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

42119 Gateway at Cross Creek 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	\$ 23,268,526.32	\$ 25,712,955.36	\$ 27,876,740.75	20%	11%	8%	\$2,163,785
General Requirements (max 6%)	\$ 1,396,111.58	\$ 1,542,777.32	\$ 1,672,604.45	20%	11%	8%	\$129,827
Contractor Profit and Overhead (max 8%)	\$ 1,861,482.11	\$ 2,057,036.43	\$ 2,230,139.26	20%	11%	8%	\$173,103
Total Project Development	\$ 26,526,120.00	\$ 29,312,769.11	\$ 31,779,484.46	20%	11%	8%	\$2,466,715
Total Project Development (less site work)	\$ 23,151,120.00	\$ 25,544,019.11	\$ 28,419,484.46	23%	10%	11%	\$2,875,465
Total Development Project Costs	\$ 34,754,941.50	\$ 38,694,887.66	\$ 41,280,273.46	19%	11%	7%	\$2,585,386

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. However, the overall budget is in line with our escalation calculations of the original application budget dated 7/30/2021.

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 concrete, flooring, and siding. Also, their framing package budget was increased 33% 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 7/30/2021.

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 professional fees and soft costs, 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 **\$41,280,273**, in our opinion, does not fall within the reasonable allowed escalation for this project from 7/30/2021 to 3/30/2023.

			Acquisition/Rehabilitation				Original to Revised	Original to CMG	CMG to Revised	CMG to Revised	Summary of	CMG Summar Const Cost Ad
	New Construction	Rehabilitation	Acquisition Rehabilitation	Original	CMG	Revised	Variance	Variance	Variance	Variance	Const Cost Addm.	Const Cost Ad
urchase of Land and Buildings	850,000			850,000	850,000	850,000	0%	0%	0%			
xisting Structures	000,000			-	000,000	-	0.70		070			
Other:						-						
ubtotals ite Work	850,000			850,000	850,000	850,000	0%	0%	0%			
n-Site Improvements	3,375,000			3,375,000	3,768,750	3,360,000	0%	12%	-11%	-\$408,750		
Off-Site Improvements (10-A)	-	-		-	2). 22). 22	-				¥100,100		
Demolition Clearance				-		-						
mprovements Other:				-		-						
Other: Subtotals	3,375,000			3,375,000	3,768,750	3,360,000	0%	12%	-11%	-\$408,750	3.375.000.00	3.768.75
Rehabilitation and New Construction	0,010,000			0,070,000	0,700,700	0,000,000	0.0	1270	1170	\$400,700	0,070,000.00	0,700,70
New Construction	18,430,263			18,430,263	20,093,005	23,121,000	25%	9%	15%	\$3,027,995		
Rehabilitation						-						
Accessory Structures Contractor Contingency	300,000 1,163,263			300,000 1,163,263	1,280,000	1,320,741	-100% 14%	-100% 10%	3%	\$40,741		
Other Construction Costs (10-A)	1,103,203	-		1,103,203	571,200	75,000	1470	10 70	-87%	-\$496,200		
General Requirements (10-G)	1,396,112	-	-	1,396,112	1,542,777	1,672,604	20%	11%	8%	\$129,827		
Contractor Profit	1,396,112			1,396,112	1,542,777	1,672,604	20%	11%	8%	\$129,827		
Contractor Overhead Subtotals	465,371 23,151,120			465,371 23,151,120	514,259 25,544,019	557,535 28,419,484	20% 23%	11% 10%	8% 11%	\$43,276 \$2,875,465	23,151,120.00	25,544,01
Professional Fees	23,131,120			23, 131, 120	23,344,019	20,419,404	2370	1070	1170	\$2,075,405	23,131,120.00	25,544,01
Accountant	15,000			15,000	16,500	15,000	0%	10%	-9%	-\$1,500		
Architect Fee Design	392,000			392,000	431,200	360,000	-8%	10%	-17%	-\$71,200		
Architect Fee Construction Supervision	98,000			98,000	107,800 110.000	90,000	-8% 100%	10%	-17% 82%	-\$17,800 \$90,000		
Engineering Fees Green Certification	100,000 25,000			100,000	110,000 27,500	200,000	100%	10%	-100%	\$90,000 -\$27,500		
Real Estate Attorney Fees	75,000			75,000	82,500	95,000	27%	10%	15%	\$12,500		
ax Attorney Fees				-	-	-						
Survey	15,000			15,000	16,500	30,000	100%	10%	82%	\$13,500		
Other:	720,000	_		720,000	792.000	100,000 890,000	24%	10%	12%	\$100,000 \$98,000		
Construction Financing			· · · · · · · · · · · · · · · · · · ·		. ,					\$50,000		
Construction Loan Origination Fee	220,000			220,000	340,300	340,300	55%	55%	0%			
Construction Loan Interest Paid	886,875			886,875	740,625	740,625	-16%	-16%				
Construction Loan Legal Fees Construction Loan Credit Report	50,000			50,000	75,000	75,000	50%	50%	0%			
Construction Loan Credit Report Constructions Loan Title & Recording Costs	25,000			25,000	-	-	-100%	-100%				
nspection Fees	39,600			39,600	-	-	-100%	-100%				
Other Interim Financing Costs				-	610,458	610,458			0%			
Subtotals	1,221,475	-		1,221,475	1,766,383	1,766,383	45%	45%	0%			
Construction Interim Costs Construction Insurance	40,000			40,000	60,000	60,000	50%	50%	0%			
Performance Bond Premium	289,000			289,000	310,000	310,000	7%	7%	0%			
Construction Period Taxes	40,000			40,000	40,000	40,000	0%	0%	0%			
ap Fees and Impact Fees	646,632	-		646,632	504,000	504,000	-22%	-22%	0%			
Permitting Fees Other Construction Interim	90,000			90,000	112,000	112,000	24%	24%	0%			
Subtotals	1,105,632	-		1,105,632	1,026,000	1,026,000	-7%	-7%	0%			
Permanent Financing												
Permanent Loan Origination Fee	132,000			132,000	148,000	148,000	12%	12%	0%			
Bond Premium Credit Enhancement				-	-	-						
Permanent Loan Title & Recording	25,000			25,000	102,233	102,233	309%	309%	0%			
Counsels Fee	50,000			50,000	60,000	60,000	20%	20%	0%			
enders Counsel Fee	50,000			50,000	65,000	65,000	30%	30%	0%			
Appraisal Fees Credit Report	4,500			4,500	9,000	9,000	100%	100%	0%			
Nortgage Broker Fees					-	-						
Permanent Loan Closing	25,000			25,000	40,000	40,000	60%	60%	0%			
Inderwriter Discount				-	-	-						
Other: Misc Bond Costs Subtotals	100,000 386,500			100,000 386,500	150,000 574,233	150,000	50%	50% 49%	0%			
Soft Costs	380,000	_		380,000	3/4,233	574,233	49%	49%	0%			
easibility Study				-		-						
nvironmental Study (10-A)	15,000	-		15,000	16,500	17,066	14%	10%	3%	\$566		
Aarket Study	5,000			5,000	5,500	11,950	139%	10%	117%	\$6,450		
ax Credit Fees Compliance Fees	178,971 8,400	-		178,971 8,400	196,868 9,240	211,362 8,400	18%	10% 10%	7% -9%	\$14,494 -\$840		
Cost Certification	0,400			0,400	9,240	0,400	0%	10%	-9%	-\$040		
enant Relocation Costs				-	-	-						
Soil Testing				-	-	-						
Physical Needs Assessment				-	-	-						
Marketing Other:				-	-	-						
Subtotals	207,371	-		207,371	228,108	248,778	20%	10%	9%	\$20,670		
Syndication Costs					., .					, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
Organizational Expenses				-		-						
ax Opinion Bridge Loan Fees				-		-						
Syndication Fees					62,500	62,500			0%			
Other:						-						
Subtotals	-	-		-	62,500	62,500			0%			
Developer Fees												
Developer Overhead Developer Fee	3 000 000			3,000,000	3,000,000	3,000,000	0%	0%	0%			
Project Consultant Fee	3,000,000			3,000,000	3,000,000	3,000,000	076	0%	070			
Other:				-		-						
ubtotals	3,000,000		-	3,000,000	3,000,000	3,000,000	0%	0%	0%			
roject Reserves	737.844			707.044	856.924	856.924	16%	,	0~1			
Operating Reserve Other:	/3/,844			737,844	856,924 225,971	856,924 225,971	16%	16%	0% 0%			
Subtotals	737,844	-		737,844	1,082,895	1,082,895	47%	47%	0%			
					.,,	.,,500	47.70	41.10	0,0			

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

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Hard Construction Costs	1,006,632	-	-	-	23,268,526	25,712,955	27,876,741	
(highlighted in blue in column C above)								
Limit %						Actual %	Actual %	
General Reqmts 6%					6.00%	6.00%	6.00%	of Hard Construction Costs
Contractor Profit 6%					6.00%	6.00%	6.00%	of Hard Construction Costs
Contractor OH 2%					2.00%	2.00%	2.00%	of Hard Construction Costs
Contractor Cont								
New Const 5%					5.00%	4.98%	4.74%	
Acq/Rehab 10%					N/A		N/A	
						1,285,467.47		

Construction Cost Addendum		Gateway a	at Cross Creek				7/30/2021	3/30/2023	?				
NOTE: Line items highlighted in RED are intended to be u	utilized for	rehahilitat	ion developments								Original to Revised Original to CMG Variance Variance	CMG to Revised Variance	CMG to Revised Variance
Site Work & Utilities	Q		Unit Price	2	CMG Unit	Drico	Original	CMG	Revised	Material Information / Notes/ Comments	variance variance	Variation	Variance
Clearing/Grubbing	<u>_</u>	ACRE		Per ACRE	CIVIO OIIIC	Per ACRE			¢ .	Waterial information / Notes/ Comments			
Excavate Lot To Proper Grade		CY		Per CY		Per CY		7	\$ -	-			
Excavate Footings/Foundation		CY		Per CY		Per CY			\$ -				
Water Line to Street & Tie-In		LF		Per LF		Per LF							
Sanitary Line To Street & Tie-In		LF		Per LF		Per LF		<u>\$</u> -	\$ -				
Sanitary Sewer Manhole/Structure		EA		Per EA		Per EA		<u>\$</u> -	Š -				
Storm Sewer		LF		Per LF		Per LF		,	\$ -				
Storm Sewer Manhole/Inlet Structure		EA		Per EA		Per EA		Ś -	š -				
Gas Line- Complete		LF		Per LF		Per LF		\$ -	\$ -				
Electric/Power Line To Unit		LF		Per LF		Per LF		\$ -	\$ -				
Site Lighting-Complete- Per Light Pole		POLES		Per POLE		Per POLE		\$ -	\$ -				
Landscaping	22.5	ACRE	\$ 20,000.00	Per ACRE	\$ 22,500.00	Per ACRE	\$ 450,000.00	\$ 506,250.00	\$ 337,500.00		-25% 139	6 -33%	-\$168,750
Demolition of Existing Structures/Buildings		EA		Per EA		Per EA			\$ -				
Turnkey Site Work Contract	22.5	ACRE	\$ 130,000.00		\$ 145,000.00		\$ 2,925,000.00	\$ 3,262,500.00	\$ 3,022,500.00		3% 129	6 -7%	-\$240,000
Open Line Item For Developer's Use As Needed							\$ -	\$ -	\$ -				
Subtotal							\$ 3,375,000.00	\$ 3,768,750.00	\$ 3,360,000.00		0% 129	6 -11%	-\$408,750
Concrete & Paving	Q	tv	Unit Price	e .	Unit Pri	ce	Total Cost	Total Cost	Total Cost		#VALUE! #VALUE!	#VALUE!	#VALUE!
Concrete Footing		CY		Per CY		Per CY			\$ -				
Concrete Slab On Grade, incl. gravel & vapor barrier		SF		Per SF		Per SF		7	\$ -				
Concrete Driveway- Finished		SY		Per SY		Per SY		\$ -	\$ -				
Concrete Sidewalk- Finished		SY		Per SY		Per SY		\$ -	\$ -				
Concrete Curb & Gutter		LF		Per LF		Per LF		\$ -	\$ -				
Parking Lot- Stone Base & Asphalt		SY		Per SY		Per SY		Ś -	š -				
Parking Striping & Signage		LS		Per LS		Per LS		,	\$ -				
Dumpster Pad & Fencing- Complete		SY		Per SY		Per SY	· -	\$ -	\$ -				
Concrete Porch		CY		Per CY		Per CY		Ś -	š -				
Demolish/Dispose of Concrete		CY		Per CY			'	<u> </u>	š -				
Demolish/Dispose of Asphalt		CY		Per CY		Per CY	\$ -	,	\$ -				
Foundation package	1	LS	\$ 1,830,211.90		\$ 2,100,000.00		\$ 1,830,211.90		\$ 2,400,000,00	Lump sum increase to \$2.4M too much	31% 159	6 14%	\$300,000
Open Line Item For Developer's Use As Needed			7 -,000,-1100		+ -,,		\$ -		\$ -				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Total Cost							\$ 1,830,211.90		\$ 2,400,000.00		31% 159	6 14%	\$300,000
Masonry	Q	tv	Unit Price	2	Unit Pri	ce	Total Cost	Total Cost	Total Cost		#VALUE! #VALUE!	#VALUE!	#VALUE!
Concrete Block		SF		Per SF		Per SF							
Brick Veneer		SF		Per SF		Per SF	\$ -	\$ -	\$ -				
Demolition of Concrete Block		SF		Per SF		Per SF	\$ -	\$ -	\$ -				
Demolition of Brick		SF		Per SF		Per SF	\$ -	\$ -	\$ -				
Brick/masonry package	1	LS	\$ 1,706,376.00		\$ 2,050,000.00		\$ 1,706,376.00	\$ 2,050,000.00	\$ 2,100,000.00		23% 20%	6 2%	\$50,000
Open Line Item For Developer's Use As Needed							\$ -	\$ -	\$ -				
Total Cost							\$ 1,706,376.00	\$ 2,050,000.00	\$ 2,100,000.00		23% 20%	6 2%	\$50,000
Metals	Q	ty	Unit Price	9	Unit Pri	ce	Total Cost	Total Cost	Total Cost		#VALUE! #VALUE!	#VALUE!	#VALUE!
Ornamental Railings- Stairs		LF		Per LF		Per LF	\$ -	\$ -	\$ -	See below			
Ornamental Fence		LF		Per LF		Per LF	\$ -	\$ -	\$ -				
Ornamental Gate		EA		Per EA		Per EA	\$ -	\$ -	\$ -				
Lintels		LF		Per LF		Per LF	\$ -	\$ -	\$ -				
Support Column		EA		Per EA		Per EA	\$ -	\$ -	\$ -				
Demolition of Ornamental Railings- Stairs		LF		Per LF			\$ -	\$ -	\$ -				
Demolition of Ornamental Fence		LF		Per LF		Per LF	\$ -	\$ -					
Metal stairs	12	EA	\$ 22,000.00		\$ 26,500.00		\$ 264,000.00	\$ 318,000.00	\$ 324,000.00	Full stair price, not just railings as noted above	23% 20%	6 2%	\$6,000
Open Line Item For Developer's Use As Needed							\$ -	\$ -	\$ -				
Total Cost							\$ 264,000.00	\$ 318,000.00	\$ 324,000.00		23% 20%		\$6,000
Framing / Rough Carpentry	Q	ty	Unit Price	9	Unit Pri	ce	Total Cost	Total Cost	Total Cost		#VALUE! #VALUE!	#VALUE!	#VALUE!
1st Floor - Joist /Truss System		SF		Per SF		Per SF	\$ -	\$ -	\$ -	Expected to be included in framing package			
2nd Floor- Joist/Truss System		SF		Per SF		Per SF	\$ -	\$ -	\$ -	Expected to be included in framing package			
Roof- Joist/Truss System		SF		Per SF		Per SF	\$ -	\$ -	\$ -	Expected to be included in framing package			
3/4" Tongue & Groove Floor Sheathing		SF		Per SF		Per SF	\$ -	\$ -	\$ -	Expected to be included in framing package			
Stud Wall Complete		LF		Per LF		Per LF	\$ -	\$ -	\$ -	Expected to be included in framing package			
Exterior Wall Sheathing		SF		Per SF		Per SF	\$ -	\$ -	\$ -	Expected to be included in framing package			
Builder Board Exterior Wall Sheathing		SF		Per SF		Per SF	\$ -	\$ -	\$ -	Expected to be included in framing package			
Roof Truss System		SF		Per SF		Per SF				Expected to be included in framing package			
Roof Sheathing		SF		Per SF		Per SF				Expected to be included in framing package			
Demolish Roof System		SF		Per SF			\$ -	\$ -		ŭ.			
Demolish Exterior Wall		SF		Per SF		Per SF	\$ -						
										Approx. 30% decrease from 2021 to 2023. Rev. rates			
Turnkey framing package	217667	SF	\$ 18.00		\$ 12.60		\$ 3,918,006.00	\$ 2,742,604.20	\$ 5,224,008.00	increased 33%	33% -30%	% 90%	\$2,481,404
Open Line Item For Developer's Use As Needed							\$ -		\$ -				
Open Line Item For Developer's Use As Needed							\$ -	\$ -	\$ -				
Total Cost								\$ 2,742,604.20	\$ 5,224,008.00		33% -30%	% 90%	\$2,481,404
-											-	-	

nish / Trim Carpentry	Qty	Unit Price	Unit Price	Total Cost	Total Cost	Total Cost
dow Casing/Trim	EA	Per EA		\$ -	\$ - \$	-
Casing/Trim	EA	Per EA	Per EA	\$ -	\$ - \$	-
Molding- MDF	LF	Per LF	Per LF	\$ -	\$ - \$	-
e Molding- Pine	LF	Per LF	Per LF	\$ -	\$ - \$	-
n Molding- MDF	LF	Per LF	Per LF	\$ -		-
wn Molding- Pine/Equal	LF	Per LF	Per LF	\$ -	7 7	-
Rail- MDF	LF	Per LF	Per LF	\$ -	\$ - \$	-
Rail- Pine/Equal	LF	Per LF	Per LF	\$ -	\$ - \$	-
room Vanity/Base Cabinets	LF	Per LF	Per LF	\$ -	\$ - \$	-
en Cabinets	LF	Per LF	Per LF	\$ -	\$ - \$	-
/I Coated Metal Wire Shelving	372 LF	\$ 500.00 Per LF	\$ 615.00 Per LF	\$ 186,000.00	\$ 228,780.00 \$	223,200.00
d Shelving	LF	Per LF	Per LF	\$ -	\$ - \$	-
olish Casing/Trim/Chair Rail/Molding	LF	Per LF	Per LF	\$ -	\$ - \$	-
nolish Kitchen Cabinets	EA	Per EA	Per FA	\$ -	s - s	_
nolish Shelving	LF	Per LF	Per LF	5 -	5 - 5	-
rior trim package	168 Unit	\$ 2,000.00	\$ 2,400,00	\$ 336,000.00	\$ 403,200.00 \$	453,600.00
net and countertop package	168 Unit	\$ 4,000.00	\$ 4,950.00	\$ 672,000.00		
Total Cos		4,000.00	4,550.00	\$ 1,194,000.00		
ation	Qty	Unit Price	Unit Price	Total Cost	Total Cost	Total Cost
	SE	Per SF	Per SF	rotal Cost	\$ - \$	TOTAL COST
- Batt Insulation (Specify R-Value & Inches) s- Batt Insulation (Specify R-Value & Inches)	SF SF	Per SF	Per SF Per SF	\$		
				÷ -	\$ - \$	-
R-38 Blown-In Recycled Cellulose	SF	Per SF	Per SF	\$ -	ş - Ş	-
R-38 Blown-In	SF	Per SF	Per SF	\$ -	7	-
ish Walls / Floor Insulation	SF	Per SF	Per SF	\$ -	\$ - \$	
ish Attic Insulation	SF	Per SF	Per SF	\$ -	\$ - \$	
tion package	1 LS	\$ 287,780.85	\$ 350,000.00	\$ 287,780.85	\$ 350,000.00	325,000.00
Line Item For Developer's Use As Needed				\$ -	\$ - \$	-
Total Cos	t			\$ 287,780.85		
ing-Carpet	Qty	Unit Price	Unit Price	Total Cost	Total Cost	Total Cost
ove Carpet/Pad	SF	Per SF	Per SF	\$ -	\$ - \$	-
et & Pad	SF	Per SF	Per SF	\$ -	\$ - \$	-
t- Glue Down	SF	Per SF	Per SF	\$ -	\$ - \$	
- Indoor/Outdoor	SF	Per SF	Per SF	\$ -	\$ - \$	
lish Carpet and Pad	SF	Per SF	Per SF	\$ -	\$ - \$	-
ine Item For Developer's Use As Needed				\$ -	\$ - \$	-
ine Item For Developer's Use As Needed				\$ -	\$ - \$	-
Total Cos		-		\$ -		-
ng-Vinyl	Qty	Unit Price	Unit Price	Total Cost	Total Cost	Total Cost
heet Flooring	SF	Per SF	Per SF	\$	\$	
ile Flooring	173924 SF	\$ 3.75 Per SF	\$ 4.65 Per SF	\$ 652,215.00	\$ 808,746.60 \$	956,582.00
/Replace Subfloor and Vinyl	1/3924 SF	S S.75 Per SF	\$ 4.65 Per SF	\$ 032,213.00	\$ 000,740.00	330,362.00
		Pel SF	rel Sr	7	y - 3	
Line Item For Developer's Lice As Needed				ċ	ė ė	
				\$ - \$ -		-
1 Line Item For Developer's Use As Needed				\$ -	\$ - \$	- 956 582 00
n Line Item For Developer's Use As Needed n Line Item For Developer's Use As Needed Total Cos		Unit Price	Hait Price	\$ - \$ 652,215.00	\$ 808,746.60	
Line Item For Developer's Use As Needed Total Cos ing-Wood	Qty	Unit Price	Unit Price	\$ -	\$ - \$	956,582.00 Total Cost
Line Item For Developer's Use As Needed Total Cos ng-Wood eered Wood Flooring	Qty SF	Per SF	Per SF	\$ - \$ 652,215.00	\$ 808,746.60	
Line Item For Developer's Use As Needed Total Cos ng-Wood eered Wood Flooring atural Flooring	Qty SF SF	Per SF Per SF	Per SF Per SF	\$ - \$ 652,215.00	\$ 808,746.60	
ne Item For Developer's Use As Needed Total Cos g-Wood ered Wood Flooring tural Flooring hed Solid Wood Flooring	Qty SF SF SF	Per SF Per SF Per SF	Per SF Per SF Per SF	\$ - \$ 652,215.00 Total Cost \$ - \$ - \$ -	\$ 808,746.60 \$ Total Cost \$ - \$ \$ - \$ \$ - \$ \$ - \$	
ne Item For Developer's Use As Needed Total Cos ;-Wood red Wood Flooring tural Flooring hed Solid Wood Flooring teplace Engineered Wood Flooring	Qty SF SF SF SF	Per SF Per SF Per SF Per SF	Per SF Per SF Per SF Per SF	\$ - \$ 652,215.00 Total Cost \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	\$ 808,746.60 \$ Total Cost \$ - \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Total Cost
ne Item For Developer's Use As Needed Total Cos ;-Wood red Wood Flooring tural Flooring ned Solid Wood Flooring teplace Engineered Wood Flooring Replace Oak / Natural Flooring	Qty SF SF SF	Per SF Per SF Per SF	Per SF Per SF Per SF	\$ 652,215.00 Total Cost \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ \$ 808,746.60 \$ Total Cost \$ - \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Total Cost
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ndow Blinds	650	EA	\$ 45.00	Per EA	\$ 55.00	Per EA	\$ 29,250.00	\$ 35,750.00	\$ 35,750.00		22% 22%	0%
nove/Dispose of Existing Window		EA		Per EA		Per EA	\$ -	\$ -	\$ -			
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wall Repair		EA		Per EA		Per EA	\$ -	\$ -	\$ -			
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wer Door- Stall		SF		Per SF		Per SF	ė	ė	ė			
Accessory- Basic (e.g., towel ring, towel bar, etc.)							\$ -	- -	\$ -			
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lirrors	168	Unit	\$ 250.00	T CT EX	\$ 305.00	FELLA	\$ 42,000.00	\$ 51,240.00			10% 22%	-10%
athroom accessories	168 168		\$ 250.00 \$ 125.00	T CT EX	\$ 305.00 \$ 154.00	PEI LA	\$ 42,000.00 \$ 21,000.00	\$ 51,240.00 \$ 25,872.00	\$ 25,200.00		20% 23%	-3%
athroom accessories Total Cost	168	Unit Unit	\$ 125.00		\$ 154.00		\$ 42,000.00 \$ 21,000.00 \$ 63,000.00	\$ 51,240.00 \$ 25,872.00 \$ 77,112.00	\$ 25,200.00 \$ 71,400.00		20% 23% 13% 22%	-3% -7%
throom accessories Total Cost umbing	168	Unit Unit		ce		ce	\$ 42,000.00 \$ 21,000.00	\$ 51,240.00 \$ 25,872.00	\$ 25,200.00		20% 23%	-3%
throom accessories Total Cost Imbing Intub-Standard	168 Q	Unit Unit	\$ 125.00	ce Per EA	\$ 154.00 Unit Pri	ce Per EA	\$ 42,000.00 \$ 21,000.00 \$ 63,000.00 Total Cost \$ -	51,240.00 \$ 25,872.00 \$ 77,112.00 Total Cost \$ -	\$ 25,200.00 \$ 71,400.00 Total Cost \$ -		20% 23% 13% 22% #VALUE! #VALUE!	-3% -7% #VALUE!
throom accessories Total Cost Imbing Intub-Standard Intub & Shower Combo-Fiberglass Standard	168	Unit Unit EA EA	\$ 125.00	ce Per EA Per EA	\$ 154.00	ce Per EA Per EA	\$ 42,000.00 \$ 21,000.00 \$ 63,000.00 Total Cost \$ - \$ 168,000.00	\$ 51,240.00 \$ 25,872.00 \$ 77,112.00 Total Cost \$ - \$ 204,422.40	\$ 25,200.00 \$ 71,400.00		20% 23% 13% 22%	-3% -7%
throom accessories Total Cost Imbing thtub-Standard thtub-S. Shower Combo-Fiberglass Standard ower Stall-Standard	168 Q	Unit Unit EA EA EA	\$ 125.00 Unit Pric \$ 1,400.00	Per EA Per EA Per EA	\$ 154.00 Unit Pri \$ 1,703.52 \$ -	ce Per EA Per EA Per EA	\$ 42,000.00 \$ 21,000.00 \$ 63,000.00 Total Cost \$ - \$ 168,000.00 \$ -	\$ 51,240.00 \$ 25,872.00 \$ 77,112.00 Total Cost \$ - \$ 204,422.40 \$ -	\$ 25,200.00 \$ 71,400.00 Total Cost \$ - \$ 180,000.00 \$ -		20% 23% 13% 22% #VALUE! #VALUE! 7% 22%	-3% -7% #VALUE!
hroom accessories Total Cost mbing htub-Standard htub & Shower Combo- Fiberglass Standard wer Stall- Standard A Accessible Shower Stall/Unit	168 0 120	Unit Unit EA EA EA EA	\$ 125.00 Unit Pric \$ 1,400.00 \$ 2,500.00	Per EA Per EA Per EA Per EA	\$ 154.00 Unit Pri \$ 1,703.52 \$ - \$ 3,042.00	Per EA Per EA Per EA Per EA	\$ 42,000.00 \$ 21,000.00 \$ 63,000.00 Total Cost \$ - \$ 168,000.00 \$ - \$ 17,500.00	\$ 51,240.00 \$ 25,872.00 \$ 77,112.00 Total Cost \$ - \$ 204,422.40 \$ - \$ 21,294.00	\$ 25,200.00 \$ 71,400.00 Total Cost \$ - \$ 180,000.00 \$ 21,000.00		20% 23% 13% 22% #VALUE! #VALUE! 7% 22% 20% 22%	-3% -7% #VALUE! -12%
hroom accessories Total Cost mbing htub-Standard htub-Standard htub & Shower Combo- Fiberglass Standard ower Stall- Standard A Accessible Shower Stall/Unit let complete	168 120 7 120	Unit Unit EA EA EA EA EA EA	\$ 125.00 Unit Prid \$ 1,400.00 \$ 2,500.00 \$ 300.00	Per EA Per EA Per EA Per EA Per EA Per EA	\$ 154.00 Unit Pri \$ 1,703.52 \$ - \$ 3,042.00 \$ 365.04	Per EA Per EA Per EA Per EA Per EA Per EA	\$ 42,000.00 \$ 21,000.00 \$ 63,000.00 Total Cost \$ - \$ 168,000.00 \$ 5 \$ 17,500.00 \$ 36,000.00	\$ 51,240.00 \$ 25,872.00 \$ 77,112.00 Total Cost \$ - \$ 204,422.40 \$ - \$ 21,294.00 \$ 43,804.80	\$ 25,200.00 \$ 71,400.00 Total Cost \$ - \$ 180,000.00 \$ - \$ 21,000.00 \$ 42,000.00		20% 23% 13% 22% #VALUE! #VALUE! 7% 22% 20% 22% 17% 22%	-3% -7% #VALUE! -12% -1% -4%
hroom accessories Total Cost mbing httub-Standard httub & Shower Combo-Fiberglass Standard wer Stall-Standard A Accessible Shower Stall/Unit let complete A Accessible Toilet complete	168 0 120	Unit Unit Unit EA EA EA EA EA EA EA	\$ 125.00 Unit Pric \$ 1,400.00 \$ 2,500.00	Per EA	\$ 154.00 Unit Pri \$ 1,703.52 \$ - \$ 3,042.00	Per EA	\$ 42,000.00 \$ 21,000.00 \$ 63,000.00 Total Cost \$ 168,000.00 \$ 17,500.00 \$ 36,000.00 \$ 2,100.00	\$ 51,240.00 \$ 25,872.00 \$ 77,112.00 Total Cost \$ - \$ 204,422.40 \$ - \$ 21,294.00 \$ 43,804.80	\$ 25,200.00 \$ 71,400.00 Total Cost \$ - \$ 180,000.00 \$ - \$ 21,000.00 \$ 42,000.00		20% 23% 13% 22% #VALUE! #VALUE! 7% 22% 20% 22%	-3% -7% #VALUE! -12%
hroom accessories Total Cost mbing htub-Standard htub-S shower Combo-Fiberglass Standard wer Stall-Standard A Accessible Shower Stall/Unit let complete A Accessible Tollet complete lestal Sink complete	168 120 7 120 7	Unit Unit EA EA EA EA EA EA EA EA EA	\$ 125.00 Unit Pric \$ 1,400.00 \$ 2,500.00 \$ 300.00 \$ 300.00	Per EA	\$ 154.00 Unit Pri \$ 1,703.52 \$ - \$ 3,042.00 \$ 365.04 \$ 365.04	Per EA	\$ 42,000.00 \$ 21,000.00 \$ 63,000.00 Total Cost \$ - \$ 168,000.00 \$ - \$ 17,500.00 \$ 36,000.00 \$ 2,100.00 \$ -	\$ 51,240.00 \$ 25,872.00 Total Cost \$ 204,422.40 \$ - \$ 21,294.00 \$ 43,804.80 \$ 2,555.28	\$ 25,200.00 \$ 71,400.00 Total Cost \$ - \$ 180,000.00 \$ 21,000.00 \$ 42,000.00 \$ 2,450.00 \$ -		20% 23% 13% 22% #VALUEI #VALUEI 7% 22% 20% 22% 17% 22%	-3% -7% #VALUE! -12% -1% -4%
ntroom accessories Total Cost mbing ntub-Standard ntub-S Shower Combo- Fiberglass Standard wer Stall- Standard Accessible Shower Stall/Unit et complete standard Accessible Toilet complete stall Standard Standard Standard Accessible Toilet complete	168 120 7 120 7 120 7 120 7	Unit Unit Unit EA EA EA EA EA EA EA	\$ 125.00 Unit Pric \$ 1,400.00 \$ 2,500.00 \$ 300.00 \$ 300.00 \$ 100.00	Per EA	\$ 154.00 Unit Pri \$ 1,703.52 \$ - \$ 3,042.00 \$ 365.04 \$ 365.04 \$ - \$ 121.68	Per EA	\$ 42,000.00 \$ 21,000.00 \$ 63,000.00 Total Cost \$ 168,000.00 \$ 17,500.00 \$ 36,000.00 \$ 2,100.00 \$ 2,100.00 \$ 1,600.00	\$ 51,240.00 \$ 25,872.00 Total Cost \$ 204,422.40 \$ 21,294.00 \$ 43,804.80 \$ 2,555.28 \$ 15,331.68	\$ 25,200.00 \$ 71,400.00 Total Cost \$ - \$ 180,000.00 \$ 21,000.00 \$ 42,000.00 \$ 2,450.00 \$ - \$ 15,750.00		20% 23% 13% 22% #VALUE! #VALUE! 7% 22% 20% 22% 17% 22% 17% 22% 25% 22%	-3% -7% #VALUE! -12% -1% -4% -4%
rroom accessories Total Cost whing tub-Standard tub-Standard tub Stanus wer Stall- Standard wer Stall- Standard Accessible Shower Stall/Unit t complete t complete t Accessible Toilet complete estal Sink complete proom Sink Faucet- Standard	168 120 7 120 7	Unit Unit Unit EA	\$ 125.00 Unit Pric \$ 1,400.00 \$ 2,500.00 \$ 300.00 \$ 300.00	Per EA	\$ 154.00 Unit Pri \$ 1,703.52 \$ - \$ 3,042.00 \$ 365.04 \$ 365.04	Per EA	\$ 42,000.00 \$ 21,000.00 \$ 63,000.00 Total Cost \$ 168,000.00 \$ 2,000.00 \$ 36,000.00 \$ 2,100.00 \$ 12,600.00 \$ 12,600.00 \$ 72,000.00	\$ 51,240.00 \$ 25,872.00 Total Cost \$ 204,422.40 \$ 21,294.00 \$ 43,804.80 \$ 2,555.28 \$ 15,331.68	\$ 25,200.00 \$ 71,400.00 Total Cost \$ 180,000.00 \$ 21,000.00 \$ 42,000.00 \$ 2,450.00 \$ 15,750.00		20% 23% 13% 22% #VALUEI #VALUEI 7% 22% 20% 22% 17% 22%	-3% -7% #VALUE! -12% -1% -4%
Into a Cost Into a	168 120 7 120 7 120 7 120 7	Unit Unit EA	\$ 125.00 Unit Pric \$ 1,400.00 \$ 2,500.00 \$ 300.00 \$ 300.00 \$ 100.00	Per EA	\$ 154.00 Unit Pri \$ 1,703.52 \$ - \$ 3,042.00 \$ 365.04 \$ 365.04 \$ - \$ 121.68	Per EA	\$ 42,000.00 \$ 21,000.00 \$ 63,000.00 Total Cost \$ 168,000.00 \$ 2,000.00 \$ 36,000.00 \$ 2,100.00 \$ 12,600.00 \$ 12,600.00 \$ 72,000.00	\$ 51,240.00 \$ 25,872.00 Total Cost \$ 204,422.40 \$ 21,294.00 \$ 43,804.80 \$ 2,555.28 \$ 15,331.68	\$ 25,200.00 \$ 71,400.00 Total Cost \$ - \$ 180,000.00 \$ 21,000.00 \$ 42,000.00 \$ 2,450.00 \$ - \$ 15,750.00		20% 23% 13% 22% #VALUE! #VALUE! 7% 22% 20% 22% 17% 22% 17% 22%	-3% -7% #VALUE! -12% -1% -4% -4%
hroom accessories Total Cost mbing httub-Standard httub & Shower Combo-Fiberglass Standard ower Stall- Standard A Accessible Shower Stall/Unit let complete A Accessible Toilet complete gestal Sink complete hroom Sink Faucet-Standard ter Heater-Electric-Complete w/ pan ter Heater-Electric-Complete w/ pan	168 120 7 120 7 120 7 120 7	Unit Unit Unit EA	\$ 125.00 Unit Pric \$ 1,400.00 \$ 2,500.00 \$ 300.00 \$ 300.00 \$ 100.00	Per EA	\$ 154.00 Unit Pri \$ 1,703.52 \$ - \$ 3,042.00 \$ 365.04 \$ 365.04 \$ - \$ 121.68	Per EA	\$ 42,000.00 \$ 21,000.00 \$ 63,000.00 Total Cost \$ 168,000.00 \$ 5 \$ 17,500.00 \$ 36,000.00 \$ 2,100.00 \$ 2,100.00 \$ 72,000.00 \$ 72,000.00	\$ 51,240.00 \$ 25,872.00 Total Cost \$ 204,422.40 \$ 21,294.00 \$ 43,804.80 \$ 2,555.28 \$ 15,331.68	\$ 25,200.00 \$ 71,400.00 Total Cost \$ - \$ 180,000.00 \$ 21,000.00 \$ 42,000.00 \$ 2,450.00 \$ - \$ 15,750.00		20% 23% 13% 22% #VALUE! #VALUE! 7% 22% 20% 22% 17% 22% 17% 22%	-3% -7% #VALUE! -12% -1% -4% -4%
hroom accessories Total Cost mbing htub-Standard htub & Shower Combo-Fiberglass Standard wer Stall-Standard A Accessible Shower Stall/Unit let complete A Accessible Toilet complete lestal Sink complete lestal Sink complete ter Heater-Electric-Complete w/ pan ter Heater-Gas-Complete w/ pan ugh in Plumbing Per Fixture	168 120 7 120 7 120 7 120 7	Unit Unit EA	\$ 125.00 Unit Pric \$ 1,400.00 \$ 2,500.00 \$ 300.00 \$ 300.00 \$ 100.00	Per EA	\$ 154.00 Unit Pri \$ 1,703.52 \$ - \$ 3,042.00 \$ 365.04 \$ 365.04 \$ - \$ 121.68	Per EA	\$ 42,000.00 \$ 21,000.00 \$ 63,000.00 Total Cost \$ - \$ 168,000.00 \$ 17,500.00 \$ 36,000.00 \$ 2,100.00 \$ 2,100.00 \$ 72,000.00 \$ 72,000.00 \$ - \$ -	\$ 51,240.00 \$ 25,872.00 \$ 77,112.00 Total Cost \$ 204,422.40 \$ 21,294.00 \$ 43,804.80 \$ 2,555.28 \$ 15,331.68 \$ 87,609.60 \$ -	\$ 25,200.00 \$ 71,400.00 Total Cost \$ - \$ 180,000.00 \$ 21,000.00 \$ 42,000.00 \$ 2,450.00 \$ - \$ 15,750.00		20% 23% 13% 22% #VALUE! #VALUE! 7% 22% 20% 22% 17% 22% 17% 22%	-3% -7% #VALUE! -12% -1% -4% -4%
Imbing Intub-Standard Inter-Heater-Electric-Complete w/ pan Inter-Heater-Electric-Complete w/ pan Intub-Standard Intub-Standar	168 120 7 120 7 120 7 120 7	Unit Unit EA	\$ 125.00 Unit Pric \$ 1,400.00 \$ 2,500.00 \$ 300.00 \$ 300.00 \$ 100.00	Per EA	\$ 154.00 Unit Pri \$ 1,703.52 \$ - \$ 3,042.00 \$ 365.04 \$ 365.04 \$ - \$ 121.68	Per EA	\$ 42,000.00 \$ 21,000.00 \$ 63,000.00 Total Cost \$ 168,000.00 \$ 2,100.00 \$ 36,000.00 \$ 2,100.00 \$ 2,100.00 \$ 72,000.00 \$ 72,000.00 \$ 72,000.00 \$ 72,000.00	\$ 51,240.00 \$ 25,872.00 \$ 77,112.00 Total Cost \$ 204,422.40 \$ 21,294.00 \$ 43,804.80 \$ 2,555.28 \$ 15,331.68 \$ 87,609.60 \$ -	\$ 25,200.00 T0400.00 T0401 Cost \$ 180,000.00 \$ 21,000.00 \$ 42,000.00 \$ 2,450.00 \$ 2,450.00 \$ 15,750.00 \$ 86,400.00 \$ 5		20% 23% 13% 22% #VALUE! #VALUE! 7% 22% 20% 22% 17% 22% 17% 22%	-3% -7% #VALUE! -12% -1% -4% -4%
Imbing Intub-Standard Inter-Heater-Electric-Complete w/ pan Inter-Heater-Electric-Complete w/ pan Intub-Standard Intub-Standar	168 120 7 120 7 120 7 120 7	Unit Unit EA	\$ 125.00 Unit Pric \$ 1,400.00 \$ 2,500.00 \$ 300.00 \$ 300.00 \$ 100.00	Per EA	\$ 154.00 Unit Pri \$ 1,703.52 \$ - \$ 3,042.00 \$ 365.04 \$ 365.04 \$ - \$ 121.68	ce Per EA	\$ 42,000.00 \$ 21,000.00 \$ 63,000.00 Total Cost \$ 168,000.00 \$ 2,100.00 \$ 36,000.00 \$ 2,100.00 \$ 2,100.00 \$ 72,000.00 \$ 72,000.00 \$ 72,000.00 \$ 72,000.00	\$ 51,240.00 \$ 25,872.00 \$ 77,112.00 Total Cost \$ 204,422.40 \$ 21,294.00 \$ 43,804.80 \$ 2,555.28 \$ 15,331.68 \$ 87,609.60 \$ -	\$ 25,200.00 T0400.00 T0401 Cost \$ 180,000.00 \$ 21,000.00 \$ 42,000.00 \$ 2,450.00 \$ 2,450.00 \$ 15,750.00 \$ 86,400.00 \$ 5		20% 23% 13% 22% #VALUE! #VALUE! 7% 22% 20% 22% 17% 22% 17% 22%	-3% -7% #VALUE! -12% -1% -4% -4%
mbing Total Cost mbing thub-Standard thub & Shower Combo-Fiberglass Standard ower Stall-Standard A Accessible Shower Stall/Unit let complete A Accessible Toilet complete destal Sink complete destal Sink complete diter Heater- Electric- Complete w/ pan tter Heater- Electric- Complete w/ pan leter Heater Sas- Complete w/ pan leter Sas- Complete w/ pan leter Sas- Complete w/ pan leter Heater Sas- Complete w/ pan leter Sas- Complet	168 120 7 120 7 120 7 120 7	Unit Unit EA	\$ 125.00 Unit Pric \$ 1,400.00 \$ 2,500.00 \$ 300.00 \$ 300.00 \$ 1,000.00	Per EA	\$ 154.00 Unit Pri \$ 1,703.52 \$ - \$ 3,042.00 \$ 365.04 \$ 121.68 \$ 1,216.80 \$ - \$ - \$ - \$ - \$ - \$ - \$ -	Per EA	\$ 42,000.00 \$ 21,000.00 \$ 63,000.00 Total Cost \$ 168,000.00 \$ 17,500.00 \$ 36,000.00 \$ 2,100.00 \$ 72,000.00 \$ 72,000.00 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5	\$ 51,240.00 \$ 25,872.00 Total Cost \$ 204,422.40 \$ 21,294.00 \$ 43,804.80 \$ 2,555.28 \$ 5 \$ 87,609.60 \$ - 5 \$ - 5 \$ - 5 \$ - 7	\$ 25,200.00 71,400.00 Total Cost \$ 180,000.00 \$ 21,000.00 \$ 42,000.00 \$ 2,450.00 \$ 5 5,500.00 \$ 86,400.00 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$		20% 23% 13% 22% 13% 22% #VALUE! #VALUE! #VALUE! 7% 22% 20% 22% 17% 22% 25% 22% 20% 22%	-3% -7% #VALUE! -12% -1% -4% -4%
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introom accessories Total Cost Intib-Standard Intib-Standard Intib-Standard Intib-Standard A Cocssible Shower Combo-Fiberglass Standard ower Stall- Standard A Accessible Shower Stall/Unit let complete A Accessible Toilet complete gestal Sink complete throom Sink Faucet-Standard ter Heater-Electric-Complete w/ pan ter Heater-Electric-Complete w/ pan ugh in Plumbing Per Strure ugh in Plumbing Per Strure ugh in Plumbing Per SF move/Dispose of Toilet/Tub/Sink, etc. move/Dispose of Water Heater, etc. mbing rough package	168 120 7 120 7 120 7 120 7	Unit Unit EA	\$ 125.00 Unit Pric \$ 1,400.00 \$ 2,500.00 \$ 300.00 \$ 300.00 \$ 1,000.00	Per EA	\$ 154.00 Unit Pri \$ 1,703.52 \$ - \$ 3,042.00 \$ 365.04 \$ 121.68 \$ 1,216.80 \$ - \$ - \$ - \$ - \$ - \$ - \$ -	Per EA	\$ 42,000.00 \$ 21,000.00 \$ 63,000.00 Total Cost \$ 168,000.00 \$ 2,100.00 \$ 2,100.00 \$ 2,100.00 \$ 72,000.00 \$ 72,000.00 \$ \$ 12,600.00 \$ \$ 12,600.00 \$ \$ 12,600.00 \$ \$ 12,600.00 \$ \$ 12,600.00 \$ 5 \$ 5	\$ 51,240.00 \$ 25,872.00 Total Cost \$ 77,112.00 \$ 5 \$ 204,422.40 \$ 5 \$ 21,294.00 \$ 43,804.80 \$ 5 \$ 2,555.28 \$ 5 \$ 5 \$ 87,609.60 \$ 6 \$ 7,009.60 \$ 15,331.68 \$ 7,609.60 \$ 7	\$ 25,200.00 T0400.00 T041 Cost \$ 180,000.00 \$ 21,000.00 \$ 42,000.00 \$ 2,450.00 \$ 15,750.00 \$ 86,400.00 \$ 5 \$ 5 \$ 6,400.00 \$ 5 \$ 7 \$ 7 \$ 7 \$ 7 \$ 7 \$ 7 \$ 7 \$ 7 \$ 7 \$ 7	Rev app and CMG price increase in line.	20% 23% 13% 22% 13% 13% 22% #VALUE! #VALUE! #VALUE! 7% 22% 17% 22% 17% 22% 25% 22% 20% 22% 22% 22% 22% 22% 22% 22% 22	-3% -7% #VALUE! -12% -4% -4% -4% -4%
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room accessories Total Cost shing tub-Standard tub & Shower Combo-Fiberglass Standard ver Stall-Standard Accessible Shower Stall/Unit t to complete to complete Accessible Toilet complete stall Sink Complete room Sink Faucet-Standard er Heater-Electric-Complete w/ pan er Heater-Gas-Complete w/ pan el Hea	168 120 7 120 7 120 7 126 72	Unit Unit tty EA	\$ 125.00 Unit Pric \$ 1,400.00 \$ 2,500.00 \$ 300.00 \$ 1,000.00 \$ 1,000,770.24	Per EA	\$ 154.00 Unit Pri \$ 1,703.52 \$ \$ 3,042.00 \$ 365.04 \$ 365.04 \$ 1,216.80 \$	Per EA	\$ 42,000.00 \$ 21,000.00 \$ 63,000.00 Total Cost \$ 168,000.00 \$ 17,500.00 \$ 2,100.00 \$ 2,100.00 \$ 72,000.00 \$ 72,000.00 \$ 72,000.00 \$ 11,500.00 \$ 12,600.00 \$ 12,60	\$ 51,240.00 \$ 25,872.00 Total Cost \$ 204,422.40 \$ 21,294.00 \$ 43,804.80 \$ 2,555.28 \$ 15,331.68 \$ 87,609.60 \$ - \$ 5 \$ 1,217,737.23 \$ 5 \$ 1,592,754.99 Total Cost	\$ 25,200.00 Total Cost \$ 180,000.00 \$ 21,000.00 \$ 42,000.00 \$ 2,450.00 \$ 36,400.00 \$ 5 - 5 \$ 15,750.00 \$ 86,400.00 \$ 5 - 5 \$ 5 - 5 \$ 5 - 5 \$ 5 - 5 \$ 1,100,000.00 \$ 5 1,447,600.00 Total Cost	Rev app and CMG price increase in line.	20% 23% 13% 22% #VALUE! #VALUE! 7% 22% 20% 22% 17% 22% 17% 22% 20% 22% 20% 22% 20% 22% 20% 22% 40% 20% 22% 40% 20% 22% 40% 40% 40% 40% 40% 40% 40% 40% 40% 40	-3% -7% #VALUE! -12% -14% -4% -4% -11% -10% #VALUE!
noom accessories Total Cost nbing tub-Standard tub-Standard tub-Standard tub-Standard wer Stall-Standard Accessible Shower Stall/Unit et complete et Complete Accessible Toilet complete stall Sink complete room Sink Faucet-Standard er Heater-Electric Complete w/ pan gh in Plumbing Per SF ove/Dispose of Toilet/Tub/Sink, etc. ove/Dispose of Water Heater, etc. bing rough package une Heater-Electric Complete w/ pan gh in Plumbing Per SF ove/Dispose of Toilet/Tub/Sink, etc. ove/Dispose of Water Heater, etc. bing rough package une Heater Electric Shower Standard Total Cost trical / Lighting for Light fixture-Standard	168 120 7 120 7 120 7 126 72 1 1	Unit Unit tty EA EA EA EA EA EA EA EA EA E	\$ 125.00 Unit Pric \$ 1,400.00 \$ 2,500.00 \$ 300.00 \$ 300.00 \$ 1,000.00 \$ 1,000.770.24 Unit Pric \$ 12.00	Per EA	\$ 154.00 Unit Pri \$ 1,703.52 \$	Per EA	\$ 42,000.00 \$ 21,000.00 \$ 63,000.00 Total Cost \$ 168,000.00 \$ 17,500.00 \$ 36,000.00 \$ 2,100.00 \$ 72,000.00 \$ 72,000.00 \$ 72,000.00 \$ 5 \$ 1,000,770.24 \$ 1,308,970.24 Total Cost \$ 10,000.00	\$ 51,240.00 \$ 25,872.00 Total Cost \$ 204,422.40 \$ 21,294.00 \$ 43,804.80 \$ 2,555.28 \$ 5 \$ 1,331.68 \$ 87,609.60 \$ - \$ \$ 1,217,737.23 \$ 1,592,754.99 Total Cost \$ 1,2265.34	\$ 25,200.00 Total Cost \$ 71,400.00 \$ 180,000.00 \$ 21,000.00 \$ 42,000.00 \$ 42,450.00 \$ 5 \$ 15,750.00 \$ 86,400.00 \$.	Rev app and CMG price increase in line.	20% 23% 13% 22% 13% 22% 22% 20% 22% 22% 22% 22% 22% 22% 22	.3% .7% #VALUEI -12% -14% -4% -4% -10% -10% #VALUEI
nbing tub-Standard tub-Standard tub-Standard tub-Standard tub-Standard tub-Standard tub-Standard Accessible Shower Stall/Unit t complete t complete t complete t complete troom Sink Faucet- Standard Accessible Toilet complete troom Sink Faucet- Standard er Heater-Electric- Complete w/ pan er Heater-Gas-Complete w/ pan gh in Plumbing Per Fixture gh in Plumbing Per SF ove/Dispose of Toilet/Tub/Sink, etc.	168 120 7 120 7 120 7 126 72	Unit Unit tty EA	\$ 125.00 Unit Pric \$ 1,400.00 \$ 2,500.00 \$ 300.00 \$ 1,000.00 \$ 1,000,770.24	Per EA	\$ 154.00 Unit Pri \$ 1,703.52 \$ \$ 3,042.00 \$ 365.04 \$ 365.04 \$ 1,216.80 \$	Per EA	\$ 42,000.00 \$ 21,000.00 \$ 63,000.00 Total Cost \$ 168,000.00 \$ 17,500.00 \$ 2,100.00 \$ 2,100.00 \$ 72,000.00 \$ 72,000.00 \$ 72,000.00 \$ 12,600.00 \$ 12,600.00 \$ 12,600.00 \$ 12,600.00 \$ 12,600.00 \$ 12,600.00 \$ 12,600.00 \$ 12,600.00 \$ 12,600.00 \$ 10,000,770.24 \$ 1,100,770.24 \$ 1,100,770.24 \$ 1,100,000 \$ 1,000,000 \$ 26,880.00 \$ 26,880.00	\$ 51,240.00 \$ 25,872.00 Total Cost \$ 204,422.40 \$ 21,294.00 \$ 43,804.80 \$ 2,555.28 \$ 5 \$ 1,331.68 \$ 87,609.60 \$ - \$ \$ 1,217,737.23 \$ 1,592,754.99 Total Cost \$ 1,2265.34	\$ 25,200.00 Total Cost \$ 71,400.00 \$ 180,000.00 \$ 21,000.00 \$ 42,000.00 \$ 42,450.00 \$ 5 \$ 15,750.00 \$ 86,400.00 \$.	Rev app and CMG price increase in line.	20% 23% 13% 22% #VALUE! #VALUE! 7% 22% 20% 22% 17% 22% 17% 22% 20% 22% 20% 22% 20% 22% 20% 22% 40% 20% 22% 40% 20% 22% 40% 40% 40% 40% 40% 40% 40% 40% 40% 40	-3% -7% #VALUE! -12% -14% -4% -4% -11% -10% #VALUE!
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Imbing Intub-Standard	168 120 7 120 7 126 72 1 1 1 1 1 1 1 1 1 1 1 1 1	Unit Unit Unit EA	\$ 125.00 Unit Pric \$ 1,400.00 \$ 2,500.00 \$ 300.00 \$ 300.00 \$ 1,000.770.24 Unit Pric \$ 1,200,770.24	Per EA	\$ 154.00 Unit Pri \$ 1,703.52 \$ - \$ 3,042.00 \$ 365.04 \$ 365.04 \$ 1,216.80 \$ 1,216.80 \$ - \$ - \$ 12,168 \$ - \$ 5 - \$ - \$ 1 - \$ 1,416.80 \$ - \$ 5 - \$ 1,217,737.23 \$ 5 - Unit Pri \$ 14.60 \$ 97.34 \$ - \$ 97.34 \$ - \$ 30.42 \$ 30.42	Per EA	\$ 42,000.00 \$ 12,000.00 \$ 63,000.00 Total Cost \$ - \$ 168,000.00 \$ 36,000.00 \$ 2,100.00 \$ 72,000.00 \$ 72,000.00 \$ 72,000.00 \$ 11,000,770.24 \$ 5 1,308,970.24 Total Cost Total Cost \$ 10,000,770.24 \$ 5 1,308,970.24 Total Cost \$ 1,308,000.00 \$ 26,880.00 \$ 11,200.00 \$ - \$ 1,308,000.00 \$ 11,200.00 \$ - \$ 11,200.00 \$ - \$ 11,200.00 \$ - \$ 11,200.00 \$ - \$ 11,200.00 \$ - \$ 11,200.00 \$ - \$ 11,200.00 \$ - \$ 11,200.00 \$ - \$ 11,200.00 \$ - \$ 11,200.00 \$ - \$ 11,200.00 \$ - \$ 11,200.00 \$ - \$ 11,200.00 \$ - \$ 11,200.00 \$ - \$ 11,200.00	\$ 51,240.00 \$ 25,872.00 Total Cost \$ 77,112.00 Total Cost \$ \$ \$ 204,422.40 \$ \$ \$ 21,294.00 \$ \$ 43,804.80 \$ \$ 2,555.28 \$ \$ 2,555.28 \$ \$ 7,509.60 \$ \$ 87,609.60 \$ \$ 1,217,737.23 \$ \$ 1,217,737.23 \$ \$ 1,2265.34 \$ 3,707.58 \$ 1,2,265.34 \$ 5 1,2,265.34 \$ 5 1,2,265.34 \$ 5 1,2,265.34 \$ 5 1,2,265.34 \$ 5 1,2,265.34 \$ 5 1,2,265.34 \$ 5 1,2,265.34 \$ 5 1,2,265.34	\$ 25,200.00 Total Cost \$ 180,000.00 \$ 21,000.00 \$ 42,000.00 \$ 2,450.00 \$ 5 15,750.00 \$ 86,400.00 \$ 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Rev app and CMG price increase in line.	20% 23% 13% 22% 13% 13% 22% 22% 22% 22% 22% 22% 22% 22% 22% 2	-3% -7% #VALUEI -12% -14% -4% -4% -10% -10% -10% -10% -10% -10% -10% -10
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athroom accessories Total Cost umbing athtub-Standard athtub-Standard athtub-Standard DA Accessible Shower Stall/Unit oliet complete DA Accessible Toilet complete dedeatal Sink complete detail Sink complete detail Sink complete detail Sink complete with a faucet-Standard fater Heater-Electric-Complete w/ pan fater Heater-Electric-Complete w/ pan pugh in Plumbing Per Fixture pugh in Plumbing Per Fixture pugh in Plumbing Per Se move/Dispose of Toilet/Tub/Sink, etc. emove/Dispose of Water Heater, etc. umbling rough package pen Line Item For Developer's Use As Needed	168 120 7 120 7 126 72 1 1 1 1 1 1 1 1 1 1 1 1 1	Unit Unit Unit EA EA EA EA EA EA EA EA EA E	\$ 125.00 Unit Pric \$ 1,400.00 \$ 2,500.00 \$ 300.00 \$ 300.00 \$ 1,000.00 \$ 1,000.770.24 Unit Pric \$ 12.00 \$ 80.00 \$ 25.00 \$ 200.00	Per EA	\$ 154.00 Unit Pri \$ 1,703.52 \$ - \$ 3,042.00 \$ 365.04 \$ 5 365.04 \$ - \$ 1,216.80 \$ - \$ 1,216.80 \$ - \$ 5 - \$ - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 1,217,737.23 \$ - Unit Pri \$ 14.60 \$ 97.34 \$ - \$ 30.42 \$ 243.36 \$ - \$ 5 -	Per EA	\$ 42,000.00 \$ 12,000.00 \$ 63,000.00 Total Cost \$ 168,000.00 \$ 17,500.00 \$ 36,000.00 \$ 2,100.00 \$ 72,000.00 \$ 72,000.00 \$ 72,000.00 \$ 12,600.00 \$ 72,000.00 \$ 72,000.00 \$ 12,600.00 \$ 72,000.00 \$ 12,600.00 \$ 12,600.00 \$ 12,600.00 \$ 12,600.00 \$ 11,200.00 \$ 11,200.00 \$ 11,200.00 \$ 11,200.00 \$ 11,200.00 \$ 11,200.00 \$ 11,200.00 \$ 11,200.00 \$ 11,200.00 \$ 11,200.00 \$ 11,200.00	\$ 51,240.00 \$ 25,872.00 Total Cost \$ - 5 \$ 204,422.40 \$ 5 \$ 21,294.00 \$ 5 \$ 21,294.00 \$ 5 \$ 23,555.28 \$ 5 \$ 15,331.68 \$ 7 \$ 1,217,737.23 \$ 5 \$ 1,217,737.23 \$ 5 \$ 1,2265.34 \$ 32,707.58 \$ 13,628.16 \$ 5 \$ 13,628.16 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5	\$ 25,200.00 Total Cost \$ 180,000.00 \$ 21,000.00 \$ 42,000.00 \$ 42,000.00 \$ 5 2,450.00 \$ 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Rev app and CMG price increase in line.	20% 23% 13% 22% #VALUE! #VALUE	-3% -7% #VALUEI -12% -14% -4% -4% -3% -1% -10% -10% -10% -10%

#VALUE!

-\$14,112 -\$14,112 #VALUE!

-\$52,549 -\$25,036 -\$77,585 #VALUE!

> \$2,163,785 -\$408,750 \$300,000 \$50,000 \$6,000 \$2,481,404 \$2.820 -\$25,000 \$147,835 \$108,750 -\$100,947 -\$101,178 -\$58,500 \$43,481 -\$5,712 -\$145,155 -\$46,706 -\$14,112 -\$77,585 \$7,141 \$2,163,785 \$129,827 \$173,103 \$2,466,715 \$2,875,465

HVAC	Q	Qty	Unit Pri		Unit Pri		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	7	\$ -	\$ -				
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 Package	168	Unit	\$ 5,000.00	Per Unit	\$ 6,084.00	Per Unit	\$ 840,000.00	\$ 1,022,112.00	\$ 1,008,000.00		20%	22%	-19
Open Line Item For Developer's Use As Needed					\$ -		\$ -	\$ -	\$ -				
Total Cos	it						\$ 840,000.00	\$ 1,022,112.00	\$ 1.008.000.00	Rev app and CMG price increase in line.	20%	22%	-1%
Painting		Qty	Unit Pri	ce	Unit Pri	P	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
Interior Painting Drywall Sprayed		SF	O.I.I.C.T.I.	Per SF	O.IIICT III	Per SF	\$ -		ć		#TTLOL.	# VILOL.	# TALOL.
Interior Painting Drywan Sprayed		EA		Per EA		Per EA	\$ -	7	\$ -				
									\$ -				
Interior Painting Base and Window Casing		LF		Per LF		Per LF	\$ -		7				
Exterior Building Siding		SF		Per SF		Per SF	\$ - :		\$ -				
Exterior Trim and Accessories		EA		Per EA		Per EA	\$ - :		\$ -				
Interior Paint Package	168	Unit	\$ 3,500.00	Per EA	\$ 4,312.79		\$ 588,000.00		\$ 672,000.00	Overall, interior/finishes Rev app price increase in line with	14%	23%	-79
Exterior Paint Package	1	LS	\$ 438,260.87	Per LS	\$ 540,036.49	Per LS	\$ 438,260.87	\$ 540,036.49			18%	23%	-59
Total Cos	it	•	•				\$ 1,026,260.87	\$ 1,264,585.44	\$ 1,187,000.00		16%	23%	-69
Miscellaneous / Other Items Not Included	0	Qty	Unit Pri	ce	Unit Pri	e	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
Contractor Contingency	1	LS	\$ 1,163,263.16		\$ 1,280,000.00		\$ 1,163,263.16	\$ 1,280,000.00			14%	10%	3
Depreciable FF&E	168	Unit	\$ 3,000.00		\$ 3,400.00		\$ 504.000.00				7%	13%	-6'
Note: Depreciable FF&E is for apppliances	100	Offic	3,000.00		ÿ 3,400.00		\$ -	, , , , , , ,	\$ 337,000.00		1 70	1070	-0
							\$ -		\$ -				
Open Line Item For Developer's Use-Other HCC									*				
Open Line Item For Developer's Use-Other HCC							\$ -		\$ -				
Open Line Item For Developer's Use-Other HCC							\$ - !		\$ -				
Open Line Item For Developer's Use-Other HCC							\$ - :		\$ -				
Open Line Item For Developer's Use-Other HCC							\$ -		\$ -				
Total Cos	it						\$ 1,667,263.16	\$ 1,851,200.00	\$ 1,858,340.75		11%	11%	09
			Sub Total		Sub Total		\$ 23,268,526.32	\$ 25,712,955.36	\$ 27,876,740.75		20%	11%	89
	_												
				TRUCTION	COST SUMMARY								
	Site Work	and Utilitie	·S				\$ 3,375,000.00	\$ 3,768,750.00	\$ 3,360,000.00		0%	12%	-119
	Concrete a	and Paving					\$ 1,830,211.90	\$ 2,100,000.00	\$ 2,400,000.00		31%	15%	149
	Masonry						\$ 1,706,376.00	\$ 2,050,000.00	\$ 2,100,000.00		23%	20%	29
	Metals						\$ 264,000.00				23%	20%	29
		Daniel Cam						,	, ,,,,,,,			-	
		Rough Carp					+ 0,0-0,000.00				33%	-30%	909
		im Carpent	ry				\$ 1,194,000.00				23%	23%	09
	Insulation						\$ 287,780.85	\$ 350,000.00	\$ 325,000.00		13%	22%	-79
	Flooring - 0	Carpet					\$ - !	\$ -	\$ -				
	Flooring - 1	Vinvl					\$ 652,215.00	\$ 808,746.60	\$ 956,582.00		47%	24%	189
	Flooring - 1						\$ -		\$ -				
							\$ - !		\$ -				
		Wall - Tile					T		•				
	- 0.	offit / Fascia	/ Gutters				\$ 842,753.23				34%	21%	119
	Roofing						\$ 650,000.00				8%	23%	-13
	Doors		·			Т	\$ 580,353.90	\$ 715,000.00	\$ 613,822.00		6%	23%	-149
	Windows						\$ 354,250.00	\$ 435,500.00	\$ 377,000.00		6%	23%	-139
	Drywall / A	Acoustics .					\$ 1,652,278.00				26%	24%	29
			r / Dath Assessari								13%	22%	-79
		nower Doc	or / Bath Accessori	Co			7						
	Plumbing						\$ 1,308,970.24				11%	22%	-99
	Electrical /	/ Lighting					\$ 1,055,807.17	\$ 1,284,706.16	\$ 1,238,000.00		17%	22%	-4'
	Heating, V	entilating a	and Air Conditionin	ng		Т	\$ 840,000.00	\$ 1,022,112.00	\$ 1,008,000.00		20%	22%	-11
	Painting						\$ 1,026,260.87				16%	23%	-6
		ous / Otho	r items not include	ed			\$ 1,667,263.16				11%	11%	0'
	TVIISCEITATTC	LOUS / OTHE	i items not include	cu			ÿ 1,007,203.10 .	7 1,051,200.00	7 1,030,340.73		1170	1170	0
	Total Cons	struction				L	\$ 23,268,526.32	\$ 25,712,955.36	\$ 27,876,740.75		20%	11%	8'
	General Re	eauirement	ts (max 6%)				\$ 1,396,111.58	\$ 1,542,777.32	\$ 1,672,604.45		20%	11%	8
			Overhead (max 89	%)			\$ 1,861,482.11				20%	11%	8
	Contractor	ront and	Overnedo (max o.	,~,									
	Total Proje	ect Develop	ment				\$ 26,526,120.00	\$ 29,312,769.11	\$ 31,779,484.46		20%	11%	89
	Total Proje	ect Develop	ment (less site wo	rk)			\$ 23,151,120.00	\$ 25,544,019.11	\$ 28,419,484.46		23%	10%	11
										•			

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 Estimate
					Contractor, Architect, or Engine
(Name & Title)		(Date)	(Date)		
	-				
	phone:				
(Company / Firm Name)	fax:				
	email:				
				·	

	Original	CMG	Revised	Original to Revised Variance	Original to CMG Variance	CMG to Revised Variance	CMG to Revised Difference
Total Construction	\$ 23,268,526.32	\$ 25,712,955.36	\$ 27,876,740.75	20%	11%	8%	\$2,163,785
General Requirements (max 6%)	\$ 1,396,111.58	\$ 1,542,777.32	\$ 1,672,604.45	20%	11%	8%	\$129,827
Contractor Profit and Overhead (max 8%)	\$ 1,861,482.11	\$ 2,057,036.43	\$ 2,230,139.26	20%	11%	8%	\$173,103
Total Project Development	\$ 26,526,120.00	\$ 29,312,769.11	\$ 31,779,484.46	20%	11%	8%	\$2,466,715
Total Project Development (less site work)	\$ 23,151,120.00	\$ 25,544,019.11	\$ 28,419,484.46	23%	10%	11%	\$2,875,465
Total Development Project Costs	\$ 34,754,941.50	\$ 38,694,887.66	\$ 41,280,273.46	19%	11%	7%	\$2,585,386