-	\$ -	\$ -
Total Cos	t						\$	530,181.00	\$ 640,000.00	\$ 625,098.00
Doors	Q	ty	Unit Pri	ce	Unit Pri	ce		Total Cost	Total Cost	Total Cost
Interior Pre-Hung		EA		Per EA		Per EA	\$	-	\$ -	\$ -
ADA Interior Pre-Hung		EA		Per EA		Per EA	Ś	-	\$ -	\$ -
Exterior Pre-Hung, Metal Door- Standard		EA		Per EA		Per EA	Ś	-	\$ -	\$ -
ADA Exterior Pre-Hung, Metal Door- Standard		EA		Per EA		Per EA	\$	_	\$ -	\$ -
Storm Door		EA		Per EA		Per EA	\$	-	, ·	\$ -
							\$, ·	\$ -
Demolish Interior/Exterior Door		EA		Per EA		Per EA	\$		\$ -	7
Doors estimate	1		\$ 642,826.00		\$ 792,106.98		\$	642,826.00	\$ 792,106.98	\$ 442,807.00
Open Line Item For Developer's Use As Needed							\$	-	Ş -	\$ -
Total Cos							\$	642,826.00	\$ 792,106.98	\$ 442,807.00
Windows	Q	ty	Unit Pri		Unit Pri	ce		Total Cost	Total Cost	Total Cost
New Construction- Vinyl Energy Star		EA		Per EA		Per EA	\$	-	\$ -	\$ -
Window Blinds		EA		Per EA		Per EA	\$	-	\$ -	\$ 70,043.00
Remove/Dispose of Existing Window		EA		Per EA		Per EA	\$	-	\$ -	\$ -
Replacement- Vinyl Energy Star		EA		Per EA		Per EA	\$	-	\$ -	\$ -
Windows estimate	1		\$ 1,645,661.00		\$ 2.027.826.45		Ś	1,645,661.00	\$ 2,027,826.45	\$ 502,074.00
Open Line Item For Developer's Use As Needed			J 1,043,001.00		¥ 2,027,020.43		\$	1,043,001.00	\$ 2,027,020.45	\$ 104,406.00
Total Cos							\$	1,645,661.00	\$ 2,027,826.45	\$ 676,523.00
		•	11-1-2-2-1		11		ş			
Drywall / Acoustics	Q		Unit Pri		Unit Pri		,	Total Cost	Total Cost	Total Cost
Drywall, Taped/Finished, Ready For Prime/Paint		SF		Per SF		Per SF	\$		\$ -	\$ -
Drywall Repair		EA		Per EA		Per EA	\$	-	\$ -	\$ -
Suspended/Drop Ceiling incl. Grid- Complete		SF		Per SF		Per SF	\$	-	\$ -	\$ -
Remove Drywall		SF		Per SF		Per SF	\$	-	\$ -	\$ -
Remove Suspended/Drop Ceiling incl. Grid- Complete		SF		Per SF		Per SF	\$	-	\$ -	\$ -
Drywall / Acoustics estimate	1		\$ 668,943.00		\$ 824,289.03		\$	668,943.00	\$ 824,289.03	\$ 779,987.00
Open Line Item For Developer's Use As Needed	1 - 1		\$ 000,545.00		\$ 024,203.03		Ś	-	\$ 02-1,203.03	\$ 773,307.00
Total Cos							Ś	668,943.00	\$ 824,289.03	\$ 779,987.00
		•	11's D'		Harle Dail				Ţ 0-1,-00.00	+,
Mirrors / Shower Door / Bath Accessories	Q		Unit Pri		Unit Pri			Total Cost	Total Cost	Total Cost
Medicine Cabinet- Basic		EA		Per EA		Per EA	\$	-	\$ -	\$ -
Mirror- Plate Glass		SF		Per SF		Per SF	\$	-	\$ -	\$ -
Shower Door- Tub		EA		Per EA		Per EA	\$	-	\$ -	\$ -
Shower Door- Stall		EA		Per EA		Per EA	\$	-	\$ -	\$ -
Bath Accessory- Basic (e.g., towel ring, towel bar, etc.)		SF		Per SF		Per SF	\$		\$ -	\$ -
Remove Medicine Cabinet		EA		Per EA		Per EA	\$	-	\$ -	\$ -
Remove Mirror- Plate Glass		EA		Per EA		Per EA	\$	-	\$ -	\$ -
Remove Shower Door		EA		Per EA		Per EA	\$	-	\$ -	\$ -
Mirrors / Shower Door / Bath Accessories estimate	1		\$ 359,261.00		\$ 442,690.78		\$	359,261.00	\$ 442,690.78	\$ 102,403.00
Open Line Item For Developer's Use As Needed	1 - 1		Ç 333,201.00		\$ 112,030.70		\$	555,201.00	\$	\$ 102,103.00
Total Cos	+						ć	359,261.00	\$ 442,690.78	\$ 102,403.00
	, Q	.	Unit Pri		Unit Pri	••	7	Total Cost	Total Cost	Total Cost
Plumbing	ų		Unit Pri		Unit Pri		^	TOTAL COST	rotal Cost	
Bathtub-Standard		EA		Per EA		Per EA	\$	-	\$ -	\$ -
Bathtub & Shower Combo- Fiberglass Standard		EA		Per EA		Per EA	\$	-	\$ -	\$ -
Shower Stall- Standard		EA		Per EA		Per EA	\$	-	\$ -	\$ -
ADA Accessible Shower Stall/Unit		EA		Per EA		Per EA	\$	-	\$ -	\$ -
Toilet complete		EA		Per EA		Per EA	\$	-	\$ -	\$ -
ADA Accessible Toilet complete		EA		Per EA		Per EA	\$	-	\$ -	\$ -
Pedestal Sink complete		EA		Per EA		Per EA	\$	-	\$ -	\$ -
Bathroom Sink Faucet- Standard		EA		Per EA		Per EA	\$	-	\$ -	\$ -
Water Heater- Electric- Complete w/ pan		EA		Per EA		Per EA	\$		\$ -	\$ -
Water Heater- Gas- Complete w/ pan		EA		Per EA		Per EA	\$	-	\$ -	\$ -
Rough In Plumbing Per Fixture		EA		Per EA		Per EA	\$	-	\$ -	\$ -
							-			
Rough In Plumbing Per SF		SF		Per SF		Per SF	\$	-	\$ -	\$ -
Remove/Dispose of Toilet/Tub/Sink, etc.		EA		Per EA		Per EA	\$	-	> -	\$ -
Remove/Dispose of Water Heater, etc.		EA		Per EA		Per EA	\$	-	\$ -	\$ -
Plumbing estimate	1		\$ 1,060,362.00		\$ 1,277,842.25		\$	1,060,362.00	\$ 1,277,842.25	\$ 951,421.00
Open Line Item For Developer's Use As Needed							\$	-	\$ -	\$ -
Total Cos							\$	1,060,362.00	\$ 1,277,842.25	\$ 951,421.00
Floatrical / Lighting		ty	Unit Pri		Unit Pri			Total Cost	Total Cost	Total Cost
Electrical / Lighting	Q					Dor FA			<u></u>	\$ -
Interior Light Fixture- Standard	Q	EA		Per EA		Per EA	\$	-	\$ -	
Interior Light Fixture- Standard	Q			Per EA		Per EA	\$	-	\$ -	\$ -
Interior Light Fixture- Standard Ceiling Fan w/ Light	Q	EA					\$	-	\$ - \$ -	\$ - \$ -
Interior Light Fixture- Standard Ceiling Fan w/ Light Fluorescent Light Fixture	Q	EA EA		Per EA Per EA		Per EA Per EA	\$	-	\$ - \$ - \$ -	\$ -
Interior Light Fixture-Standard Ceiling Fan w/ Light Fluorescent Light Fixture Exterior Light Fixture-Standard	Q	EA EA EA		Per EA Per EA		Per EA Per EA Per EA	\$ \$	-	\$ -	
Interior Light Fixture- Standard Ceiling Fan w/ Light Fluorescent Light Fixture Exterior Light Fixture- Standard Exterior Spot/Flood Light- Standard	- Q	EA EA EA EA		Per EA Per EA Per EA		Per EA Per EA Per EA Per EA	\$ \$ \$	-	\$ - \$ - \$ -	\$ - \$ - \$ -
Interior Light Fixture- Standard Celling Fan w/ Light Fluorescent Light Fixture Exterior Light Fixture- Standard Exterior Spot/Flood Light- Standard Wire Whole UNIT Incl. receptacles/switches etc.		EA EA EA EA EA		Per EA Per EA Per EA Per EA Per SF		Per EA Per EA Per EA Per EA Per SF	\$ \$ \$		\$ - \$ - \$ - \$ -	\$ - \$ - \$ -
Interior Light Fixture-Standard Ceiling Fan w/ Light Flivorescent Light Fixture Exterior Light Fixture-Standard Exterior Spot/Flood Light-Standard Wire Whole UNIT Incl. receptacles/switches etc. 150 AMP Service Panel w/ breakers, meter & mast, etc.		EA EA EA EA EA SF		Per EA Per EA Per EA Per EA Per EA Per SF Per EA		Per EA Per EA Per EA Per EA Per EA Per SF Per EA	\$ \$ \$ \$ \$	- - - -	\$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ -
Interior Light Fixture-Standard Ceiling Fan w/ Light Fluorescent Light Fixture Exterior Uight Fixture-Standard Exterior Spot/Flood Light-Standard Wire Whole UNIT Incl. receptacles/switches etc. 150 AMP Service Panel w/ breakers, meter & mast, etc. 200 AMP Service Panel w/ breakers, meter, mast, etc.		EA		Per EA Per EA Per EA Per SF Per EA Per EA		Per EA Per EA Per EA Per SF Per EA Per EA	\$ \$ \$ \$ \$		\$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ - \$ - \$ -
Interior Light Fixture- Standard Celling Fan w/ Light Fluorescent Light Fixture Exterior Light Fixture- Standard Exterior Spot/Flood Light- Standard Wire Whole UNIT Incl. receptacles/switches etc. 150 AMP Service Panel w/ breakers, meter & mast, etc. 200 AMP Service Panel w/ breakers, meter, mast, etc. Misc. Equipment Connection (e.g., HVAC unit, etc.)	ų d	EA		Per EA		Per EA	\$ \$ \$ \$ \$ \$ \$		\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -
Interior Light Fixture-Standard Celling Fan w/ Light Fluorescent Light Fixture Exterior Light Fixture-Standard Exterior Spot/Flood Light-Standard Wire Whole UNIT Incl. receptacles/switches etc. 150 AMP Service Panel w/ breakers, meter & mast, etc. 200 AMP Service Panel w/ breakers, meter, mast, etc. Misc. Equipment Connection (e.g., HVAC unit, etc.) 400 Amp service with two meters and disconnect	ų d	EA		Per EA Per EA Per EA Per SF Per EA Per EA Per EA Per EA Per EA Per EA		Per EA Per EA Per EA Per SF Per EA Per EA Per EA Per EA Per EA Per EA	\$ \$ \$ \$ \$ \$ \$ \$		\$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ - \$ -
Interior Light Fixture-Standard Ceiling Fan w/ Light Fluorescent Light Fixture Exterior Light Fixture-Standard Exterior Spot/Flood Light-Standard Wire Whole UNIT Incl. receptacles/switches etc. 150 AMP Service Panel w/ breakers, meter & mast, etc. 200 AMP Service Panel w/ breakers, meter, mast, etc. Misc. Equipment Connection (e.g., HVAC unit, etc.) 400 Amp service with two meters and disconnect Remove/Dispose of Light Fixture/Ceiling Fan	ų d	EA		Per EA		Per EA	\$ \$ \$ \$ \$ \$ \$	- - - -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -
Interior Light Fixture-Standard Celling Fan w/ Light Fluorescent Light Fixture Exterior Light Fixture-Standard Exterior Spot/Flood Light-Standard Wire Whole UNIT Incl. receptacles/switches etc. 150 AMP Service Panel w/ breakers, meter & mast, etc. 200 AMP Service Panel w/ breakers, meter, mast, etc. Misc. Equipment Connection (e.g., HVAC unit, etc.) 400 Amp service with two meters and disconnect	1	EA	\$ 1,471,140.00	Per EA Per EA Per EA Per SF Per EA Per EA Per EA Per EA Per EA Per EA	\$ 1,772,870.81	Per EA Per EA Per EA Per SF Per EA Per EA Per EA Per EA Per EA Per EA	\$ \$ \$ \$ \$ \$ \$ \$		\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -
Interior Light Fixture-Standard Ceiling Fan w/ Light Fluorescent Light Fixture Exterior Light Fixture-Standard Exterior Spot/Flood Light-Standard Wire Whole UNIT Incl. receptacles/switches etc. 150 AMP Service Panel w/ breakers, meter & mast, etc. 200 AMP Service Panel w/ breakers, meter, mast, etc. Misc. Equipment Connection (e.g., HVAC unit, etc.) 400 Amp service with two meters and disconnect Remove/Dispose of Light Fixture/Ceiling Fan	1	EA	\$ 1,471,140.00	Per EA Per EA Per EA Per SF Per EA Per EA Per EA Per EA Per EA Per EA	\$ 1,772,870.81	Per EA Per EA Per EA Per SF Per EA Per EA Per EA Per EA Per EA Per EA	\$ \$ \$ \$ \$ \$ \$ \$	- - - -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -
Interior Light Fixture- Standard Celling Fan w/ Light Flivorescent Light Fixture Exterior Spot/Flood Light- Standard Exterior Spot/Flood Light- Standard Wire Whole UNIT Incl. receptacles/switches etc. 150 AMP Service Panel w/ breakers, meter & mast, etc. 200 AMP Service Panel w/ breakers, meter, mast, etc. Misc. Equipment Connection (e.g., HVAC unit, etc.) 400 Amp service with two meters and disconnect Remove/Dispose of Light Fixture/Ceiling Fan Electrical / Lighting estimate	1	EA	\$ 1,471,140.00	Per EA Per EA Per EA Per SF Per EA Per EA Per EA Per EA Per EA Per EA	\$ 1,772,870.81	Per EA Per EA Per EA Per SF Per EA Per EA Per EA Per EA Per EA Per EA	\$ \$ \$ \$ \$ \$ \$ \$ \$	- - - -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -

#VALUE!	#VALUE!	#VALUE!
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18%	21%	-2%
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-31%	23%	-44%
-31%	23%	-44%
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-69%	23%	-75%
-59% #VALUE!	23% #VALUE!	-67% #VALUE!
17%	23%	-5%
17%	23%	-5%
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-71%	23%	-77%
-71%	23%	-77%
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-\$14,902 -\$14,902 #VALUE!

-\$349,300 -\$349,300 #VALUE! \$70,043

-\$1,525,752 \$104,406 -\$1,351,303 #VALUE!

-\$44,302 -\$44,302 #VALUE!

-\$340,288 -\$340,288 #VALUE!

-\$326,421 -\$326,421 #VALUE!

> \$155,839 \$155,839

#VALUE!

-\$1,164,170 -\$1,164,170 #VALUE!

-\$169,999 -\$169,999 #VALUE! \$1,870,641 -\$961,131 \$489,626 \$772,583 \$298,189 \$690,174 \$235,896 \$3,395,978 \$4,988,745 \$1,044,230 \$462,397 \$199,390 \$2,988,620 \$46,490 \$169,557 -\$108.767 -\$331,020 -\$227,527 \$841,423 -\$369.764 -\$14,902 -\$349,300 -\$1,351,303 -\$44.302 -\$340.288 -\$326,421 \$155,839 -\$1,164,170 -\$169.999 \$3,395,978 \$4,988,745 \$405,560 \$33,300 \$5,427,605

\$4,383,375

mac	1 0	N	Unit Dat		Unit Drive	T-1-101	T-1-1 C1	T-1-101		40 (ALLIEL	40 (ALLIEL	40 (ALLIEL
HVAC	Q	lty	Unit Pri		Unit Price	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
Energy Star 15 SEER HVAC/Heat Pump- 2 Ton		EA		Per EA	Per EA	\$ -	7	\$ -				
Air Handler		SF		Per SF	Per SF	\$ -	\$ -	\$ -				
Flexible Ductwork System, Registers, etc ENTIRE UNIT		SF		Per SF	Per SF	\$ -	\$ -	\$ -				
Programmable Thermostat		EA		Per EA	Per EA	\$ -	\$ -	\$ -				
Remove/Dispose of HVAC Unit/Air Handler/Furnace, etc.		EA		Per EA	Per EA	\$ -	\$ -	\$ -				
HVAC estimate	1		\$ 1,961,520.00		1 77-	\$ 1,961,520.00	\$ 2,363,827.75			-39%	21%	-49%
Open Line Item For Developer's Use As Needed						\$ -	7	\$ -		000/	0.40/	400
Total Cos						\$ 1,961,520.00				-39%	21%	-49%
Painting	q	lty	Unit Pri		Unit Price	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
Interior Painting Drywall Sprayed		SF		Per SF	Per SF	\$ -	\$ -	\$ -				
Interior Painting Doors		EA		Per EA	Per EA	\$ -	7	\$ -				
Interior Painting Base and Window Casing		LF		Per LF	Per LF	7	7	\$ -				
Exterior Building Siding		SF		Per SF	Per SF	\$ -	\$ -	\$ -				
Exterior Trim and Accessories		EA		Per EA			\$ -	\$ -				
Painting estimate	1		\$ 457,252.00			\$ 457,252.00	\$ 563,437.85	\$ 393,439.00		-14%	23%	-30%
Open Line Item For Developer's Use As Needed						\$ -	\$ -	\$ -				
Total Co						\$ 457,252.00				-14%	23%	-30%
Miscellaneous / Other Items Not Included	Q	(ty	Unit Pri	ce	Unit Price	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
Contractor Contingency						\$ -	\$ -	\$ 1,870,641.00	Added line item			
Depreciable FF&E						\$ -	\$ -	\$ -				
Miscellaneous / Other Items Not Included estimate	1		\$ 1,301,210.00			\$ 1,301,210.00	\$ 1,500,000.00	\$ 538,869.00		-59%	15%	-649
Open Line Item For Developer's Use-Other HCC						\$ -	\$ -		Added line item "rehab allowances"			
Open Line Item For Developer's Use-Other HCC						7	7		Added line item "Fire protection"			
Open Line Item For Developer's Use-Other HCC						\$ -	\$ -		Added line item "waterproofing"			
Open Line Item For Developer's Use-Other HCC						\$ -	\$ -		Added line item "elevators"			
Open Line Item For Developer's Use-Other HCC									Added line item "appliances"			
Total Co	st					\$ 1,301,210.00				276%	15%	2269
			Sub Total		Sub Total	\$ 17,834,518.00	\$ 20,713,512.32	\$ 25,702,257.00		44%	16%	249
			CONS	TRUCTION	COST SUMMARY							
	Cito Work	and Utilities			•	\$ 1,354,159.00	\$ 1,620,000.00	\$ 2,664,230.00		97%	20%	649
	Concrete a		3			\$ 1,266,429.00				56%	18%	329
		iliu ravilig				\$ 453,432.00				123%	21%	849
	Masonry											
	Metals					+,				50%	22%	239
		Rough Carp				\$ 1,643,112.00				152%	-30%	2609
		im Carpentr	ry			\$ 588,456.00				31%	23%	69
	Insulation					\$ 396,209.00		•		66%	23%	35%
	Flooring - (Carpet				\$ 88,269.00	\$ 108,767.37	\$ -		-100%	23%	-1009
	Flooring - \	Vinyl				\$ 268,636.00				-100%	23%	-1009
	Flooring - \	Wood				\$ 184,647.00	\$ 227,526.85	\$ -		-100%	23%	-1009
	Flooring / '	Wall - Tile				\$ 46,905.00	\$ 57,797.57	\$ 899,221.00		1817%	23%	14569
	Siding / So	ffit / Fascia	/ Gutters			\$ 741,954.00	\$ 900,000.00	\$ 530,236.00		-29%	21%	-419
	Roofing					\$ 530,181.00	\$ 640,000.00	\$ 625,098.00		18%	21%	-29
	Doors					\$ 642,826.00	\$ 792,106.98	\$ 442,807.00		-31%	23%	-449
	Windows					\$ 1,645,661.00				-59%	23%	-679
	Drywall / A	Acoustics				\$ 668,943.00		\$ 779,987.00		17%	23%	-59
			or / Bath Accessori	es		\$ 359,261.00				-71%	23%	-779
	Plumbing		,			\$ 1,060,362.00				-10%	21%	-269
	Electrical /	Lighting				\$ 1,471,140.00				31%	21%	99
			nd Air Conditioni	N. C.		\$ 1,471,140.00				-39%	21%	-499
		circiiatiiig d	nd Air Conditionir	'5								-49
	Painting	/ Or!	- 14 1							-14%	23%	
	Miscellane	eous / Otnei	r items not includ	ed		\$ 1,301,210.00	\$ 1,500,000.00	\$ 4,895,978.00		276%	15%	2269
	Total Cons	truction				\$ 17,834,518.00	\$ 20,713,512.32	\$ 25,702,257.00		44%	16%	24
	General Ro	equirement	s (may 6%)			\$ 1,026,665.20	\$ 1,192,397.93	\$ 1,597,958.00		56%	16%	34
			Overhead (max 8	%)		\$ 1,368,887.00				19%	16%	20
	CONTRACTOR	ont allu	Overnicad (max 8	,~,								
	Total Proje	ect Develop	ment]	\$ 20,230,070.20	\$ 23,495,774.22	\$ 28,923,379.00		43%	16%	23
	Total Proje	ect Develop	ment (less site wo	ork)		\$ 18,875,911.20	\$ 21,875,774.22	\$ 26,259,149.00		39%	16%	20'
	· · · · · · · · · · · · · · · · · · ·				· · · · · · · · · · · · · · · · · · ·		·					

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 2020 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 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.

If this is a New Construction application, I certify that I am an independent third party and that no conflict of interest exists with the owner, applicant or any principals involved in the development or financing of the proposed project. I understand that I will not be allowed to bid on the proposed project if awarded. I certify that I have the appropriate credentials to prepare this construction cost addendum and that neither I nor the company(s) I work for have any financial interest in the proposed LHTC application other than in the profession.

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

Reviewed a	and appro	ved for sul	bmission by:

Todd Bulwinkle, Vice President		6/11/2020			< to be completed by an Estimate Contractor, Architect, or Engine
(Name & Title)		(Date)	(Date)	_	-
Trident Construction	phone:	(843) 57	72-7600		
(Company / Firm Name)	fax:				
	email:	todd@tridentcon.com			

	Original	CMG	Revised	Original to Revised Variance	Original to CMG Variance	CMG to Revised Variance	CMG to Revised Difference
Total Construction	\$ 17,834,518.00	\$ 20,713,512.32	\$ 25,702,257.00	44%	16%	24%	\$4,988,745
General Requirements (max 6%) Contractor Profit and Overhead (max 8%)	\$ 1,026,665.20 \$ 1,368,887.00	\$ 1,192,397.93 \$ 1,589,863.98	\$ 1,597,958.00 \$ 1,623,164.00	56% 19%	16% 16%	34% 2%	\$405,560 \$33,300
Total Project Development	\$ 20,230,070.20	\$ 23,495,774.22	\$ 28,923,379.00	43%	16%	23%	\$5,427,605
Total Project Development (less site work)	\$ 18,875,911.20	\$ 21,875,774.22	\$ 26,259,149.00	39%	16%	20%	\$4,383,375
Total Development Project Costs	\$ 32,345,098.20	\$ 35,813,435.22	\$ 41,933,415.00	30%	11%	17%	\$6,119,980