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

42109 Cherokee Landing NC 4% April 17, 2023

				Original to Revised	Original to CMG	CMG to Revised	CMG to Revised
	Original	CMG	Revised	Variance	Variance	Variance	Difference
Total Construction	\$ 17,765,421.31	\$ 19,112,209.75	\$ 19,462,240.88	10%	8%	2%	\$350,031
General Requirements (max 6%)	\$ 1,008,226.00	\$ 1,084,659.15	\$ 1,166,259.00	16%	8%	8%	\$81,600
Contractor Profit and Overhead (max 8%)	\$ 1,344,302.00	\$ 1,446,212.92	\$ 1,556,887.00	16%	8%	8%	\$110,674
Total Project Development	\$ 20,117,949.31	\$ 21,643,081.82	\$ 22,185,386.88	10%	8%	3%	\$542,305
Total Project Development (less site work)	\$ 18,834,540.79	\$ 20,118,295.82	\$ 20,722,399.32	10%	7%	3%	\$604,103
Total Development Project Costs	\$ 27,364,537.31	\$ 29,449,495.52	\$ 30,329,990.88	11%	8%	3%	\$880,495

Sitework and Utilities

- o It is Cumming's opinion that the costs submitted in the updated application are properly supported, are reasonable projections and may be relied upon for consideration of additional financial resources.
- The developer made some adjustments to scope and qty. within their revised application, such as increasing most all site costs by a certain percentage. However, the overall budget is in line with our escalation calculations of the original application budget dated 526/2021.

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 made some adjustments to scope and qty. within their revised application, such as increasing their framing. Their framing package budget was increased 10% where our opinion of cost was a decrease of 30%. This causes their overall budget to not be in line with our escalation calculations of the original application budget dated 5/26/2021.

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 soft costs and other 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.
- o The overall revised project development budget of **\$30,329,991**, in our opinion, does not fall within the reasonable allowed escalation for this project from 5/26/2021 to 3/30/2023.

Development Costs:													
	New Construction	Rehabilitation		/Rehabilitation Rehabilitation	Original	смд	Revised	Original to Revised Variance	Original to CMG Variance	CMG to Revised Variance	CMG to Revised Variance	Summary of Const Cost Addm.	CMG Summary of Const Cost Addn
Purchase of Land and Buildings	New Construction	Reliabilitation	Acquisition	Reliabilitation	Original	CINIG	Reviseu	Variance	Variance	Variance	Variance	Const Cost Addin.	Collst Cost Add
Land	1,100,000				1,100,000	1,100,000	1,100,000	0%	0%	0%			
Existing Structures					-		-						
Demolition					-		-						
Other: Subtotals	1,100,000				1,100,000	1,100,000	1,100,000	0%	0%	0%			
Subtotals Site Work	1,100,000		-	-	1,100,000	1,100,000	1,100,000	U70	U70	U70			
On-Site Improvements	1,283,409				1,283,409	1,524,786	1,462,988	14%	19%	-4%	-\$61,798		
Off-Site Improvements	-	-	-	-	-		-						
Other:					-		-						
Subtotals	1,283,409	-	-	-	1,283,409	1,524,786	1,462,988	14%	19%	-4%	-\$61,798	1,283,408.52	1,524,786.0
Rehabilitation and New Construction New Building	15,392,365		I		15,392,365	16,534,924	16,876,825	10%	7%	2%	\$341,902		
Rehabilitation	10,092,000				13,392,303	10,334,324	10,070,023	1070	1 /0	2 /0	\$341,502		
Accessory Building					-		-						
General Requirements	1,008,226	-	-	-	1,008,226	1,084,659	1,166,259	16%	8%		\$81,600		
Contractor Profit	1,008,226				1,008,226	1,084,660	1,166,259	16%	8%	8%	\$81,599		
Contractor Overhead	336,076 886,647				336,076	361,553	390,628	16%	8%		\$29,075		
Contractor Contingency Depreciable FF&E	75,000				886,647 75,000	960,000 92,500	900,000 82,200	2% 10%	8% 23%		-\$60,000 -\$10,300		
Tap Fees	75,000				75,000	92,500	62,200	1070	23%	-1170	-\$10,300		
Impact Fees					-		-						
Other HCC: Internal Contigency	128,000				128,000	128,000	140,228	10%	0%	10%	\$12,228		
Other Non-HCC:					-		-						
Subtotals	18,834,541	-	-	-	18,834,541	20,246,296	20,722,399	10%	7%	2%	\$476,103	18,834,540.79	20,118,295.8
Other Fees	E44.004		1		544.691	F00.400	007.007	470/	10%	00/	600.077		
Architect Fees Attorney Fees	544,691 160,000	-	-	-	160,000	599,160 176,000	637,837 160,000	17% 0%	10%		\$38,677 -\$16,000		
CPA Certification Fees	10,000		-	-	10,000	11,000	10,000	0%	10%		-\$10,000		
Development/Application Consultant Fees	10,000				-	- 11,000	-	070	1070	-570	-ψ1,000		
Other:					-		-						
Subtotals	714,691	-	-	-	714,691	786,160	807,837	13%	10%	3%	\$21,677		
nterim Costs													
Construction Interest Construction Loan Costs	843,000 212,000				843,000 212.000	843,000 212,000	843,000 212.000	0% 0%	0% 0%				
Credit Enhancement	212,000				212,000	212,000	212,000	0%	0%	0%			
Taxes							-						
Other:					-		-						
Subtotals	1,055,000	-	-	-	1,055,000	1,055,000	1,055,000	0%	0%	0%			
inancing Fees and Expenses													
Bond Premium					-								
Bridge Loan Expenses Permanent Loan Costs	32,500				32,500	185,000 155,750	185,000 155,750	379%	379%	0% 0%			
TEB Cost of Issuance/Underwriters Discount	133,500		-	-	133,500	133,500	133,500	0%	0%				
Title & Recording	30,000				30,000	30,000	30,000	0%	0%				
Other:					-		-			0.0			
Subtotals	196,000	-	-	-	196,000	504,250	504,250	157%	157%	0%			
Soft Costs						<u> </u>							
Appraisal	7,500				7,500	8,250	7,500	0%	10%		-\$750		
Environmental Review	10,000		-	-	10,000	11,000	10,000	0%	10%		-\$1,000		
Market Study Relocation Expense	5,000				5,000	5,500	5,000	0%	10%	-9%	-\$500		
Rent Up Expense							73,830				\$73,830		
SC Housing Fees	2,560	-	-	-	2,560	2,816	9,960	289%	10%		\$7,144		
Soft Cost Contingency	30,000				30,000	33,000	150,000	400%	10%	355%	\$117,000		
Other: Civil, insurance, legal etc.	466,006				466,006	512,607	761,396	63%	10%		\$248,789		
Subtotals	521,066		-	-	521,066	573,173	1,017,686	95%	10%	78%	\$444,513		
Syndication Costs	45,000				45,000	45,000	45,000	0%	0%	0%			
Partnership Organization Tax Opinion	45,000				45,000	45,000	45,000	0%	0%	0%			
Other:							-						
Subtotals	45,000	-	-	-	45,000	45,000	45,000	0%	0%	0%			
Developer Costs	.,				.,	.,							
Developer Fee	2,944,978				2,944,978	2,209,399	2,209,399	-25%	-25%	0%			
Other: Deferred Fee	55,022				55,022	790,601	790,601	1337%	1337%				
Subtotals	3,000,000	-	-	-	3,000,000	3,000,000	3,000,000	0%	0%	0%			
Oevelopment Reserves Operating Reserve	614,831				614,831	614,831	614,831	0%	0%	0%			
Other:	014,831				014,031	014,031	014,031	0%	0%	0%			
Subtotals	614,831	-	-	-	614,831	614,831	614,831	0%	0%	0%			
			1	1		, - 3 1	,-01	0,0	0,0	0,0			
Captolaio								11%	8%		\$880,495		

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

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Hard Construction Costs		17,765,421	-	-	-	17,765,421	19,240,210	19,462,241	
(highlighted in blue in column C	Cabove)								
	Limit %					A	ctual %		
General Reqmts	6%					5.68%	5.64%	5.99%	of Hard Construction Costs
Contractor Profit	6%					5.68%	5.64%	5.99%	of Hard Construction Costs
Contractor OH	2%					1.89%	1.88%	2.01%	of Hard Construction Costs
Contractor Cont									
New Const	5%					4.99%	4.99%	4.62%	
Acq/Rehab	10%				N/A	N/A	N/A		

Construction Cost Addendum Cherokee Landing 5/26/2021 3/30/2023 1/14/2023 Original to Revised Original to CMG CMG to Revised CMG to Revised NOTE: Line items highlighted in RED are intended to be utilized for rehabilitation Variance Variance Variance Variance Site Work & Utilities Qty Unit Price CMG Unit Price Material Information / Notes/ Comments Original Cost CMG Revised 9.34 ACRE 83% \$35.025 Clearing/Grubbing 6.000.00 Per ACRE 7.250.00 Per ACRE \$ 56.040.00 67.715.00 102,740,00 52% CY -\$16,700 Excavate Lot To Proper Grade 8029 20.00 Per CY 24.00 Per CY S 160.580.00 192,696,00 175,995,68 10% 20% -9% 10% Excavate Footings/Foundation CY 20.00 Per CY 24.00 Per CY 100.000.00 120.000.00 109.600.00 -9% -\$10,400 Water Line to Street & Tie-In LF 65.29 Per I F 75.00 Per I F 112,625.00 129.375.00 123,441,00 -\$5,934 Sanitary Line To Street & Tie-In 1725 LF 50.00 Per LF 60.00 Per I F 86,250,00 103 500 00 94 530 00 10% 20% -9% -\$8 970 Sanitary Sewer Manhole/Structure FΔ 5 785 71 Per FΔ 7 000 00 Per FA 40 500 00 3 49 000 00 \$ 44 387 98 10% 21% -9% -\$4 612 2300 -9% Storm Sewer LF 50.00 Per LF 60.00 Per LF S 115.000.00 138.000.00 S 126,040,00 20% -\$11.960 Storm Sewer Manhole/Inlet Structure 14 FA 5.000.00 Per FA 6.000.00 Per FA 5 70.000.00 84.000.00 76,720.00 10% 20% -9% -\$7,280 Gas Line- Complete 1 F Per I F Per I F Flectric/Power Line To Unit 200 LF 250.00 Per I F 300.00 Per I F 50.000.00 60.000.00 54.800.00 20% -9% -\$5,200 Site Lighting-Complete- Per Light Pole 30 POLES 984.32 Per POLE 1.150.00 Per POLE 29 529 67 34 500 00 \$ 32 364 60 10% 17% -6% -\$2,135 Landscaping 9.34 **ACRE** 21 349 04 Per ACRE 25.000.00 Per ACRE S 199 400 00 \$ 233 500 00 \$ 233 500 00 17% 17% 0% 0 FΔ Per FA S urveying/Staking/Testing/Etc. 147.233.85 175.000.00 147.233.85 \$ 175.000.00 \$ 161.368.30 19% -8% -\$13.632 LS Per LS Per LS \$ 18% oil Stabilization 25000 SF 4.65 Per SF Per SE 116.250.00 \$ 137.500.00 \$ 127.500.00 10% -7% -\$10.000 Subtotal 1.283.408.52 S 1.524.786.00 S 1 462 987 56 14% 19% -4% -\$61,79 **Total Cost Total Cost** #VALUE! #VALUE! #VALUE! #VALUE! Concrete & Paving Qty **Total Cost** 175.00 Per CY \$ Concrete Footing 1851.5 CY 150.00 Per CY 277,725.00 324,012.50 304,386.60 -6% -\$19,626 concrete Slab On Grade, incl. gravel & vapor barrier 86886 SF Per SF Per SF 503,938.80 608,202.00 552,594.96 10% 21% -9% -\$55.60 Concrete Driveway- Finished 138 8889 SY 144.72 Per SY 175.00 Per SY \$ 20.100.00 24.305.55 \$ 22.029.17 10% 21% -9% -\$2,276 Concrete Sidewalk- Finished 2604 556 SY 50.95 Per SY 60.00 Per SY 132 690 25 156 273 33 145 438 38 18% -\$10.83 Concrete Curb & Gutter 4175 LF 18.50 Per LF 22.00 Per LF S 77.237.50 91.850.00 \$ 84.669.00 10% 19% -8% -\$7,181 393,728.88 366,758.46 arking Lot- Stone Base & Asphalt 9843.22 SY 34.00 Per SY 40.00 Per SY 334,669,55 18% -7% -\$26.97 LS 14,764.83 Per LS 17,500.00 Per LS 14,764.83 17,500.00 16,182.25 19% -8% -\$1,318 Parking Striping & Signage Oumpster Pad & Fencing- Complete SY Per SY Per SY Concrete Porch 114.6933 CY Per CY Per CY \$ 17,204.00 \$ 20,071.33 \$ 18,855.58 10% 17% -6% -\$1,216 0 CY Per CY S Sypcrete and Soundmat 156156 SF Per SF Per SF \$ 366,387.22 \$ 390,390.00 \$ 401,320.92 7% 3% \$10,931 oncrete Topping Slab at Breezeways 5000 SF 7.00 Per SF Per SF 35,000.00 37,500.00 38,350.00 7% **Total Cost** 1,779,717.15 2,063,833.60 1.950.585.32 16% -\$113,248 **Total Cost Total Cost Total Cost** #VALUE! #VALUE! #VALUE! #VALUE! Masonry Qty **Unit Price** 16,244.44 Concrete Block Per SF Per SF Brick Veneer 31648 SF 17.00 Per SF Per SF \$ 538,016.00 648,784.00 \$ 589,602.24 21% -9% -\$59,182 molition of Concrete Block pen Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed Total Cost 551,616.00 665,028.44 \$ -\$60,519 604,509.35 21% Metals Unit Price Unit Price **Total Cost Total Cost Total Cost** #VALUE! #VALUE! #VALUE! #VALUE! Qty Ornamental Railings- Stairs 12,500.00 13,888.89 277.7778 LF 45.00 Per LF 50.00 Per LF -\$189 Ornamental Fence LF Per LF Per LF Ornamental Gate EA 3.500.00 Per EA 4.000.00 Per EA S 7.000.00 S 8.000.00 \$ 7.672.00 Dumpster Enclosure Gate 10% 14% -4% -\$328 LF Lintels Per LF Per LF S EA Per EA Support Column Per EA molition of Ornamental Railings- Stairs Per LF PerIF teel Stairs with Precast Treads @ Breezeways 20 EA 10,000.00 Per EA 12,500.00 Per EA S 200,000.00 \$ 250,000.00 \$ 219,200.00 -\$30,800 56.160.00 \$ Balcony Railing 720 LF 78.00 Per LF 90.00 Per LF \$ 64.800.00 \$ 61.552.80 10% 15% -5% -\$3.247 Total Cost 275.660.00 S 336.688.89 \$ 302.124.80 10% 22% -10% -\$34.564 Framing / Rough Carpentry Unit Price #VALUE! #VALUE! #VALUE! #VALUE! Otv Unit Price Total Cost Total Cost Total Cost Approx. 30% decrease from 2021 to 2023. Rev. rates SF 1st Floor - Joist /Truss System 56942 10.00 Per SF 7.00 Per SF 569,420.00 \$ 398,594.00 624.084.32 increased 10% 10% -30% 57% \$225,490 pprox. 30% decrease from 2021 to 2023. Rev. rates 2nd Floor- Joist/Truss System SF 10.00 Per SF Per SF 490,110.00 \$ 343,077.00 \$ 537,160.56 ncreased 10% 10% \$194,084 49011 -30% Approx. 30% decrease from 2021 to 2023. Rev. rates Roof- Joist/Truss System 73303 SF 10.50 Per SF 7.35 Per SF 769,681.50 \$ 538,777.05 ncreased 10% 10% -30% 57% \$304,940 Approx. 30% decrease from 2021 to 2023. Rev. rates ncreased 10% 3/4" Tongue & Groove Floor Sheathing 90196 SF 6.00 Per SF 4.20 Per SF 541,176.00 \$ 378,823.20 593,489.68 10% -30% 57% \$214,666 Approx. 30% decrease from 2021 to 2023. Rev. rates Stud Wall Complete 30000 LF 6.43 Per LF 4.50 Per LF 192,840.00 \$ 134,988.00 211,500.00 ncreased 10% 10% -30% 57% \$76,512 Approx. 30% decrease from 2021 to 2023. Rev. rates 136000 SF 4.00 Per SF 2.80 Per SE 544,000.00 380,800.00 595,680.00 10% -30% \$214,880 Exterior Wall Sheathing increased 10% 56% Builder Board Exterior Wall Sheathing SF Per SF Per SF Roof Truss System n SF Per SF Per SF S Approx. 30% decrease from 2021 to 2023. Rev. rates 73303 SF 4.20 439,818.00 307,872.60 482,333.74 increased 10% 109 \$174,461 Roof Sheathing 6.00 Per SF Per SF -30% 57% emolish Roof Systen 0 SF Per SF molish Exterior Wall SE Per SE pprox. 30% decrease from 2021 to 2023. Rev. rates 41185 411,850.00 451,387.60 ncreased 10% 10% -30% 57% \$163,093 rd Floor - Joist / Truss System 10.00 288.295.00 approx. 30% decrease from 2021 to 2023. Rev. rates Balcony Lumber and Decking 5225 18.01 Per SF 94,102.25 65,871.58 103,141.50 creased 10% 10% -30% 57% \$37,270 Open Line Item For Developer's Use As Needed

4,052,997.75 \$ 2,837,098.43 \$ 4,442,494.93

10%

-30%

57%

\$1,605,397

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Base Motoring Price						\$ 245.00				192,348.00	
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Come Model, Pure Provided On 19 1										109,245.05	
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Buthonson Management Converts 100 101 1 100 101 1 1 1		-		\$ -		\$ -				-	over this time period is 26.5% **
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Mode Security Company Compan	Kitchen Cabinets	7250	LF	\$ 45.00	Per LF	\$ 57.00	Per LF	\$ 326,250.00	\$ 413,250.00 \$	357,570.00	
Demokal Author-Carebooks 0	Vinyl Coated Metal Wire Shelving	7054.545	LF	\$ 5.50	Per LF	\$ 7.00	Per LF	\$ 38,800.00	\$ 49,381.82 \$	42,538.91	
Commonstration Comm			LF			\$ -				-	
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Attice - 16 Blown-in Recycled Celebrater 1930 95 5 5 6 Per 97 5 5 - 10 Per 97 5 5 5,462,400 5 6 6,606,600 29 1 5 5 Per 97 5 5 - 10 Per 97 5 5 5,462,400 5 6 6,606,600 20 20 1 5 5 Per 97 5 5 Per 97 5 5 Per 97 5 5 Per 97 5 Per 9								\$ //,500.00			
Actics - 34 Billionerin		90196		\$ 0.56		\$ 0.70			\$ 63,137.20 \$	55,019.56	
Commonth Article (Province) Comm		0		5 -		5 -			\$ - \$	-	
Companies Comp				9 0.00			Per SF				
Content term for Developer's Use A Newborld	Demolish Walls / Floor Insulation	0		\$ -		\$ -	Per SF	\$ -	\$ - \$	-	
Construction for Developer Use As Needed	Demolish Attic Insulation	0	SF	\$ -	Per SF	\$ -	Per SF	\$ -	\$ - \$	-	
Second S	Open Line Item For Developer's Use As Needed								\$ - \$	-	
Total Cost	Open Line Item For Developer's Use As Needed									-	
Note Compared Co										204,526.20	
Semone Carpet Flad	Flooring-Carnet	0	tv	Unit Pri	re	Unit Pr	ice				
Carpet - River Carp				\$ -		\$ -			\$ - \$	-	
Carpet Index Carp		0		ć		ć		7	ė ė		
Carpet Interest for Developer's Use As Needed				7	Dor CE	Y	Per CF				
Common C		-				7					
Client Lines Hard For Developer's Use As Needed Per st Per st S S S S S S S S S						\$ 10.00				1,045.40	
Signature Sign	Demolish Carpet and Pad	0	SF	\$ -		\$ -				-	
Total Cost					Per st		Per st			-	
Mint										=	
Virty Ten Flooring 0 S S Per S S 2, Per S S 3, 32, Per S S 342,032.00 S 385,396.65 Repair Replace Subfloor and Virty								7 -,000.00			
Viny Tier Flooring	Flooring-Vinyl			Unit Pri		Unit Pr	ice	Total Cost	Total Cost	Total Cost	
Repair Applicate Sulfillor and Viring O SF S Per SF S S S S S S S Copen Line term for Developer's Use As Needed S S S S S S S S S	Vinyl Sheet Flooring	0	SF	\$ -	Per SF	\$ -	Per SF		\$ - \$	-	
Copen Line Harm For Developer's Use As Needed	Vinyl Tile Flooring	138135	SF	\$ 2.54	Per SF	\$ 3.20	Per SF	\$ 351,130.55	\$ 442,032.00 \$	385,396.65	
Section Sect	Repair/Replace Subfloor and Vinyl	0	SF	\$ -	Per SF	\$ -	Per SF	\$ -	\$ - \$	-	
Section Sect	Open Line Item For Developer's Use As Needed							\$ -	\$ - \$	-	
Total Cost											
Section City Unit Price											
Engineered Wood Flooring 0 SF S - Per SF S -		0	tv	Unit Pri	ro	Unit Dr	ire				
Oak/Natural Flooring				¢ -		¢ -			¢ . ¢	Total Cost	
Prefished Solid Wood Flooring				ė		ė		Ŷ	ė ė		
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Repair Repair Poweloper's Use As Needed				-		\$ -		7	7 7	-	
Committee Comm				\$ -		\$ -				-	
Coram Total Cost S	4-7-4	0	SF	\$ -	Per SF	\$ -	Per SF			-	
Total Cost								7	т т	-	
Flooring Wall-Tile										-	
Ceramic Floor Tile 125 SF S 12.00 Per SF S 15.00 Per SF S 1,500.00 S 1,875.00 S 1,643.75	Total Cost							\$ -	\$ - \$		
Ceramic Floor Tile 125 SF S 12.00 Per SF S 15.00 Per SF S 1,500.00 S 1,875.00 S 1,643.75	Flooring / Wall- Tile			Unit Pri	ce	Unit Pr	ice				
Ceramic Tile Walls/Tub Surrounds											
Repair Replace Tile	Ceramic Tile Walls/Tub Surrounds-Thin Set			\$ -	Per SF	\$ -	Per SF			, , , , , ,	
Remove Ceramic Tile & Dispose O SF S - Per SF S - Per SF S - S - S - Open Line Item For Developer's Use As Needed S - S - S - S - S - Open Line Item For Developer's Use As Needed S - S - S - S - S - Open Line Item For Developer's Use As Needed S - S - S - S - Open Line Item For Developer's Use As Needed S - S - S - S - Open Line Item For Developer's Use As Needed S - S - S - S - Open Line Item For Developer's Use As Needed S - S - S - Open Line Item For Developer's Use As Needed S - S - S - Open Line Item For Developer's Use As Needed S - S - S - Open Line Item For Developer's Use As Needed S - S - S - Open Line Item For Developer's Use As Needed S - S - S - Open Line Item For Developer's Use As Needed S - S - S - Open Line Item For Developer's Use As Needed S - S - S - Open Line Item For Developer's Use As Needed S - Open Line Item For Developer's Use As Needed S - Open Line Item For Developer's Use As Needed S - Open SF S				*		\$ -			7 7		
Open Line Item For Developer's Use As Needed				\$ -		\$ -			1		
S S S S S S S S S S			Ji	*			1 01 31	-			
Total Cost Siding / Soffit / Fascia / Gutters Superation Total Cost Total								7	\$ 6		
Siding Soffit Fascia Gutters State	Total Cast							¢ 1 500 00	¢ 1.075.00 ¢	1 642 75	
House Wrap-Fully Taped			•								
Rubber/zed Flashing at Doors/Windows 628 EA \$ 32.95 Per EA \$ 4.00 Per EA \$ 20,993.30 \$ 25,120.00 \$ 22,677.08 Vinyl Siding 105190 SF \$ 4.00 Per SF \$ 420,760.00 \$ 473,355.00 \$ 460,732.20 Fiber Cement Board Siding- Plank Type 0 SF \$ - Per SF \$ - Per SF \$ - \$											
Vinyl Siding 105190 SF \$ 4.00 Per SF \$ 4.50 Per SF \$ 420,760.00 \$ 473,355.00 \$ 460,732.20 Fiber Cement Board Siding- Shingle Type 0 SF \$ - Per SF \$ - Per SF \$ - \$ - \$ - \$ - Fiber Cement Board Siding- Shingle Type 0 SF \$ - Per SF \$ - Per SF \$ - \$ - \$ -											
Fiber Cement Board Siding- Shinje Type											
Fiber Cement Board Siding- Shingle Type						\$ 4.50				460,732.20	
Aluminum Gutters & Downspouts		0	SF	\$ -		\$ -			\$ - \$	-	
Port Column Surrounds 0 EA \$ - Per EA \$ - Per EA \$ - \$ - Fiber Cement Panels 0 EA \$ - Per EA					Per SF	\$ -				-	
Port Column Surrounds 0 EA \$ - Per EA \$ - Per EA \$ - \$ - Fiber Cement Panels 0 EA \$ - Per EA	Fiber Cement Board Siding- Shingle Type	0		Ş -							
Fiber Cement Panels	Fiber Cement Board Siding- Shingle Type	0	LF	\$ -		\$ 7.00	Per LF	\$ 31,372.00	\$ 38,192.00 \$	34,372.80	
Remove/Dispose Vinyl Siding	Fiber Cement Board Siding- Shingle Type Aluminum Gutters & Downspouts	0 5456	LF	\$ - \$ 5.75 \$ -	Per LF	\$ 7.00 \$ -			\$ 38,192.00 \$ \$ - \$	34,372.80	
Remove/Dispose Gutters/Downspouts 0 LS S - Per LS	Fiber Cement Board Siding- Shingle Type Aluminum Gutters & Downspouts Porch Column Surrounds	0 5456 0	LF EA	\$ -	Per LF Per EA	\$ -	Per EA	\$ -	\$ - \$	-	
Remove/Dispose Fiber Cement Board Siding 0 SF \$ - Per SF \$ - Per SF \$ - \$ - Remove/Dispose Porch Columns 0 EA \$ - Per EA \$ -<	Fiber Cement Board Siding- Shingle Type Aluminum Gutters & Downspouts Porch Column Surrounds Fiber Cement Panels	0 5456 0 0	LF EA EA	\$ - \$ -	Per LF Per EA Per EA	\$ - \$ -	Per EA Per EA	\$ -	\$ - \$ \$ - \$	-	
Remove/Dispose Porch Columns 0 EA \$ - Per EA \$ - \$	Fiber Cement Board Siding- Shingle Type Aluminum Gutters & Downspouts Porch Column Surrounds Fiber Cement Panels Remove/Dispose Vinyl Siding	0 5456 0 0	LF EA EA SF	\$ - \$ - \$ -	Per LF Per EA Per EA Per SF	\$ - \$ - \$ -	Per EA Per EA Per SF	\$ - \$ - \$ -	\$ - \$ \$ - \$ \$ - \$	- - -	
Prefinished Vinyl Soffit 12894 SF \$ 4.00 Per SF \$ 5.00 Per SF \$ 5,576.00 \$ 64,470.00 \$ 56,475.72 Open Line Item For Developer's Use As Needed \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ \$ - \$ - \$ - \$	Fiber Cement Board Siding- Shingle Type Aluminum Gutters & Downspouts Porch Column Surrounds Fiber Cement Panels Remove/Dispose Vinyl Siding Remove/Dispose Gutters/Downspouts	0 5456 0 0 0	EA EA SF	\$ - \$ - \$ -	Per LF Per EA Per EA Per SF Per LS	\$ - \$ - \$ -	Per EA Per EA Per SF Per LS	\$ - \$ - \$ - \$	\$ - \$ \$ - \$ \$ - \$ \$ - \$	- - -	
Open Line Item For Developer's Use As Needed \$ - \$ - \$	Fiber Cement Board Siding- Shingle Type Aluminum Gutters & Downspouts Porch Column Surrounds Fiber Cement Panels Remove/Dispose Vinyl Siding Remove/Dispose Gutters/Downspouts Remove/Dispose Fiber Cement Board Siding	0 5456 0 0 0 0	LF EA EA SF LS SF	\$ - \$ - \$ -	Per LF Per EA Per EA Per SF Per LS Per SF	\$ - \$ - \$ -	Per EA Per EA Per SF Per LS Per SF	\$ - \$ - \$ - \$ - \$ -	\$ - \$ \$ - \$ \$ - \$ \$ - \$	- - -	
	Fiber Cement Board Siding- Shingle Type Aluminum Gutters & Downspouts Porch Column Surrounds Fiber Cement Panels Remove/Dispose Vinyl Siding Remove/Dispose Gutters/Downspouts Remove/Dispose Fiber Cement Board Siding Remove/Dispose Porch Columns	0 5456 0 0 0 0 0	LF EA EA SF LS SF EA	\$ - \$ - \$ - \$ - \$ - \$ -	Per LF Per EA Per EA Per SF Per LS Per SF Per EA	\$ - \$ - \$ - \$ - \$ - \$ -	Per EA Per SF Per LS Per SF Per SF Per EA	\$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$	- - - - -	
\$ 551,601.30 \$ 635,550.17 \$ 604,177.80	Fiber Cement Board Siding- Shingle Type Aluminum Gutters & Downspouts Porch Column Surrounds Fiber Cement Panels Remove/Dispose Vinyl Siding Remove/Dispose Gutters/Downspouts Remove/Dispose Fiber Cement Board Siding Remove/Dispose Fiber Cement Board Siding Remove/Dispose Porch Columns Prefinished Vinyl Soffit	0 5456 0 0 0 0 0	LF EA EA SF LS SF EA	\$ - \$ - \$ - \$ - \$ - \$ -	Per LF Per EA Per EA Per SF Per LS Per SF Per EA	\$ - \$ - \$ - \$ - \$ - \$ -	Per EA Per SF Per LS Per SF Per SF Per EA	\$ - \$ - \$ - \$ - \$ - \$ 51,576.00	\$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$	- - - - -	
	Fiber Cement Board Siding- Shingle Type Aluminum Gutters & Downspouts Porch Column Surrounds Fiber Cement Panels Remove/Dispose Vinyl Siding Remove/Dispose Vinyl Siding Remove/Dispose Fiber Cement Board Siding Remove/Dispose Fiber Cement Board Siding Remove/Dispose Porch Columns Prefinished Vinyl Soffit Open Line Item For Developer's Use As Needed	0 5456 0 0 0 0 0 0 0 12894	LF EA EA SF LS SF EA	\$ - \$ - \$ - \$ - \$ - \$ -	Per LF Per EA Per EA Per SF Per LS Per SF Per EA	\$ - \$ - \$ - \$ - \$ - \$ -	Per EA Per SF Per LS Per SF Per SF Per EA	\$ - \$ - \$ - \$ - \$ - \$ - \$ 5 5 - \$ - \$ - \$ - \$ -	\$ - \$ \$ - \$	- - - - - - 56,475.72	

#VALUE!	#VALUE!	#VALUE!
10%	26%	-13%
10%	26%	-13%
10%	27%	-14%
10 70	21 /0	- 14 70
10%	26%	-13%
10%	27%	-13%
10%	27%	-14%
10%	23%	-11%
10% #VALUE!	26% #VALUE!	-13% #VALUE!
10%	21%	-9%
9%	25%	-13%
10%	25%	-12%
10% #VALUE!	23% #VALUE!	-11% #VALUE!
#VALUE!	#VALUE!	#VALUE!
10%	20%	-9%
400/	9004	00/
#VALUE!	#VALUE!	-9% #VALUE!
#VALUE!	#VALUE!	#VALUE!
10%	26%	-13%
10%	26%	-13%
#VALUE!	#VALUE!	#VALUE!
#VALUE!	#VALUE!	#VALUE!
10%	25%	-12%
10%	25%	-12%
#VALUE!	#VALUE!	#VALUE!
10%	27%	-13%
10%	21%	-10%
10%	13%	-3%
10%	22%	-10%
10%	25%	-12%
10%	15%	-5%
10%	15%	-5%

#VALUE! -\$8,418 -\$28,152 -\$17,050

> -\$3,666 -\$55,680 -\$6,843

-\$10,720 -\$130,529 #VALUE! -\$8,750 -\$8,118

-\$8,796

-\$157

-\$25,664 #VALUE!

-\$157 #VALUE! -\$56,635

-\$56,635 #VALUE!

#VALUE! -\$231

-\$231 #VALUE! -\$4,493 -\$2,443 -\$12,623

-\$3,819

-\$7,994 -\$31,372

Roofing	-												
		lty	Unit Pri		Unit Pri		Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
· · · · · · · · · · · · · · · · · · ·	73302.5	SQ	\$ 2.40		\$ 3.04	Per SQ.	\$ 175,926.00	222,579.83	\$ 192,785.58		10%	27%	-13%
Tear-off & dispose existing roofing & felt	0	SQ	\$ -	Per SQ.	Ş -	Per SQ.	ş - Ş	-	ş -				
Open Line Item For Developer's Use As Needed								-	\$ -				
Open Line Item For Developer's Use As Needed									\$ -				
Total Cost							\$ 175,926.00				10%	27%	-13%
Doors	a	(ty	Unit Pri	ice	Unit Pri	ce	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
Interior Pre-Hung	1344	EA	\$ 150.00	Per EA	\$ 190.00	Per EA	\$ 201,600.00	255,360.00	\$ 220,953.60		10%	27%	-13%
ADA Interior Pre-Hung	0	EA	\$ -	Per EA	\$ -	Per EA	\$ - 5	-	\$ -				
Exterior Pre-Hung, Metal Door- Standard	25	EA	\$ 1,300.00	Per EA	\$ 1,600.00	Per EA	\$ 32,500.00	\$ 40,000.00	\$ 35,620.00		10%	23%	-11%
ADA Exterior Pre-Hung, Metal Door- Standard	256	EA	\$ 775.00	Per EA	\$ 975.00	Per EA	\$ 198,400.00 \$	249,600.00	\$ 217,446.40		10%	26%	-13%
Storm Door	128	EA	\$ 325.00	Per EA	\$ 410.00	Per EA	\$ 41,600.00	5 52,480.00	\$ 45,593.60		10%	26%	-13%
Demolish Interior/Exterior Door	0		\$ 325.00		\$ 410.00	Per FA			\$ 45,595.00		10%	20%	-1370
	U	EA	\$ -	Per EA	\$ -		,		\$ -				
Open Line Item For Developer's Use As Needed									Ş -				
Open Line Item For Developer's Use As Needed									Ş -				
Total Cost							\$ 474,100.00	597,440.00	\$ 519,613.60		10%	26%	-13%
Windows	a	(ty	Unit Pri	ice	Unit Pri	ce	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
Iew Construction- Vinyl Energy Star	628	EA	\$ 209.57	Per EA	\$ 265.00	Per EA	\$ 131,609.96	166,420.00	\$ 144,245.32		10%	26%	-13%
Vindow Blinds	746	EA	\$ 71.47			Per EA	\$ 53,320.00	67,140.00	\$ 58,441.64		10%	26%	-13%
temove/Dispose of Existing Window	0	EA	\$	Per FA	\$ -	Per FA		07,210.00	\$ -		1070	2070	1070
teplacement- Vinyl Energy Star	0	EA	ě	Per EA	ě	Per EA	5 - S	-	ě				
	U	EA	9 -	PELEA	, -	PELEA	,		, -				
pen Line Item For Developer's Use As Needed							\$ - 5		-				
pen Line Item For Developer's Use As Needed									\$ -				
Total Cost							\$ 184,929.96				10%	26%	-13%
rywall / Acoustics	0	(ty	Unit Pri	ice	Unit Pri	ce	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
	710000			Per SF		Per SF	\$ 1,092,881.70 \$	1,420,000.00	\$ 1,199,900.00		10%	30%	-16%
vwall Repair	0	EA	\$ -	Per EA	Š -	Per EA		-	\$ -				
uspended/Drop Ceiling incl. Grid- Complete	0	SE	é .	Per SF	\$.	Per SF	,	-	\$.				
emove Drywall	0	SF.	ě	Per SF	ě	Per SF	ė į		ě				
		SF SF	÷		ė -	Per SF	- 3	-	· ·				
emove Suspended/Drop Ceiling incl. Grid- Complete	0	SF	- د	Per SF	, -		\$ - \$		- م				
Open Line Item For Developer's Use As Needed							\$ - \$	-	\$ -				
Open Line Item For Developer's Use As Needed							- \$	-	\$ -				
Total Cost							\$ 1,092,881.70				10%	30%	-16%
Airrors / Shower Door / Bath Accessories	a	(ty	Unit Pri	ice	Unit Pri	ce	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
ledicine Cabinet- Basic	12	EA	\$ 87.00	Per EA		Per EA	\$ 1,044.00 \$	1,320.00	\$ 1,144.20		10%	26%	-13%
irror- Plate Glass	2600	SF	\$ 6.92	Per SF		Per SF			\$ 19,734.00		10%	30%	-16%
nower Door- Tub	0	EA	\$ -	Per FA	\$ -	Per EA		23,100.00	\$ -	No shower doors	1070	3370	.070
lower Door- Stall	0	EA	Š	Per EA	\$	Per EA	\$		\$.	No shower doors			
			¢ 2.07) -		¢ 20.440.00	2000000	¢ 22.250.00	No slower doors	400/	000/	400/
ath Accessory- Basic (e.g., towel ring, towel bar, etc.)	9600	SF	\$ 3.07	Per SF	\$ 3.75	Per SF	\$ 29,440.00	36,000.00	\$ 32,256.00		10%	22%	-10%
move Medicine Cabinet	U	EA	\$ -	Per EA	-	Per EA	- 5	-	> -				
emove Mirror- Plate Glass	0	EA	\$ -	Per EA	\$ -	Per EA	\$ - \$		\$ -				
emove Shower Door	0	EA	\$ -	Per EA	Ş -	Per EA	\$ - \$		\$ -				
ire Protection Specialties	128	EA	\$ 129.02		\$ 163.00	Per EA			\$ 18,099.20		10%	26%	-13%
ostal Specialties	128	EA	\$ 125.91	Per EA	\$ 160.00	Per EA	\$ 16,116.00	20,480.00	\$ 17,662.72		10%	27%	-14%
Total Cost							\$ 81,114.00	102,064.00	\$ 88,896.12		10%	26%	-13%
lumbing	O	(ty	Unit Pri	ice	Unit Pri	e							
	0						Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
		ĿΑ	\$ -	Per EA	\$ -	Per EA	fotal Cost	Total Cost	Total Cost			#VALUE!	
athtub-Standard	152	EΑ	\$ -	Per EA	\$ - \$ 313 FO	Per EA	\$ - \$	-	\$ -	Unit cost upped to \$301.40	#VALUE!		#VALUE!
athtub-Standard athtub & Shower Combo- Fiberglass Standard	152	EA	\$ - \$ 275.00	Per EA	\$ - \$ 313.50	Per EA	\$ - \$ \$ 41,800.00	47,652.00	\$ -	Unit cost upped to \$301.40		#VALUE!	
athtub-Standard athtub & Shower Combo- Fiberglass Standard hower Stall- Standard	0	EA EA	\$ -	Per EA Per EA	\$ -	Per EA Per EA	\$ - \$ \$ 41,800.00 \$ \$ - \$	47,652.00	\$ - \$ 45,812.80 \$ -		#VALUE!	14%	#VALUE!
athtub-Standard athtub & Shower Combo-Fiberglass Standard hower Stall-Standard DA Accessible Shower Stall/Unit	0	EA EA EA	\$ - \$ 450.00	Per EA Per EA Per EA	\$ - \$ 513.00	Per EA Per EA	\$ - \$ \$ 41,800.00 \$ \$ - \$ \$ 3,600.00 \$	47,652.00 5 - 6 4,104.00	\$ - \$ 45,812.80 \$ - \$ 3,945.60	Unit cost Upped to \$493	#VALUE! 10%	14%	#VALUE! -4%
athtub-Standard athtub & Shower Combo- Fiberglass Standard hower Stall- Standard DA Accessible Shower Stall/Unit bilet complete	0 8 152	EA EA EA	\$ - \$ 450.00 \$ 150.00	Per EA Per EA Per EA Per EA	\$ - \$ 513.00 \$ 171.00	Per EA Per EA Per EA Per EA	\$ - \$ \$ 41,800.00 \$ \$ - \$ \$ 3,600.00 \$ \$ 22,800.00 \$	47,652.00 47,652.00 4,104.00 5 25,992.00	\$ - \$ 45,812.80 \$ - \$ 3,945.60 \$ 24,988.80	Unit cost Upped to \$493 Unit cost upped to \$164	#VALUE! 10% 10% 10%	14% 14% 14%	#VALUE! -4% -4%
athtub-Standard athtub & Shower Combo-Fiberglass Standard nower Stall-Standard DA Accessible Shower Stall/Unit poliet complete DA Accessible Toilet complete	0	EA EA EA EA	\$ - \$ 450.00 \$ 150.00 \$ 225.00	Per EA Per EA Per EA Per EA Per EA	\$ - \$ 513.00 \$ 171.00 \$ 256.50	Per EA Per EA Per EA Per EA	\$ - \$ \$ 41,800.00 \$ \$ - \$ \$ 3,600.00 \$ \$ 22,800.00 \$ \$ 1,800.00 \$	47,652.00 47,652.00 5 - 6 4,104.00 5 25,992.00 6 2,052.00	\$ - \$ 45,812.80 \$ - \$ 3,945.60 \$ 24,988.80 \$ 1,972.80	Unit cost Upped to \$493 Unit cost upped to \$164 Unit cost upped to \$246	#VALUE! 10% 10% 10% 10%	14% 14% 14% 14%	#VALUE! -4% -4% -4% -4% -4%
athtub-Standard athtub & Shower Combo-Fiberglass Standard nower Stall-Standard DA Accessible Shower Stall/Unit poliet complete DA Accessible Toilet complete	0 8 152 8 2	EA EA EA	\$ - \$ 450.00 \$ 150.00	Per EA Per EA Per EA Per EA	\$ - \$ 513.00 \$ 171.00	Per EA Per EA Per EA Per EA	\$ - \$ \$ 41,800.00 \$ \$ - \$ \$ 3,600.00 \$ \$ 22,800.00 \$	47,652.00 47,652.00 4,104.00 5 25,992.00	\$ - \$ 45,812.80 \$ - \$ 3,945.60 \$ 24,988.80 \$ 1,972.80	Unit cost Upped to \$493 Unit cost upped to \$164	#VALUE! 10% 10% 10%	14% 14% 14% 14% 14%	#VALUE! -4% -4%
athtub-Standard athtub & Shower Combo-Fiberglass Standard onwer Stall-Standard DA Accessible Shower Stall/Unit oilet complete DA Accessible Toilet complete edestal Sink complete	0 8 152 8 2 160	EA EA EA EA	\$ - \$ 450.00 \$ 150.00 \$ 225.00 \$ 325.00 \$ 75.00	Per EA	\$ - \$ 513.00 \$ 171.00 \$ 256.50	Per EA Per EA Per EA Per EA	\$ - \$ \$ 41,800.00 \$ \$ - \$ \$ 3,600.00 \$ \$ 22,800.00 \$ \$ 1,800.00 \$	47,652.00 47,652.00 5 - 6 4,104.00 5 25,992.00 6 2,052.00	\$ - \$ 45,812.80 \$ - \$ 3,945.60 \$ 24,988.80 \$ 1,972.80	Unit cost Upped to \$493 Unit cost upped to \$164 Unit cost upped to \$246	#VALUE! 10% 10% 10% 10%	14% 14% 14% 14% 14%	#VALUE! -4% -4% -44% -4% -4% -4%
athtub-Standard sthtub & Shower Combo-Fiberglass Standard lower Stall-Standard DA Accessible Shower Stall/Unit bilet complete DA Accessible Tollet complete dedestal Sink complete sthroom Sink Faucet-Standard	0 8 152 8 2	EA EA EA EA EA	\$ - \$ 450.00 \$ 150.00 \$ 225.00 \$ 325.00	Per EA	\$ - \$ 513.00 \$ 171.00 \$ 256.50 \$ 370.50	Per EA Per EA Per EA Per EA Per EA Per EA	\$ - \$ \$ 41,800.00 \$ \$ - \$ \$ 3,600.00 \$ \$ 22,800.00 \$ \$ 1,800.00 \$ \$ 650.00 \$ \$ 12,000.00 \$	5 47,652.00 6 - 6 4,104.00 5 25,992.00 6 2,052.00 741.00	\$ -5 \$ 45,812.80 \$ -5 \$ 3,945.60 \$ 24,988.80 \$ 1,972.80 \$ 712.40 \$ 13,152.00	Unit cost Upped to \$493 Unit cost upped to \$164 Unit cost upped to \$246 Unit cost upped to \$356 Unit cost upped to \$82	#VALUE! 10% 10% 10% 10% 10% 10%	14% 14% 14% 14% 14%	#VALUE! -4% -4% -44% -44% -44% -44%
uthtub-Standard thtub-Standard ower Stall-Standard ower Stall-Standard A Accessible Shower Stall/Unit illet complete JA Accessible Toilet complete destal Sink complete throom Sink Faucet-Standard ater Heater-Electric-Complete w/pan	0 8 152 8 2 160	EA EA EA EA EA EA	\$ - \$ 450.00 \$ 150.00 \$ 225.00 \$ 325.00 \$ 75.00	Per EA	\$ - \$ 513.00 \$ 171.00 \$ 256.50 \$ 370.50 \$ 85.50	Per EA	\$ - \$ \$ 41,800.00 \$ \$ - \$ \$ 3,600.00 \$ \$ 22,800.00 \$ \$ 1,800.00 \$ \$ 650.00 \$ \$ 12,000.00 \$	5 47,652.00 6 4,104.00 5 25,992.00 6 2,052.00 6 741.00 5 13,680.00	\$ -5 \$ 45,812.80 \$ -5 \$ 3,945.60 \$ 24,988.80 \$ 1,972.80 \$ 712.40 \$ 13,152.00	Unit cost Upped to \$493 Unit cost upped to \$164 Unit cost upped to \$246 Unit cost upped to \$356	#VALUE! 10% 10% 10% 10% 10% 10%	14% 14% 14% 14% 14%	#VALUE! -4% -4% -44% -4% -4% -4%
thtub-Standard thtub & Shower Combo- Fiberglass Standard ower Stall- Standard JA Accessible Shower Stall/Unit liet complete DA Accessible Toilet complete destal Sink complete throom Sink Faucet- Standard ater Heater- Electric- Complete w/ pan ater Heater- Electric- Complete w/ pan	0 8 152 8 2 160 128	EA	\$ - \$ 450.00 \$ 150.00 \$ 225.00 \$ 325.00 \$ 75.00	Per EA	\$ - \$ 513.00 \$ 171.00 \$ 256.50 \$ 370.50 \$ 85.50	Per EA	\$ - \$ \$ 41,800.00 \$ \$ - \$ \$ 3,600.00 \$ \$ 22,800.00 \$ \$ 1,800.00 \$ \$ 650.00 \$ \$ 12,000.00 \$	5 47,652.00 6 4,104.00 5 25,992.00 6 2,052.00 6 741.00 5 13,680.00	\$ -5 \$ 45,812.80 \$ -5 \$ 3,945.60 \$ 24,988.80 \$ 1,972.80 \$ 712.40 \$ 13,152.00	Unit cost Upped to \$493 Unit cost upped to \$164 Unit cost upped to \$246 Unit cost upped to \$356 Unit cost upped to \$82	#VALUE! 10% 10% 10% 10% 10% 10%	14% 14% 14% 14% 14%	#VALUE! -4% -4% -44% -4% -4% -4%
thtub-Standard thtub-S. Shower Combo-Fiberglass Standard ower Stall-Standard A Accessible Shower Stall/Unit illet complete A Accessible Toilet complete destal Sink complete destal Sink complete throom Sink Faucte- Standard ater Heater- Electric- Complete w/ pan ater Heater- Gas- Complete w/ pan ugh in Plumbing Per Fixture	0 8 152 8 2 160 128 0	EA E	\$ 450.00 \$ 150.00 \$ 225.00 \$ 325.00 \$ 75.00 \$ 350.00 \$ -	Per EA	\$ - \$ 513.00 \$ 171.00 \$ 256.50 \$ 370.50 \$ 85.50 \$ 399.00 \$ - \$ -	Per EA	\$ 41,800.00 \$ \$ \$ \$ 3,600.00 \$ \$ \$ \$ 22,800.00 \$ \$ \$ \$ 650.00 \$ \$ \$ 12,000.00 \$ \$ \$ 44,800.00 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	5 47,652.00 6 4,104.00 5 25,992.00 6 741.00 6 13,680.00 6 51,072.00	\$ 45,812.80 \$ - \$ 3,945.60 \$ 24,988.80 \$ 1,972.80 \$ 712.40 \$ 13,152.00 \$ 49,100.80 \$ - \$ -	Unit cost Upped to \$493 Unit cost upped to \$164 Unit cost upped to \$246 Unit cost upped to \$356 Unit cost upped to \$356 Unit cost upped to \$82 Unit cost upped to \$383	#VALUE! 10% 10% 10% 10% 10% 10% 10% 10	14% 14% 14% 14% 14% 14% 14%	#VALUE! -4% -4% -4% -4% -4% -4%
shthub-Standard shthub & Shower Combo- Fiberglass Standard lower Stall- Standard DA Accessible Shower Stall/Unit lielt complete DA Accessible Toilet complete destal Sink complete shthoom Sink Faucet- Standard later Heater- Electric- Complete w/ pan ater Heater- Gas- Complete w/ pan upgh in Plumbing Per Fiture upgh in Plumbing Per St	0 8 152 8 2 160 128 0 0	EA E	\$ - \$ 450.00 \$ 150.00 \$ 225.00 \$ 325.00 \$ 75.00	Per EA	\$ - \$ 513.00 \$ 171.00 \$ 256.50 \$ 370.50 \$ 85.50	Per EA	\$ - \$ \$ 41,800.00 \$ \$ - \$ \$ 3,600.00 \$ \$ 22,800.00 \$ \$ 1,800.00 \$ \$ 650.00 \$ \$ 12,000.00 \$	5 47,652.00 6 4,104.00 5 25,992.00 6 2,052.00 6 741.00 5 13,680.00	\$ 45,812.80 \$ - \$ 3,945.60 \$ 24,988.80 \$ 1,972.80 \$ 712.40 \$ 13,152.00 \$ 49,100.80 \$ - \$ -	Unit cost Upped to \$493 Unit cost upped to \$164 Unit cost upped to \$246 Unit cost upped to \$356 Unit cost upped to \$82	#VALUE! 10% 10% 10% 10% 10% 10%	14% 14% 14% 14% 14%	#VALUE! -4% -4% -44% -4% -4% -4%
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Bathtub & Shower Combo- Fiberglass Standard Shower Stall: Standard ADA Accessible Shower Stall/Unit Toilet Complete Pedestal Sink complete Pedestal Sink complete Bathroom Sink Faucet- Standard Water Heater- Gas- Complete w/ pan Water Heater- Gas- Complete w/ pan Rough in Plumbing Per Fixture Rough in Plumbing Per Fixture Rough in Plumbing Per SF Remove/Dispose of Toilet/Tub/Sink, etc. Remove/Dispose of Toilet/Tub/Sink, etc. Semove/Dispose of Water Heater, etc. Building Fire Sprinklers Open Line Item For Developer's Use As Needed Total Cost Electrical / Lighting Interior Light Fixture- Standard Celling Fan w/ Light Fluorescent Light Fixture Exterior Spot/Flood Light- Standard Mire Whole UNIT Incl. receptacles/switches etc. 150 AMP Service Panel w/ breakers, meter, mast, etc. Misc. Equipment Connection (e.g., HVAC unit, etc.) 400 Amp Service with two meters and disconnect	0 8 152 8 2 160 0 0 138135 0 0 1 5500 160 0 136435 0 128 128 128	EA E	\$ 450.00 \$ 150.00 \$ 225.00 \$ 325.00 \$ 325.00 \$ 75.00 \$ 75.00 \$ - \$ 8.11 \$ - \$ 222,178.38 Unit Pri \$ 45.00 \$ 150.00 \$ 255.00 \$ 255.00 \$ 241.00.00 \$ 2100.00	Per EA	\$	Per EA	\$ - 41,800.00 \$ 3,600.00 \$ 12,800.00 \$ 12,800.00 \$ 1,800.00 \$ 12,800.00 \$ 12,000.00 \$ 12,000.00 \$ 24,800.00 \$ 22,174.85 \$ 22,178.38 \$ 22,178.38 \$ 24,000.00 \$ 24,000.00 \$ 328,126.18 \$ 3268,800.00 \$ 268,800.00 \$ 268,800.00 \$ 268,800.00 \$ 268,800.00 \$ 268,800.00 \$ 268,800.00 \$ 268,800.00 \$ 268,800.00 \$ 268,800.00 \$ 268,800.00 \$ 268,800.00 \$ 268,800.00 \$ 268,800.00 \$ 268,800.00 \$ 328,126.18 \$ 32	\$ 47,652.00 \$ 47,652.00 \$ 5 4,104.00 \$ 5 25,992.00 \$ 2,052.00 \$ 741.00 \$ 13,680.00 \$ 5 1,072.00 \$ 1 2,071.13.33 \$ 1,277,113.33 \$ 253,283.35 \$ 253,283.35 \$ 1,675,689.68 **Total Cost** \$ 282,150.00 \$ 27,360.00 \$ 27,360.00 \$ 374,063.84 \$ 474,240.00 \$ 374,063.84 \$ 306,432.00 \$ 306,432.00 \$ 2,280.00 \$ 5 7,570.00	\$ 45,812.80 \$ 3,945.60 \$ 3,945.60 \$ 1,972.80 \$ 1,1972.80 \$ 13,152.00 \$ 49,100.80 \$ 5 \$ 1,5228,020.15 \$ 1,5228,020.15 \$ 1,228,020.15 \$ 243,507.50 \$ 243,507.50 \$ 5 \$ 1,611,212.85 Total Cost \$ 271,260.00 \$ 271,260.00 \$ 26,304.00 \$ 1,4730.24 \$ 13,974.00 \$ 24,950.00 \$ 24,950.00 \$ 24,950.00 \$ 24,950.00 \$ 24,950.00 \$ 24,950.00 \$ 24,950.00 \$ 24,950.00 \$ 24,950.00 \$ 22,95	Unit cost Upped to \$493 Unit cost upped to \$164 Unit cost upped to \$246 Unit cost upped to \$366 Unit cost upped to \$366 Unit cost upped to \$82 Unit cost upped to \$889 Unit cost upped to \$8.89 Unit cost upped to \$49.32 Unit cost upped to \$164 Unit cost upped to \$150 Unit cost upped to \$243,507	#VALUE! 10% 10% 10% 10% 10% 10% 10% 10	14% 14% 14% 14% 14% 14% 14% 14% 14% 14%	#VALUE! -4% -4% -4% -4% -4% -4% -4% -4% -4% -4

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Depreciation FIRE			7											-\$60,000
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State Stat	Fences & Gates	1	ls	\$ 61,249.82 Per ls	\$ 75,000.00	Per Is	\$ 61,249.82 \$	75,000.00	\$ 67,129.80		10%	22%	-10%	-\$7,870
Sub Total Sub	Site Amenities	1	ls	\$ 25,000.00 Per Is	\$ 30,000.00	Per Is	\$ 25,000.00 \$	30,000.00			10%			-\$2,600
Sub Total sub Total \$1,765,421.31 \$1,121,269.75 \$1,462,240.88 \$39.00 \$39			SF	\$ 0.37 Per SF	\$ 0.47	Per SF								-\$8,582
CONSTRUCTION COST SUMMARY S	Total Cos	t												-\$161,815
Site Work and Utilities				Sub Total	Sub Total		\$ 17,765,421.31 \$	19,112,209.75	\$ 19,462,240.88		10%	8%	2%	\$350,031
Site Work and Utilities				CONSTRUCTIO	L COST SLIMMARY									
Concrete and Paving \$ 1,779,717.15 \$ 2,068,383.60 \$ 1.950,585.32 \$ 10% 50% 55% 50% 50% 50% 50% 50% 50% 50% 5		Site Work	and Utilitie				\$ 1 283 408 52 \$	1 524 786 00	\$ 1 462 987 56		14%	19%	-4%	-\$61,798
Masonry				-										
Metals S							. , .,							-\$60,519
Framing / Rough Carpentry														
Finish / Trim Carpentry			Rough Carr	nentry			,	,						
Insulation S							7 .,,							
Flooring - Carpet				' Y				,,						
Flooring - Vinv \$ 351,130.55 \$ 442,032.00 \$ 385,396.65 Flooring - Vinv \$ 5 1,100.00 \$ 1,875.00 \$ 1,643.75 Flooring - Vinv \$ 5 1,500.00 \$ 1,875.00 \$ 1,643.75 Flooring - Vinv \$ 5 1,500.00 \$ 1,875.00 \$ 1,643.75 Siding / Soffit / Fascia / Gutters \$ 551,601.30 \$ 635,550.17 \$ 604,177.80 Roofing - Vinv \$ 10% 25% -12% Roofing - Vinv \$ 1,759,600 \$ 222,789.83 \$ 197,875.80 Doors \$ 175,926.00 \$ 222,789.83 \$ 197,875.80 Doors \$ 144,100.00 \$ 997,440.00 \$ 591,613.60 Drywall / Acoustics \$ 1,892,981.00 \$ 1,243,000.00 \$ 1,199,900.00 Mirrors / Shower Door / Bath Accessories \$ 1,992,881.00 \$ 1,240,000.00 \$ 1,199,900.00 Mirrors / Shower Door / Bath Accessories \$ 81,114.00 \$ 102,064.00 \$ 88,896.12 Plumbing \$ 1,469,903.33 \$ 1,675,868.86 \$ 1,611,212.85 Plumbing \$ 1,073,1600.00 \$ 1,223,400.00 \$ 1,239,802.24 Heating, Ventilating and Air Conditioning \$ 3,073,120.40 \$ 1,176,151.75 Painting \$ 3,35,083.50 \$ 404,232.92 \$ 370,122.51 Miscellaneous / Other items not included \$ 5 1,643,784.38 \$ 1,891,171.07 \$ 1,729,901.79 Total Construction \$ 1,7765,421.31 \$ 1,911,2209.75 \$ 1,946,240.88 General Requirements (max 6%) \$ 1,008,226.00 \$ 1,446,212.92 \$ 1,556,887.00 Total Project Development \$ 20,117,949.31 \$ 21,643,081.82 \$ 22,185,386.88 Total Project Development \$ 20,117,949.31 \$ 21,643,081.82 \$ 22,185,386.88 Total Project Development \$ 20,117,949.31 \$ 21,643,081.82 \$ 22,185,386.88 Total Project Development \$ 20,117,949.31 \$ 21,643,081.82 \$ 22,185,386.88 Total Project Development \$ 20,117,949.31 \$ 21,643,081.82 \$ 22,185,386.88 Total Project Development \$ 20,117,949.31 \$ 21,643,081.82 \$ 22,185,386.88 Total Project Development \$ 20,117,949.31 \$ 21,643,081.82 \$ 22,185,386.88 Total Project Development \$ 20,117,949.31 \$ 21,643,081.82 \$ 22,185,386.88 Total Project Development \$ 20,11							7							-\$157
Flooring / Wood							, ,,,,,,,,							
Flooring / Wall - Tile							7 00-,-00-00 7	442,032.00	\$ 363,330.03	+	1076	2070	-1376	-930,033
Siding Soffir Fascia Gutters S S51,601.30 S G35,550.17 S G04,177.80								1 975 00	÷ 1642.75	+	100/	259/	100/	622
Roofing S 175,926.00 S 222,579.83 S 192,785.58				16.44			7 -/ 7							
Doors \$ 474,100.00 \$ 597,440.00 \$ 519,613.60			IIIIL / Fascia	i / Gutters										
Windows \$ 184,929.6 \$ 233,560.0 \$ 202,686.96							7, 7							
Drywall / Acoustics \$ 1,092,881.70 \$ 1,420,000.00 \$ 1,199,900.00					+		7,							
Mirrors / Shower Door / Bath Accessories \$ 81,114.00 \$ 102,064.00 \$ 88,896.12 Plumbing \$ 1,469,903.23 \$ 1,675,689.68 \$ 1,611,212.85 \$ 100,03.44 \$ 10% 14% 4% 5844 \$ 10% 14% 14% 14% 15.39,802.24 \$ 10% 14% 14% 14% 14% 15.39,802.24 \$ 10% 14% 14% 14% 15.39,802.24 \$ 10% 14% 14% 14% 15.39,802.24 \$ 10% 14% 14% 14% 15.39,802.24 \$ 10% 14% 14% 14% 14% 15.39,802.24 \$ 10% 14% 14% 14% 14% 15.39,802.24 \$ 10% 14% 14% 14% 14% 15.39,802.24 \$ 10% 14% 14% 14% 14% 14% 15.39,802.24 \$ 10% 14% 14% 14% 14% 15.39,802.24 \$ 10% 14% 14% 14% 14% 15.39,802.24 \$ 10% 14% 14% 14% 14% 14% 14% 14% 14% 14% 14							φ 10-1,525.50 φ							
Plumbing \$ 1,469,903.23 \$ 1,675,688.68 \$ 1,611,212.85				/ D-sh A			1 /11 /11							
Electrical / Lighting			snower Doc	or / Bath Accessories			φ 01,114.00 φ							
Heating, Ventilating and Air Conditioning \$ 1,073,160.00 \$ 1,223,402.40 \$ 1,176,151.75 Painting \$ 5,335,083.50 \$ 404,232.91 \$ 370,122.51 \$ 10% 14% -4% 534.1 \$ 19,112.09.75 \$ 1,729,901.79 \$ 5% 15% -9% 536.1 \$ 5% 15% -9% 536.1 \$ 10% 14% 14% 14% 14% 15% 15% 15% 15% 15% 15% 15% 15% 15% 15														
Painting \$ 335,083.50 \$ 404,232.92 \$ 370,122.51							7 -7:0:7:-0:-0 7							
Miscellaneous / Other items not included \$ 1,643,784.38 \$ 1,891,717.07 \$ 1,729,901.79 Total Construction \$ 17,765,421.31 \$ 19,112,209.75 \$ 19,462,240.88 General Requirements (max 6%) \$ 1,008,226.00 \$ 1,084,659.15 \$ 1,166,259.00 \$ 0.059924189 \$ 16% 8% 8% \$ 88.60 Contractor Profit and Overhead (max 8%) \$ 1,344,302.00 \$ 1,446,212.92 \$ 1,556,887.00 \$ 0.07999529 \$ 16% 8% 8% \$ 110.60 Total Project Development \$ 20,117,949.31 \$ 21,643,081.82 \$ 22,185,386.88			entilating a	and Air Conditioning	+		, , , , , , , , , , , , , , , , , , , ,							-\$47,251
Total Construction			100		+		7 000/000.00 7							
S 1,008,226.00 S 1,084,659.15 S 1,166,259.00 Contractor Profit and Overhead (max 8%) S 1,344,302.00 S 1,446,212.92 S 1,556,887.00 S 1,556,887.00 S 1,446,212.92 S 1,4		Miscellane	ous / Othe	r items not included			\$ 1,643,784.38 \$	1,891,717.07	\$ 1,729,901.79		5%	15%	-9%	-\$161,815
Contractor Profit and Overhead (max 8%) \$ 1,344,302.00 \$ 1,446,212.92 \$ 1,556,887.00 0.079995259 16% 8% 8% Total Project Development \$ 20,117,949.31 \$ 21,643,081.82 \$ 22,185,386.88 10% 8% 3%		Total Cons	truction				\$ 17,765,421.31 \$	19,112,209.75	\$ 19,462,240.88		10%	8%	2%	\$350,03
Contractor Profit and Overhead (max 8%) \$ 1,344,302.00 \$ 1,446,212.92 \$ 1,556,887.00 0.079995259 16% 8% 8% \$ 110,6 Total Project Development \$ 20,117,949.31 \$ 21,643,081.82 \$ 22,185,386.88 10% 8% 3%		General R	equirement	ts (max 6%)			\$ 1,008,226.00 \$	1,084,659.15	\$ 1,166,259.00	0.059924189	16%	8%	8%	\$81,600
Total Project Development \$ 20,117,949.31 \$ 21,643,081.82 \$ 22,185,386.88 10% 8% 3%							, , , , , , , , , , , , , , , , , , , ,	,,	, , , , , , , , , , , , , , , , , , , ,					
Total Project Development (less site work) \$ 18,834,540.79 \$ 20,118,295.82 \$ 20,722,399.32 10% 7% 3%				· · · · ·										
		Total Proje	ect Develop	ment (less site work)			\$ 18,834,540.79 \$	20,118,295.82	\$ 20,722,399.32		10%	7%	3%	\$604,103

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 bild 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 practice of our profession.

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

Reviewed and approved for submission by:				< to be completed by an Estimato Contractor, Architect, or Engine
(Name & Title)		(Date)	(Date)	
(Company / Firm Name)	phone: fax: email:			

	Original	смб	Revised	Original to Revised Variance	Original to CMG Variance	CMG to Revised Variance	CMG to Revised Difference
Total Construction	\$ 17,765,421.31	\$ 19,112,209.75	\$ 19,462,240.88	10%	8%	2%	\$350,031
General Requirements (max 6%)	\$ 1,008,226.00	\$ 1,084,659.15	\$ 1,166,259.00	16%	8%	8%	\$81,600
Contractor Profit and Overhead (max 8%)	\$ 1,344,302.00	\$ 1,446,212.92	\$ 1,556,887.00	16%	8%	8%	\$110,674
Total Project Development	\$ 20,117,949.31	\$ 21,643,081.82	\$ 22,185,386.88	10%	8%	3%	\$542,305
Total Project Development (less site work)	\$ 18,834,540.79	\$ 20,118,295.82	\$ 20,722,399.32	10%	7%	3%	\$604,103
Total Development Project Costs	\$ 27,364,537.31	\$ 29,449,495.52	\$ 30,329,990.88	11%	8%	3%	\$880,495