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

# 42139 Hope Road 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	\$ 39,806,117.00	\$ 42,245,501.41	\$ 39,956,117.00	0%	6%	-5%	-\$2,289,384
General Requirements (max 6%)	\$ 1,875,000.00	\$ 1,989,903.09	\$ 1,875,000.00	0%	6%	-6%	-\$114,903
Contractor Profit and Overhead (max 8%)	\$ 2,641,240.00	\$ 2,803,099.54	\$ 2,200,000.00	-17%	6%	-22%	-\$603,100
Total Project Development	\$ 44,322,357.00	\$ 47,038,504.04	\$ 44,031,117.00	-1%	6%	-6%	-\$3,007,387
Total Project Development (less site work)	\$ 38,378,967.00	\$ 40,564,254.04	\$ 38,087,727.00	-1%	6%	-6%	-\$2,476,527
Total Development Project Costs	\$ 55,765,734.00	\$ 58,652,091.24	\$ 55,324,494.00	-1%	5%	-6%	-\$3,327,597

### 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 did not make any adjustments to scope or cost within their revised application. However, the overall budget is in line with our escalation calculations of the original application budget dated 11/19/2021.

#### **Hard Construction**

- 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 only minimal adjustments to scope and cost within their revised application, mainly to the contractor contingency. However, the overall budget is in line with our escalation calculations of the original application budget dated 11/19/2021.

# **Development Cost**

- 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 only minimal adjustments to their profit and contingency costs, but keep their overall development project cost within our opinion of cost.

## **CUMMING Management Group Opinion**

- 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 overall revised project development budget of \$55,324,494, in our opinion, falls within the reasonable allowed escalation for this project from 11/19/2021 to 3/30/2023.

			Acquisition/Rehabilitation				Original to Revised	Original to CMG	CMG to Revised	CMG to Revised	Summary of	CMG Summa Const Cost A
	New Construction	Rehabilitation	Acquisition Rehabilitation	Original	CMG	Revised	Variance	Variance	Variance	Variance	Const Cost Addm.	Const Cost A
rchase of Land and Buildings	755,000	1		755,000	755,000	755,000	0%	0%	0%			
sisting Structures	755,000			755,000	755,000	735,000	0.70	070	070			
her:				-		-						
ubtotals ite Work	755,000	-		755,000	755,000	755,000	0%	0%	0%			
n-Site Improvements	5,943,390	l		5,943,390	6,474,250	5,943,390	0%	9%	-8%	-\$530,860		
ff-Site Improvements (10-A)	-	-	-	-	0,111,000	-		•		***************************************		
emolition Clearance				-		-						
nprovements other:				-		-						
ubtotals	5,943,390	-	-	5,943,390	6,474,250	5,943,390	0%	9%	-8%	-\$530,860	5.943.390.00	6.474.2
Rehabilitation and New Construction			'									
lew Construction	31,912,727			31,912,727	33,671,251	31,912,727	0%	6%	-5%	-\$1,758,524		
Rehabilitation accessory Structures				-		-						
Contractor Contingency	1,950,000			1,950,000	2,100,000	1,950,000	0%	8%	-7%	-\$150,000		
Other Construction Costs (10-A)	-	-	-	-		-						
ieneral Requirements (10-G)	1,875,000	-		1,875,000	1,989,903	1,875,000	0%	6%	-6%	-\$114,903		
Contractor Profit	2,641,240			2,641,240	2,102,325	2,200,000	-17%	-20%	5%	\$97,675 -\$700,775		
ontractor Overhead	38,378,967	-	-	38,378,967	700,775 40,564,254	37,937,727	-1%	6%	-100% -6%	-\$700,775	38,378,967.00	40,564,2
rofessional Fees			<b>'</b>	33,010,00	10,000,000			•		4=,0=0,0=1		
ccountant				-		-						
rchitect Fee Design rchitect Fee Construction Supervision	510,275 50,000			510,275	561,303 55,000	510,275	0% 0%	10%	-9% -9%	-\$51,028		
rchitect Fee Construction Supervision ingineering Fees	50,000			50,000	00,000	50,000	0%	10%	-9%	-\$5,000		
reen Certification				-	-							
eal Estate Attorney Fees	260,000			260,000	286,000	260,000	0%	10%		-\$26,000		
ax Attorney Fees	455,000			455,000	500,500	455,000	0%	10%	-9%	-\$45,500		
urvey Wher:	50,000			50,000	55,000	50,000	0%	10%	-9%	-\$5,000		
ubtotals	1,325,275	-	-	1,325,275	1,457,803	1,325,275	0%	10%	-9%	-\$5,000		
onstruction Financing												
onstruction Loan Origination Fee onstruction Loan Interest Paid						-						
onstruction Loan Interest Paid onstruction Loan Legal Fees						-						
onstruction Loan Credit Report				-		-						
onstructions Loan Title & Recording Costs				-		-						
spection Fees				-		-						
ther Interim Financing Costs ubtotals				-		-						
onstruction Interim Costs		_		-	-	-						
onstruction Insurance				-		-						
erformance Bond Premium				-		-						
onstruction Period Taxes ap Fees and Impact Fees	880.000			880,000	880,000	880,000	0%	0%	0%			
ermitting Fees	000,000	_		-	000,000	-	0.0	070	070			
ther Construction Interim	2,100,000			2,100,000	2,100,000	2,100,000	0%	0%	0%			
ubtotals	2,980,000	-		2,980,000	2,980,000	2,980,000	0%	0%	0%			
ermanent Financing	506 000	1	1	506 000	506 000	506 000	0%	0%	0%			
ermanent Loan Origination Fee	354,695			354,695	354.695	354,695	0%	0%				
redit Enhancement				-	-	-						
ermanent Loan Title & Recording	120,000			120,000	120,000	120,000	0%	0%	0%			
ounsels Fee enders Counsel Fee	120,000			120,000	120,000	120,000	0%	0%	0%			
ppraisal Fees					-	-						
redit Report				-	-	-						
fortgage Broker Fees				-	-	-						
ermanent Loan Closing	556,000			556,000	556,000	556,000	0%	0%	0%			
Other: Financing Contingency	100.000			100,000	100.000	100,000	0%	0%	0%			
ubtotals	1,756,695	-		1,756,695	1,756,695	1,756,695	0%	0%				
oft Costs			· · · · · · · · · · · · · · · · · · ·									
easibility Study	40.000			40,000	44,000	40,000	0%	10%	-9%	-\$4,000		
nvironmental Study (10-A) arket Study	30,000	-	-	30,000	33,000	30,000	0%	10%	-9%	-\$4,000		
x Credit Fees	206,827	-		206,827	227,510	206,827	0%	10%	-9%	-\$20,683		
mpliance Fees				-	-	-						
ost Certification enant Relocation Costs				-	-	-						
oil Testing					-							
nysical Needs Assessment				-	-							
arketing				-	-	-						
ther: Soft Cost Contingency	100,000			100,000	110,000	100,000	0%	10%		-\$10,000		
ubtotals yndication Costs	376,827	_		376,827	414,510	376,827	0%	10%	-9%	-\$37,683		
rganizational Expenses				-		-						
x Opinion	75,000			75,000	75,000	75,000	0%	0%	0%			
idge Loan Fees	70,000			70,000	70,000	70,000	0%	0%	0%			
/ndication Fees ther:				-	-	-						
ibtotals	145,000	-		145,000	145,000	145,000	0%	0%	0%			
eveloper Fees			·	,	,	,	570					
eveloper Overhead				-		-						
eveloper Fee	3,000,000			3,000,000	3,000,000	3,000,000	0%	0%	0%			
roject Consultant Fee ther:				-		-						
ubtotals	3,000,000	-		3,000,000	3,000,000	3,000,000	0%	0%	0%			
oject Reserves		<u> </u>	<u> </u>				570	0.0				
perating Reserve	411,304			411,304	411,304	411,304	0%	0%				
ther: Debt Service & Cap Repl R				693,276	693,276	693,276	0%					
ubtotals	1,104,580	-		1,104,580	1,104,580	1,104,580	0%	0%	0%			
						55,324,494						

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

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Hard Construction Costs	880,000	-	-	-	39,806,117	42,245,501	39,806,117	
(highlighted in blue in column C above)								
Limit %						Actual %	Actual %	
General Reqmts	6%				4.71%	4.71%	4.71%	of Hard Construction Costs
Contractor Profit	6%				6.64%	4.98%	5.53%	of Hard Construction Costs
Contractor OH	2%				0.00%	1.66%	0.00%	of Hard Construction Costs
Contractor Cont								
New Const	5%				4.90%	4.97%	4.90%	
Acq/Rehab	10%				N/A	N/A	N/A	
						2,069,499.21		

Construction Cost Addendum **Hope Road Apartments** 11/19/2021 3/30/2023 ? 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 Site Work & Utilities Qty Unit Price Total Cost Material Information / Notes/ Comments Unit Price CMG Revised ACRE \$ -\$54.000 Clearing/Grubbing 14.000.00 Per ACRE 5 16.000.00 Per ACRE | \$ 378.000.00 432,000.00 378.000.00 o changes in site work to rev app 50000 CY Per CY S -\$75,000 Excavate Lot To Proper Grade 15.50 Per CY 775.000.00 850.000.00 775.000.00 0% -9% 9% Excavate Footings/Foundation CY 23.00 Per CY Per CY 44.390.00 48.250.00 44.390.00 0% -8% -\$3.860 Water Line to Street & Tie-In 1000 LF 100.00 Per I F 110.00 Per I F 100.000.00 110.000.00 100.000.00 0% -9% -\$10,000 Sanitary Line To Street & Tie-In 1000 LF 115.00 Per LF 120.00 Per IF 6 115.000.00 120 000 00 115.000.00 0% 4% -4% -\$5,000 Sanitary Sewer Manhole/Structure 50 FΔ 12 500 00 Per FA 14 500 00 Per FA 625,000,00 725 000 00 \$ 625 000 00 0% 16% -14% -\$100,000 Storm Sewer 10000 LF 125.00 Per LF 135.00 Per LF \$ 1.250.000.00 1.350.000.00 \$ 1.250.000.00 0% 8% -7% -\$100,000 Storm Sewer Manhole/Inlet Structure 25 FA 8.000.00 Per FA 8.500.00 Per FA 5 200.000.00 212.500.00 200.000.00 0% 6% -6% -\$12.500 Gas Line- Complete 1F Per I F Per I F -\$100.000 Flectric/Power Line To Unit 1000 LF 2.000.00 Per I F Per I F 2.000.000.00 2.100.000.00 \$ 2.000.000.00 0% Site Lighting-Complete- Per Light Pole 33 POLES 4.000.00 Per POLE 4.500.00 Per POLE 5 132.000.00 148 500 00 \$ 132 000 00 0% 13% -11% -\$16.500 Landscaping 27 **ACRE** 12 000 00 Per ACRE 14.000.00 Per ACRE S 324 000 00 \$ 378 000 00 \$ 324 000 00 0% 17% -14% -\$54,000 FΔ Per FA S pen Line Item For Developer's Use As Needed pen Line Item For Developer's Use As Needed Subtotal 5,943,390.00 \$ 6,474,250.00 \$ 5,943,390.00 0% 9% -\$530,86 Total Cost **Total Cost Total Cost** #VALUE! #VALUE! #VALUE! #VALUE! Concrete & Paving Qty **Unit Price** Concrete Footing 750.00 Per CY \$ 1930 CY 650.00 Per CY 1,254,500.00 \$ 1,447,500.00 \$ 1,254,500.00 No changes in concrete to rev app -\$193,000 concrete Slab On Grade, incl. gravel & vapor barrier 231600 SF 10.00 Per SF Per SF \$ 2,316,000.00 2,316,000.00 2,316,000.00 0% 0% 0% Concrete Driveway- Finished 19300 SY 9.00 Per SY 8.50 Per SY \$ 173,700.00 \$ 164 050 00 \$ 173,700.00 0% -6% 6% \$9.650 Concrete Sidewalk- Finished 50000 SY 8.00 Per SY 8 50 Per SY S 400 000 00 425,000,00 400.000.00 0% 6% -6% -\$25,000 Concrete Curb & Gutter 10000 LF 27.00 Per LF 30.00 Per LF \$ 270,000,00 300.000.00 \$ 270.000.00 0% 11% -\$30,000 arking Lot- Stone Base & Asphalt 50000 SY 32.00 Per SY Per SY \$ 1,600,000.00 1,750,000.00 \$ 1,600,000.00 0% 9% -9% -\$150,000 LS Per LS Per LS Parking Striping & Signage Oumpster Pad & Fencing- Complete SY Per SY Per SY : Concrete Porch 772 CY Per CY 725.00 Per CY \$ 501,800.00 \$ 559,700.00 \$ 501,800.00 0% 12% -10% -\$57,900 CY pen Line Item For Developer's Use As Needed pen Line Item For Developer's Use As Needed **Total Cost** 6,516,000.00 \$ 6,962,250.00 \$ 6,516,000.00 -\$446,250 **Unit Price Total Cost Total Cost Total Cost** #VALUE! #VALUE! #VALUE! #VALUE! Masonry Qty 324,240.00 No changes to rev app Concrete Block Per SF Per SF 324,240.00 12.00 Per SF Brick Veneer SF Per SF \$ 324,240.00 \$ 351,260.00 \$ 324,240.00 -\$27,020 molition of Concrete Block pen Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed Total Cost 648,480.00 702,520.00 \$ 648,480.00 -\$54,040 Metals Unit Price Unit Price **Total Cost Total Cost** Total Cost #VALUE! #VALUE! #VALUE! #VALUE! Qty Ornamental Railings- Stairs 3860 289,500.00 328,100.00 289,500.00 No chages to rev app -\$38,600 LF 75.00 Per LF 85.00 Per LF Ornamental Fence LF Per LF Per LF 5 Ornamental Gate EA Per EA Per EA S LF Lintels Per LF Per LF S Support Column EA Per EA Per EA molition of Ornamental Railings- Stairs LF Per I F PerIF Per LF Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed Total Cost 289,500.00 \$ 328,100.00 \$ 289,500.00 -\$38,600 13% -12% #VALUE! Framing / Rough Carpentry Unit Price **Unit Price** Total Cost #VALUE! #VALUE! #VALUE! Qty Total Cost Total Cost Approx. 30% decrease from 2021 to 2023. Rev. rates 752,700.00 1st Floor - Joist /Truss System 250900 Per SF Per SF 526.890.00 752,700.00 increased 0% 09 -30% 43% \$225,810 2nd Floor- Joist/Truss System SF Per SF Per SE S pprox. 30% decrease from 2021 to 2023. Rev. rates Roof- Joist/Truss System 258427 SF 4.00 Per SF Per SF 1,033,708.00 \$ 723,595.60 1,033,708.00 ncreased 0% 0% -30% 43% \$310,112 pprox. 30% decrease from 2021 to 2023. Rev. rates 3/4" Tongue & Groove Floor Sheathing SF Per SF 1,003,600.00 \$ 702,520.00 1,003,600.00 creased 0% 0% -30% 43% \$301,080 pprox. 30% decrease from 2021 to 2023. Rev. rates Stud Wall Complete 24740 Per LF Per LF 98,960.00 69,272.00 0% -30% 43% \$29,688 pprox. 30% decrease from 2021 to 2023. Rev. rates SF 1.389.600.00 972,720.00 Exterior Wall Sheathing 347400 4.00 Per SF 2.80 Per SF 1.389.600.00 ncreased 0% 0% -30% 43% \$416.880 Approx. 30% decrease from 2021 to 2023. Rev. rates 347400 SF Per SF Per SE Builder Board Exterior Wall Sheathing 4.00 1,389,600.00 972,720.00 1,389,600.00 increased 0% 09 -30% 43% \$416,880 Roof Truss System SF Per SF Per SF S Approx. 30% decrease from 2021 to 2023. Rev. rates SF 1,033,708.00 increased 0% 258427 2.80 1,033,708.00 723,595.60 0% -30% \$310,112 Roof Sheathing 4.00 Per SF Per SF 43% emolish Roof Systen Per SF \$ Per SF molish Exterior Wall SF Per SF Per SF pen Line Item For Developer's Use As Needed pen Line Item For Developer's Use As Needed pen Line Item For Developer's Use As Needed -30% \$2,010,563 Total Cost 6,701,876.00 \$ 4,691,313.20 \$ 6,701,876.00 43%

Finish / Trim Carpentry		tty	Unit Pr		Unit Pri		Total Cost	Total Cost	Total Cost
Window Casing/Trim	1737 965	EA EA	\$ 65.00 \$ 65.00	Per EA	\$ 75.00 \$ 75.00	Per EA	\$ 112,905.00 S \$ 62,725.00	\$ 130,275.00 \$ 72,375.00	
Door Casing/Trim Base Molding- MDF	69480	LF	\$ 2.00		\$ 75.00		\$ 138,960.00		
Base Molding- Pine	03400	LF	Ş 2.00	Per LF	2.40	Per LF	\$ 130,500.00	\$ -	\$ -
Crown Molding- MDF	69480	LF	\$ 5.00		\$ 6.00		\$ 347,400.00	\$ 416,922.03	\$ 347,400.00
Crown Molding- Pine/Equal		LF	. 2.00	Per LF	2.50	Per LF	\$ - 5		\$ -
Chair Rail- MDF		LF		Per LF		Per LF	\$ - 5	\$ -	\$ -
Chair Rail- Pine/Equal		LF		Per LF		Per LF	\$ - 5	\$ -	\$ -
Bathroom Vanity/Base Cabinets		LF		Per LF		Per LF	\$ - 5	\$ -	\$ -
Kitchen Cabinets	4825	LF	\$ 120.00		\$ 140.00	Per LF	\$ 579,000.00	\$ 675,500.00	\$ 579,000.00
Vinyl Coated Metal Wire Shelving		LF		Per LF			\$ - 5	7	\$ -
Wood Shelving	1930	LF	\$ 20.00		\$ 24.00	Per LF	\$ 38,600.00		
Demolish Casing/Trim/Chair Rail/Molding		LF		Per LF		Per LF	\$ - 5	•	\$ -
Demolish Kitchen Cabinets		EA		Per EA			\$ - \$		\$ -
Demolish Shelving		LF		Per LF		Per LF	5 - 5	7	\$ -
Open Line Item For Developer's Use As Needed							\$ - 5		\$ -
Open Line Item For Developer's Use As Needed  Total Cost							\$ - \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		\$ - \$ 1,279,590.00
I otal Cost Insulation	_	les.	Unit Pr	rico	Unit Pri		\$ 1,279,590.00 S	\$ 1,508,165.51 Total Cost	\$ 1,279,590.00 Total Cost
Walls- Batt Insulation (Specify R-Value & Inches)	347400	t <b>y</b> SF		Per SF	\$ 0.70		\$ 208,440.00		
Floors- Batt Insulation (Specify R-Value & Inches)	250900	SF SF	\$ 0.60		\$ 0.70		\$ 208,440.00		
Attics- R-38 Blown-In Recycled Cellulose	250900	SF	\$ 0.75		\$ 0.90		\$ 188,175.00		
Attics- R-38 Blown-In	230300	SF.	y 0.75	Per SF	J 0.90	Per SF	\$ 100,173.00	\$ 223,032.77	\$ 100,175.00
Demolish Walls / Floor Insulation		SF		Per SF		Per SF	\$ - 9	\$ -	\$ -
Demolish Attic Insulation		SF		Per SF		Per SF	Š - 5		\$ -
Open Line Item For Developer's Use As Needed		J.		. 5. 5.		. 5. 5.	\$ - 5		\$ -
Open Line Item For Developer's Use As Needed							\$ - 5		\$ -
Total Cost				1			\$ 584,790.00		
Flooring-Carpet	0	ty	Unit Pr	ice	Unit Pri	ice	Total Cost	Total Cost	Total Cost
Remove Carpet/Pad		SF		Per SF		Per SF	\$ - 5	\$ -	\$ -
Carpet & Pad	125450	SF	\$ 2.00		\$ 2.40		\$ 250,900.00	\$ 301,110.36	\$ 250,900.00
Carpet- Glue Down		SF		Per SF			\$ - 5		\$ -
Carpet- Indoor/Outdoor		SF		Per SF		Per SF	\$ - !		\$ -
Demolish Carpet and Pad		SF		Per SF		Per SF	\$ - 5		\$ -
Open Line Item For Developer's Use As Needed							\$ - 5		\$ -
Open Line Item For Developer's Use As Needed							\$ - 5		\$ -
Total Cost							\$ 250,900.00		
Flooring-Vinyl	Q	ty	Unit Pr		Unit Pri		Total Cost	Total Cost	Total Cost
Vinyl Sheet Flooring		SF		Per SF		Per SF	\$ - 5	Ŷ	\$ -
Vinyl Tile Flooring		SF		Per SF		Per SF	\$ - 5		\$ -
Repair/Replace Subfloor and Vinyl		SF		Per SF		Per SF	\$ - 5		\$ -
Open Line Item For Developer's Use As Needed							\$ - 5		\$ -
Open Line Item For Developer's Use As Needed							5 - 5	\$ -	\$ -
Total Cost							\$ - !	7	\$ -
Flooring-Wood		tty	Unit Pr		Unit Pri		Total Cost	Total Cost	Total Cost
Engineered Wood Flooring	62725	SF SF	\$ 6.00	Per SF	\$ 7.20		\$ 376,350.00		\$ 376,350.00
Oak/Natural Flooring		φ.		Per SF		Per SF	\$ - 5		\$ -
Prefinished Solid Wood Flooring		SF		Per SF		Per SF	\$ - 5		\$ -
Repair Replace Engineered Wood Flooring		SF SF		Per SF			\$ - 5	\$ -	\$ -
Repair/Replace Oak / Natural Flooring		SF		Per SF		Per SF	\$ - \$	-	\$ -
Open Line Item For Developer's Use As Needed							\$ - 5		\$ -
Open Line Item For Developer's Use As Needed							\$ - 5		\$ -
Total Cost							\$ 376,350.00		
Flooring / Wall- Tile		tty	Unit Pr		Unit Pri		Total Cost	Total Cost	Total Cost
Ceramic Floor Tile	62725			Per SF	\$ 4.80		\$ 250,900.00	\$ 301,110.36	
Ceramic Tile Walls/Tub Surrounds- Thin Set	3860	SF	\$ 4.00		\$ 4.80		\$ 15,440.00	\$ 18,529.87	\$ 15,440.00
Repair/Replace Tile		SF		Per SF		Per SF	\$ - \$	\$ -	\$ -
Remove Ceramic Tile & Dispose		SF		Per SF		Per SF	\$ - 5		\$ -
Open Line Item For Developer's Use As Needed							\$ - 5		\$ -
Open Line Item For Developer's Use As Needed							\$ - !		\$ -
Total Cost							\$ 266,340.00		
Siding / Soffit / Fascia / Gutters		ty	Unit Pr		Unit Pri		Total Cost	Total Cost	Total Cost
House Wrap- Fully Taped	347400		\$ 0.50		\$ 0.60		\$ 173,700.00		
Rubberized Flashing at Doors/Windows	2702	EA	\$ 5.00		\$ 6.00		\$ 13,510.00		
Vinyl Siding	347400	SF	\$ 3.00		\$ 3.60		\$ 1,042,200.00		
Fiber Cement Board Siding- Plank Type		SF		Per SF		Per SF		7	\$ -
Fiber Cement Board Siding- Shingle Type		SF		Per SF		Per SF	\$ - !		\$ -
Aluminum Gutters & Downspouts	393	LF	\$ 8.00		\$ 9.60		\$ 3,144.00 \$		
Porch Column Surrounds	965	EA	\$ 400.00		\$ 480.05		\$ 386,000.00	\$ 463,246.70	\$ 386,000.00
Fiber Cement Panels		EA		Per EA		Per EA	\$ - 5	\$ -	\$ -
Remove/Dispose Vinyl Siding		SF		Per SF		Per SF	\$ - 5		\$ -
Remove/Dispose Gutters/Downspouts		LS		Per LS			\$ - 5	\$ -	\$ -
		SF		Per SF		Per SF	\$ - 5	\$ -	\$ -
Remove/Dispose Fiber Cement Board Siding		EA		Per EA		Per EA	\$ - 9	\$ -	\$ -
Remove/Dispose Fiber Cement Board Siding Remove/Dispose Porch Columns									
							\$ - 5	\$ -	\$ -
Remove/Dispose Porch Columns								\$ - \$ -	\$ - \$ -
Remove/Dispose Porch Columns Open Line Item For Developer's Use As Needed							\$ - 5	\$ -	\$ -

Roofing		Qty	Unit Price	Unit Pri	co.	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!	#VALUE!
New Roof- Shingles/Felt/Accessories	258427		\$ 1.75 Per SQ.		Per SQ.	\$ 452,247.25			No chages to rev app	#VALUE!	#VALUE!	-13%	-\$64,607
Tear-off & dispose existing roofing & felt	236427	SQ	Per SQ.	\$ 2.00	Per SQ.	\$ 452,247.25 ¢	\$ 510,654.00 ¢	\$ 452,241.25 ¢	ino chages to rev app	U70	1470	-1370	-\$04,007
Open Line Item For Developer's Use As Needed		SQ	Per SQ.		Per SQ.	\$ -	\$ -	\$ -					
						\$ -	7	\$ - \$ -					
Open Line Item For Developer's Use As Needed						\$ - \$ 452.247.25	7	7		00/	14%	120/	664 607
Total Cost	_		Unit Price	Unit Pri		\$ 452,247.25				0% #VALUE!	#VALUE!	-13% #VALUE!	-\$64,607 #VALUE!
Doors		Qty	\$ 275.00 Per EA			Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!		
Interior Pre-Hung ADA Interior Pre-Hung	965 95	EA EA	\$ 275.00 Per EA \$ 300.00 Per EA	\$ 360.00	Per EA Per EA	\$ 265,375.00 \$ 28,500.00	\$ 318,450.00 \$ 34,200.00			0%	20%	-17% -17%	-\$53,075 -\$5,700
Exterior Pre-Hung, Metal Door- Standard	346	EA	\$ 300.00 Per EA	\$ 360.00		\$ 103,800.00	\$ 124,560.00	\$ 103,800.00		0%	20%	-17%	-\$20,760
ADA Exterior Pre-Hung, Metal Door- Standard	38	EA	\$ 350.00 Per EA	\$ 420.00		\$ 13,300.00	\$ 15,960.00	\$ 13,300.00		0%	20%	-17%	-\$2,660
Storm Door	192	EA	\$ 350.00 Per EA	\$ 420.00	Per EA	\$ 67,200.00	\$ 80,640.00	\$ 67,200.00		0%	20%	-17%	-\$13,440
Demolish Interior/Exterior Door		EA	Per EA		Per EA	\$ -	\$ -	\$ -					
Open Line Item For Developer's Use As Needed						\$ -	\$ -	\$ -					
Open Line Item For Developer's Use As Needed  Total Cost						\$ 478.175.00	\$ -	\$ -		00/	20%	470/	-\$95,635
						,,				0%		-17%	
Windows		Qty	Unit Price	Unit Pri		Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!	#VALUE!
New Construction- Vinyl Energy Star	1737		\$ 300.00 Per EA		Per EA	\$ 521,100.00	\$ 625,320.00	\$ 521,100.00		0%	20%	-17%	-\$104,220
Window Blinds	1737	EA	\$ 40.00 Per EA	\$ 48.00		\$ 69,480.00	4	4		0%	20%	-17%	-\$13,904
Remove/Dispose of Existing Window		EA	Per EA		Per EA	\$ -	\$ -	\$ -					
Replacement- Vinyl Energy Star		EA	Per EA		Per EA	\$ -	\$ -	\$ -					
Open Line Item For Developer's Use As Needed						\$ -	\$ -	\$ -					
Open Line Item For Developer's Use As Needed								\$ -		00/	000/	47707	0110101
Total Cost			u tra			\$ 590,580.00				0%	20%	-17%	-\$118,124
Drywall / Acoustics		Qty	Unit Price	Unit Pri		Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!	#VALUE!
Drywall, Taped/Finished, Ready For Prime/Paint	1042200		\$ 2.00 Per SF	\$ 2.40	Per SF	\$ 2,084,400.00	\$ 2,501,532.19	\$ 2,084,400.00		0%	20%	-17%	-\$417,132
Drywall Repair		EA	Per EA		Per EA	\$ -	\$ -	\$ -					
Suspended/Drop Ceiling incl. Grid- Complete		SF	Per SF		Per SF	Ş -	Ş -	\$ -					
Remove Drywall		SF	Per SF		Per SF	Ş -	Ş -	\$ -					
Remove Suspended/Drop Ceiling incl. Grid- Complete		SF	Per SF		Per SF	\$ -	\$ -	\$ -					
Open Line Item For Developer's Use As Needed						\$ -	\$ -	\$ -					
Open Line Item For Developer's Use As Needed						\$ -	\$ -	\$ -					
Total Cost						\$ 2,084,400.00				0%	20%	-17%	-\$417,132
Mirrors / Shower Door / Bath Accessories		Qty	Unit Price	Unit Pri		Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!	#VALUE!
Medicine Cabinet- Basic	386	EA	\$ 75.00 Per EA		Per EA	\$ 28,950.00	\$ 34,740.00	\$ 28,950.00		0%	20%	-17%	-\$5,790
Mirror- Plate Glass	386	SF	\$ 75.00 Per SF	\$ 90.00	Per SF	\$ 28,950.00	\$ 34,740.00	\$ 28,950.00		0%	20%	-17%	-\$5,790
Shower Door- Tub		EA	Per EA		Per EA	\$ -	\$ -	\$ -					
Shower Door- Stall		EA	Per EA		Per EA	\$ -	7	\$ -					
Bath Accessory- Basic (e.g., towel ring, towel bar, etc.)		SF	Per SF		Per SF	\$ -		\$ -					
Remove Medicine Cabinet		EA	Per EA		Per EA	7	7	\$ -					
Remove Mirror- Plate Glass		EA	Per EA		Per EA	\$ -	\$ -	\$ -					
Remove Shower Door		EA	Per EA		Per EA	\$ -	\$ -	\$ -					
Open Line Item For Developer's Use As Needed						\$ -	\$ -	\$ -					
Open Line Item For Developer's Use As Needed						\$ -	\$ -	\$ -					
Total Cost						\$ 57,900.00				0%	20%	-17%	-\$11,580
Plumbing	C	Qty	Unit Price	Unit Pri		Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!	#VALUE!
Bathtub-Standard		EA	Per EA		Per EA	\$ -	\$ -	\$ -					
Bathtub & Shower Combo- Fiberglass Standard	386	EA	\$ 2,000.00 Per EA	\$ 2,363.40		\$ 772,000.00	\$ 912,272.40	\$ 772,000.00		0%	18%	-15%	-\$140,272
Shower Stall- Standard		EA	Per EA	\$ -	Per EA	\$ -	\$ -	\$ -					
ADA Accessible Shower Stall/Unit	38	EA	\$ 2,200.00 Per EA	\$ 2,599.74	Per EA	\$ 83,600.00	\$ 98,790.12	+		0%	18%	-15%	-\$15,190
Toilet complete	386	EA	\$ 1,000.00 Per EA	\$ 1,181.70	Per EA	\$ 386,000.00	\$ 456,136.20			0%	18%	-15%	-\$70,136
ADA Accessible Toilet complete	38	EA	\$ 1,500.00 Per EA	\$ 1,772.55	Per EA	\$ 57,000.00	\$ 67,356.90	\$ 57,000.00		0%	18%	-15%	-\$10,357
Pedestal Sink complete	386	EA	\$ 500.00 Per EA	\$ 590.85	Per EA	\$ 193,000.00				0%	18%	-15%	-\$35,068
Bathroom Sink Faucet- Standard	38	EA	\$ 500.00 Per EA	\$ 590.85	Per EA	\$ 19,000.00	\$ 22,452.30	\$ 19,000.00		0%	18%	-15%	-\$3,452
Water Heater- Electric- Complete w/ pan	192	EA	\$ 2,000.00 Per EA	\$ 2,363.40		\$ 384,000.00	\$ 453,772.80	\$ 384,000.00		0%	18%	-15%	-\$69,773
Water Heater- Gas- Complete w/ pan		EA	Per EA	\$ -	Per EA	Ş -	Ş -	\$ -					
Rough In Plumbing Per Fixture	386	EA	\$ 700.00 Per EA	\$ 827.19	Per EA	\$ 270,200.00	\$ 319,295.34	\$ 270,200.00		0%	18%	-15%	-\$49,095
Rough In Plumbing Per SF		SF	Per SF	\$ -	Per SF	Ş -	Ş -	ş -					
Remove/Dispose of Toilet/Tub/Sink, etc.		EA	Per EA	\$ -	Per EA	Ş -	Ş -	\$ -					
					Per EA	5 -	\$ -	\$ -					
Remove/Dispose of Water Heater, etc.		EA	Per EA	Ş -		<u>,</u>		<u> </u>					
Remove/Dispose of Water Heater, etc. Open Line Item For Developer's Use As Needed		EA	Per EA	\$ -		\$ -	\$ -	\$ -					
Remove/Dispose of Water Heater, etc.  Open Line Item For Developer's Use As Needed  Open Line Item For Developer's Use As Needed		EA	Per EA	\$ - \$ -		\$ -	\$ -	\$ -					
Remove/Dispose of Water Heater, etc.  Open Line Item For Developer's Use As Needed  Open Line Item For Developer's Use As Needed  Total Cost				\$ -		\$ - \$ 2,164,800.00	\$ 2,558,144.16	\$ 2,164,800.00	Rev app no change to MEP. CMG 18% increase	0%	18%	-15%	-\$393,344
Remove/Dispose of Water Heater, etc. Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed  Total Cost Electrical / Lighting	C	Qty	Unit Price	\$ - \$ -		\$ - \$ 2,164,800.00 Total Cost	\$ 2,558,144.16 Total Cost	\$ 2,164,800.00 Total Cost	Rev app no change to MEP. CMG 18% increase	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Remove/Dispose of Water Heater, etc. Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed  Total Cost Electrical / Lighting Interior Light Fixture- Standard	3860	Qty EA	Unit Price \$ 200.00 Per EA	\$ 236.34	Per EA	\$ 2,164,800.00 Total Cost \$ 772,000.00	\$ 2,558,144.16 Total Cost \$ 912,272.40	\$ 2,164,800.00 Total Cost \$ 772,000.00	Rev app no change to MEP. CMG 18% increase	#VALUE!	#VALUE! 18%	#VALUE! -15%	#VALUE! -\$140,272
Remove/Dispose of Water Heater, etc.  Open Line Item For Developer's Use As Needed  Open Line Item For Developer's Use As Needed  Total Cost  Electrical / Lighting Interior Light Fixture- Standard  Ceiling Fan w/ Light	C	Qty EA EA	Unit Price \$ 200.00 Per EA \$ 300.00 Per EA		Per EA Per EA	\$ - \$ 2,164,800.00 Total Cost	\$ 2,558,144.16 Total Cost	\$ 2,164,800.00 Total Cost	Rev app no change to MEP. CMG 18% increase	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Remove/Dispose of Water Heater, etc.  Open Line Item For Developer's Use As Needed  Open Line Item For Developer's Use As Needed  Total Cost  Electrical / Lighting  Interior Light Fixture- Standard  Celling Fan w/ Light  Fluorescent Light Fixture	3860 386	EA EA EA	\$ 200.00 Per EA \$ 300.00 Per EA Per EA	\$ 236.34 \$ 354.51 \$ -	Per EA Per EA Per EA	\$ 2,164,800.00 Total Cost \$ 772,000.00 \$ 115,800.00 \$ -	\$ 2,558,144.16 Total Cost \$ 912,272.40 \$ 136,840.86 \$ -	\$ 2,164,800.00 Total Cost \$ 772,000.00 \$ 115,800.00 \$ -	Rev app no change to MEP. CMG 18% increase	#VALUE! 0% 0%	#VALUE! 18% 18%	#VALUE! -15% -15%	#VALUE! -\$140,272 -\$21,041
Remove/Dispose of Water Heater, etc.  Open Line Item For Developer's Use As Needed  Open Line Item For Developer's Use As Needed  Total Cost  Electrical / Lighting Interior Light Fixture- Standard  Ceiling Fan w/ Light  Fluorescent Light Fixture  Exterior Light Fixture  Exterior Light Fixture- Standard	3860	EA EA EA	Unit Price \$ 200.00 Per EA \$ 300.00 Per EA Per EA \$ 125.00 Per EA	\$ 236.34	Per EA Per EA Per EA Per EA	\$ 2,164,800.00 Total Cost \$ 772,000.00	\$ 2,558,144.16 Total Cost \$ 912,272.40	\$ 2,164,800.00 Total Cost \$ 772,000.00	Rev app no change to MEP. CMG 18% increase	#VALUE!	#VALUE! 18%	#VALUE! -15%	#VALUE! -\$140,272
Remove/Dispose of Water Heater, etc.  Open Line Item For Developer's Use As Needed  Open Line Item For Developer's Use As Needed  Total Cost  Electrical / Lighting Interior Light Fixture - Standard  Ceiling Fan w/ Light  Fluorescent Light Fixture Exterior Light Fixture - Standard  Exterior Spot/Flood Light- Standard	3860 386 386	EA EA EA EA EA	Unit Price \$ 200.00 Per EA \$ 300.00 Per EA Per EA Per EA Per EA Per EA	\$ 236.34 \$ 354.51 \$ - \$ 147.71 \$ -	Per EA Per EA Per EA Per EA Per EA	\$ 2,164,800.00 Total Cost \$ 772,000.00 \$ 115,800.00 \$ - \$ 48,250.00 \$ -	\$ 2,558,144.16 Total Cost \$ 912,272.40 \$ 136,840.86 \$ 5 \$ 57,017.03	\$ 2,164,800.00 Total Cost \$ 772,000.00 \$ 115,800.00 \$ 48,250.00 \$ -	Rev app no change to MEP. CMG 18% increase	#VALUE! 0% 0%	#VALUE! 18% 18%	#VALUE! -15% -15% -15%	#VALUE! -\$140,272 -\$21,041 -\$8,767
Remove/Dispose of Water Heater, etc.  Open Line Item For Developer's Use As Needed  Open Line Item For Developer's Use As Needed  Total Cost  Electrical / Lighting  Interior Light Fixture- Standard  Ceiling Fan w/ Light  Fluorescent Light Fixture  Exterior Light Fixture- Standard  Exterior Spot/Flood Light- Standard  Wire Whole UNIT Incl. receptacles/switches etc.	3860 386	EA EA EA EA SF	Unit Price \$ 200.00 Per EA \$ 300.00 Per EA	\$ 236.34 \$ 354.51 \$ -	Per EA Per EA Per EA Per EA Per EA Per EA	\$ 2,164,800.00 Total Cost \$ 772,000.00 \$ 115,800.00 \$ -	\$ 2,558,144.16 Total Cost \$ 912,272.40 \$ 136,840.86 \$ -	\$ 2,164,800.00 Total Cost \$ 772,000.00 \$ 115,800.00 \$ -	Rev app no change to MEP. CMG 18% increase	#VALUE! 0% 0%	#VALUE! 18% 18%	#VALUE! -15% -15%	#VALUE! -\$140,272 -\$21,041
Remove/Dispose of Water Heater, etc.  Open Line I tem For Developer's Use As Needed  Open Line I tem For Developer's Use As Needed  Total Cost  Electrical / Lighting Interior Light Fixture-Standard  Ceiling Fan w/ Light  Fluorescent Light Fixture Exterior Light Fixture Exterior Light Fixture-Standard  Exterior Spot/Flood Light-Standard  Wire Whole UNIT Incl. receptacles/switches etc.  150 AMP Service Panel w/ breakers, meter & mast, etc.	3860 386 386 38600	EA	Unit Price  \$ 200.00   Per EA \$ 300.00   Per EA Per EA Per EA \$ 7.00   Per SE Per SE	\$ 236.34 \$ 354.51 \$ - \$ 147.71 \$ - \$ 8.27 \$ -	Per EA Per EA Per EA Per EA Per EA Per EA Per SF Per EA	\$ 2,164,800.00	\$ 2,558,144.16 Total Cost \$ 912,272.40 \$ 136,840.86 \$ - \$ 57,017.03 \$ 5 \$ 319,295.34 \$ -	\$ 2,164,800.00 Total Cost \$ 772,000.00 \$ 115,800.00 \$ 48,250.00 \$ 270,200.00 \$ 270,200.00	Rev app no change to MEP. CMG 18% increase	#VALUE! 0% 0% 0%	#VALUE! 18% 18% 18%	#VALUE! -15% -15% -15%	#VALUE! -\$140,272 -\$21,041 -\$8,767
Remove/Dispose of Water Heater, etc.  Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed  Total Cost Electrical / Lighting Interior Light Fixture - Standard Ceiling Fan w/ Light Fluorescent Light Fixture Exterior Light Fixture - Standard Exterior Spot/Flood Light - Standard Wire Whole UNIT Incl. receptacles/switches etc. 150 AMP Service Panel w/ breakers, meter & mast, etc. 200 AMP Service Panel w/ breakers, meter, mast, etc.	3860 386 386	EA EA EA SF EA EA	Unit Price  \$ 200.00 Per EA \$ 300.00 Per EA	\$ 236.34 \$ 354.51 \$ - \$ 147.71 \$ -	Per EA Per EA Per EA Per EA Per EA Per EA Per SF Per EA Per EA	\$ 2,164,800.00 Total Cost \$ 772,000.00 \$ 115,800.00 \$ - \$ 48,250.00 \$ -	\$ 2,558,144.16 Total Cost \$ 912,272.40 \$ 136,840.86 \$ 5 \$ 57,017.03	\$ 2,164,800.00 Total Cost \$ 772,000.00 \$ 115,800.00 \$ 48,250.00 \$ -	Rev app no change to MEP. CMG 18% increase	#VALUE! 0% 0%	#VALUE! 18% 18%	#VALUE! -15% -15% -15%	#VALUE! -\$140,272 -\$21,041 -\$8,767
Remove/Dispose of Water Heater, etc.  Open Line Item For Developer's Use As Needed  Open Line Item For Developer's Use As Needed  Total Cost  Electrical / Lighting  Interior Light Fixture- Standard  Ceiling Fan w/ Light  Fluorescent Light Fixture  Exterior Light Fixture- Standard  Exterior Spot/Flood Light- Standard  Wire Whole UNIT Incl. receptacles/switches etc.  150 AMP Service Panel w/ breakers, meter & mast, etc.  200 AMP Service Panel w/ breakers, meter, mast, etc.  Misc. Equipment Connection (e.g., HVAC unit, etc.)	3860 386 386 38600	EA	Unit Price  \$ 200.00 Per EA \$ 300.00 Per EA Per EA Per EA \$ 125.00 Per SE Per EA	\$ 236.34 \$ 354.51 \$ - \$ 147.71 \$ - \$ 8.27 \$ -	Per EA Per EA Per EA Per EA Per EA Per EA Per SF Per EA Per EA Per EA	\$ 2,164,800.00	\$ 2,558,144.16 Total Cost \$ 912,272.40 \$ 136,840.86 \$ - \$ 57,017.03 \$ 5 \$ 319,295.34 \$ -	\$ 2,164,800.00 Total Cost \$ 772,000.00 \$ 115,800.00 \$ 48,250.00 \$ 270,200.00 \$ 270,200.00	Rev app no change to MEP. CMG 18% increase	#VALUE! 0% 0% 0%	#VALUE! 18% 18% 18%	#VALUE! -15% -15% -15%	#VALUE! -\$140,272 -\$21,041 -\$8,767
Remove/Dispose of Water Heater, etc.  Open Line Item For Developer's Use As Needed  Open Line Item For Developer's Use As Needed  Total Cost  Electrical / Lighting Interior Light Fixture - Standard  Ceiling Fan w/ Light  Fluorescent Light Fixture Exterior Light Fixture - Standard  Exterior Spot/Flood Light- Standard  Wire Whole UNIT Incl. receptacles/switches etc.  150 AMP Service Panel w/ breakers, meter & mast, etc.  200 AMP Service Panel w/ breakers, meter, mast, etc.  Misc. Equipment Connection (e.g., HVAC unit, etc.)  400 Amp service with two meters and disconnect	3860 386 386 38600	EA E	Unit Price  \$ 200.00   Per EA \$ 300.00   Per EA Per EA \$ 125.00   Per EA Per EA Per EA Per EA \$ 7.00   Per EA Per EA Per EA Per EA Per EA Per EA	\$ 236.34 \$ 354.51 \$ - \$ 147.71 \$ - \$ 8.27 \$ -	Per EA	\$ 2,164,800.00 Total Cost \$ 772,000.00 \$ 115,800.00 \$ . \$ 48,250.00 \$ . \$ 270,200.00 \$ . \$ 153,600.00 \$ . \$ .	\$ 2,558,144.16 Total Cost \$ 912,272.40 \$ 136,840.86 \$ \$ 57,017.03 \$ \$ 19,295.34 \$ \$ 181,509.12 \$ \$	\$ 2,164,800.00 Total Cost \$ 772,000.00 \$ 115,800.00 \$ 270,200.00 \$ 270,200.00 \$ 5 5 5 153,600.00 \$ 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Rev app no change to MEP. CMG 18% increase	#VALUE! 0% 0% 0%	#VALUE! 18% 18% 18%	#VALUE! -15% -15% -15%	#VALUE! -\$140,272 -\$21,041 -\$8,767
Remove/Dispose of Water Heater, etc.  Open Line Item For Developer's Use As Needed  Open Line Item For Developer's Use As Needed  Electrical / Lighting  Interior Light Fixture- Standard  Ceiling Fan w/ Light  Fluorescent Light Fixture  Exterior Light Fixture- Standard  Exterior Spot/Flood Light- Standard  Wire Whole UNIT Incl. receptacles/switches etc.  150 AMP Service Panel w/ breakers, meter & mast, etc.  200 AMP Service Panel w/ breakers, meter, mast, etc.  Misc. Equipment Connection (e.g., HVAC unit, etc.)  400 Amp service with two meters and disconnect  Remove/Dispose of Light Fixture/Ceiling Fan	3860 386 386 38600	EA	Unit Price  \$ 200.00 Per EA \$ 300.00 Per EA Per EA Per EA \$ 125.00 Per SE Per EA	\$ 236.34 \$ 354.51 \$ - \$ 147.71 \$ - \$ 8.27 \$ -	Per EA Per EA Per EA Per EA Per EA Per EA Per SF Per EA Per EA Per EA	\$ 2,164,800.00 Total Cost \$ 772,000.00 \$ 115,800.00 \$ - \$ \$ 48,250.00 \$ - \$ \$ 270,200.00 \$ 5 \$ - \$ \$ 153,600.00 \$ 5 \$ - \$ \$ 5 \$ - \$ \$ 5 \$ - \$ \$	\$ 2,558,144.16 Total Cost \$ 912,272.40 \$ 136,840.86 \$ - \$ 57,017.03 \$ - \$ 319,295.34 \$ - \$ 181,509.12 \$ - \$ -	\$ 2,164,800.00 Total Cost \$ 772,000.00 \$ 115,800.00 \$ - \$ 48,250.00 \$ 270,200.00 \$ 5 \$ 153,600.00 \$ - \$ 1 53,600.00 \$ - \$ 5	Rev app no change to MEP. CMG 18% increase	#VALUE! 0% 0% 0%	#VALUE! 18% 18% 18%	#VALUE! -15% -15% -15%	#VALUE! -\$140,272 -\$21,041 -\$8,767
Remove/Dispose of Water Heater, etc.  Open Line Item For Developer's Use As Needed  Open Line Item For Developer's Use As Needed  Total Cost  Electrical / Lighting  Interior Light Fixture- Standard  Ceiling Fan w/ Light  Fluorescent Light Fixture  Exterior Spot/Flood Light- Standard  Wire 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  Remove/Dispose of Light Fixture/Ceiling Fan  Open Line Item For Developer's Use As Needed	3860 386 386 38600	EA E	Unit Price  \$ 200.00   Per EA \$ 300.00   Per EA Per EA \$ 125.00   Per EA Per EA Per EA Per EA \$ 7.00   Per EA Per EA Per EA Per EA Per EA Per EA	\$ 236.34 \$ 354.51 \$ - \$ 147.71 \$ - \$ 8.27 \$ -	Per EA	\$ 2,164,800.00 Total Cost \$ 772,000.00 \$ 115,800.00 \$ - \$ \$ 48,250.00 \$ - \$ \$ 270,200.00 \$ 5 \$ - \$ \$ 153,600.00 \$ 5 \$ - \$ \$ 5 \$ - \$ \$ 5 \$ - \$ \$	\$ 2,558,144.16 Total Cost \$ 912,272.40 \$ 136,840.86 \$ - \$ 57,017.03 \$ - \$ 319,295.34 \$ - \$ 181,509.12 \$ - \$ -	\$ 2,164,800.00 Total Cost \$ 772,000.00 \$ 115,800.00 \$ 270,200.00 \$ 270,200.00 \$ 5 5 5 153,600.00 \$ 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Rev app no change to MEP. CMG 18% increase	#VALUE! 0% 0% 0%	#VALUE! 18% 18% 18%	#VALUE! -15% -15% -15%	#VALUE! -\$140,272 -\$21,041 -\$8,767
Remove/Dispose of Water Heater, etc.  Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed  Total Cost Electrical / Lighting Interior Light Fixture - Standard Ceiling Fan w/ Light Fluorescent Light Fixture Exterior Light Fixture - Standard Exterior Spot/Flood Light - Standard Exterior Spot/Flood Light - Standard Wire Whole UNIT Incl. receptacles/switches etc. 150 AMP Service Panel w/ breakers, meter & mast, etc. 200 AMP Service Panel w/ breakers, meter, mast, etc. Misc. Equipment Connection (e.g., HVAC unit, etc.) 400 Amp service with two meters and disconnect Remove/Dispose of Light Fixture/Ceiling Fan Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed	3860 386 386 38600	EA E	Unit Price  \$ 200.00   Per EA \$ 300.00   Per EA Per EA \$ 125.00   Per EA Per EA Per EA Per EA \$ 7.00   Per EA Per EA Per EA Per EA Per EA Per EA	\$ 236.34 \$ 354.51 \$ - \$ 147.71 \$ - \$ 8.27 \$ -	Per EA	\$ 2,164,800.00 Total Cost \$ 772,000.00 \$ 115,800.00 \$ \$ 48,250.00 \$ \$ 270,200.00 \$ \$ 153,600.00 \$ \$ 5	\$ 2,558,144.16 Total Cost \$ 912,272.40 \$ 136,840.86 \$ \$ 57,017.03 \$ 319,295.34 \$ \$ 181,509.12 \$ \$ \$ \$ \$ \$ \$ \$ -	\$ 2,164,800.00 Total Cost \$ 772,000.00 \$ 115,800.00 \$ \$ 270,200.00 \$ \$ \$ 270,200.00 \$ \$ 153,600.00 \$		#VALUE! 0% 0% 0% 0% 0%	#VALUE! 18% 18% 18% 18% 18%	#VALUE! -15% -15% -15% -15% -15%	#VALUE! -\$140,272 -\$21,041 -\$8,767 -\$49,095 -\$27,909
Remove/Dispose of Water Heater, etc.  Open Line Item For Developer's Use As Needed  Open Line Item For Developer's Use As Needed  Total Cost  Electrical / Lighting  Interior Light Fixture- Standard  Ceiling Fan w/ Light  Fluorescent Light Fixture  Exterior Spot/Flood Light- Standard  Wire 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  Remove/Dispose of Light Fixture/Ceiling Fan  Open Line Item For Developer's Use As Needed	3860 386 386 38600	EA E	Unit Price  \$ 200.00   Per EA \$ 300.00   Per EA Per EA \$ 125.00   Per EA Per EA Per EA Per EA \$ 7.00   Per EA Per EA Per EA Per EA Per EA Per EA	\$ 236.34 \$ 354.51 \$ - \$ 147.71 \$ - \$ 8.27 \$ -	Per EA	\$ 2,164,800.00 Total Cost \$ 772,000.00 \$ 115,800.00 \$ \$ 48,250.00 \$ \$ 270,200.00 \$ \$ 153,600.00 \$ \$ 5	\$ 2,558,144.16 Total Cost \$ 912,272.40 \$ 136,840.86 \$ \$ 57,017.03 \$ 319,295.34 \$ \$ 181,509.12 \$ \$ \$ \$ \$ \$ \$ \$ -	\$ 2,164,800.00 Total Cost \$ 772,000.00 \$ 115,800.00 \$ \$ 270,200.00 \$ \$ \$ 270,200.00 \$ \$ 153,600.00 \$	Rev app no change to MEP. CMG 18% increase  Rev app no change to MEP. CMG 18% increase	#VALUE! 0% 0% 0%	#VALUE! 18% 18% 18%	#VALUE! -15% -15% -15%	#VALUE! -\$140,272 -\$21,041 -\$8,767

HVAC	Q	(ty	Unit Pri	ice	Unit Pri	ice	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!	#VALUE!
Energy Star 15 SEER HVAC/Heat Pump- 2 Ton	192	EA	\$ 6,500.00	Per EA	\$ 7,681.05	Per EA :	\$ 1,248,000.00	\$ 1,474,761.60	\$ 1,248,000.00		0%	18%	-15%	-\$226,762
Air Handler		SF		Per SF	\$ -	Per SF	-	\$ -	\$ -					
Flexible Ductwork System, Registers, etc ENTIRE UNIT		SF		Per SF	\$ -	Per SF	-	\$ -	\$ -					
Programmable Thermostat	192	EA	\$ 270.00	Per EA				\$ 61,259.33	\$ 51,840.00		0%	18%	-15%	-\$9,419
Remove/Dispose of HVAC Unit/Air Handler/Furnace, etc.		EA		Per EA	\$ -	Per EA		\$ -	\$ -					
Open Line Item For Developer's Use As Needed					\$ -	5		\$ -	\$ -					
Open Line Item For Developer's Use As Needed					\$ -	,		\$ -	\$ -		901	400/	450/	*****
Total Cost	•		Unit Pri		Unit Pri		1,299,840.00 Total Cost	\$ 1,536,020.93 Total Cost		Rev app no change to MEP. CMG 18% increase	0% #VALUE!	#VALUE!	-15% #VALUE!	-\$236,181 #VALUE!
Painting Interior Painting Drywall Sprayed	1042200	<b>SF</b>	\$ 2.90				\$ 3,022,380.00	\$ 3,647,700.00	\$ 3,022,380.00		#VALUE!	#VALUE!	#VALUE!	-\$625,320
Interior Painting Drywaii Sprayed	1042200	EA	\$ 2.50	Per EA	\$ 3.30	Per EA		\$ 3,047,700.00	\$ 3,022,380.00	-	076	2170	-17 70	-9023,320
Interior Painting Base and Window Casing		LF		Per LF		Per LF		\$ -	\$ -	-				
Exterior Building Siding		SF		Per SF		Per SF S		\$ -	\$ -					
Exterior Trim and Accessories		EA		Per EA		Per EA	-	<del>,</del>	\$ -					
Open Line Item For Developer's Use As Needed								\$ -	\$ -					
Open Line Item For Developer's Use As Needed							-	\$ -	\$ -					
Total Cost			•				\$ 3,022,380.00	\$ 3,647,700.00	\$ 3,022,380.00		0%	21%	-17%	-\$625,320
Miscellaneous / Other Items Not Included	Q	lty	Unit Pri	ice	Unit Pri	ice	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!	#VALUE!
Contractor Contingency	1		1,950,000		\$ 2,100,000.00			\$ 2,100,000.00	\$ 2,100,000.00		8%	8%	0%	
Depreciable FF&E						3,		\$ -	\$ -					
Open Line Item For Developer's Use-Other HCC	1		1,870,175		\$ 2,050,000.00		\$ 1,870,174.75	\$ 2,050,000.00	\$ 1,870,174.75		0%	10%	-9%	-\$179,825
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						5		\$ -	\$ -					
Open Line Item For Developer's Use-Other HCC								\$ -	\$ -					
Open Line Item For Developer's Use-Other HCC  Total Cost						,	3.820.174.75	\$ -	5 -		4%	00/	-4%	-\$179,825
Total Cost			Sub Total		Sub Total		39,806,117.00			-	0%	9% 6%	-4% -5%	-\$179,825
			Sub Total		Sub rotai	,	39,600,117.00	\$ 42,245,501.41	\$ 39,950,117.00		U70	070	-576	-\$2,209,304
			CONS	TRUCTION	COST SUMMARY									
	Site Work	and Utilitie:	s			5	5,943,390.00	\$ 6,474,250.00	\$ 5,943,390.00		0%	9%	-8%	-\$530,860
	Concrete a	and Paving				5	6,516,000.00	\$ 6,962,250.00	\$ 6,516,000.00		0%	7%	-6%	-\$446,250
	Masonry					\$	648,480.00	\$ 702,520.00	\$ 648,480.00		0%	8%	-8%	-\$54,040
	Metals					5	289,500.00	\$ 328,100.00	\$ 289,500.00		0%	13%	-12%	-\$38,600
	Framing /	Rough Carp	entry			5	6,701,876.00	\$ 4,691,313.20	\$ 6,701,876.00		0%	-30%	43%	\$2,010,563
	Finish / Tri	im Carpentr	ry			9	1,279,590.00	\$ 1,508,165.51	\$ 1,279,590.00		0%	18%	-15%	-\$228,576
	Insulation					9	584,790.00	\$ 694,845.53	\$ 584,790.00		0%	19%	-16%	-\$110,056
	Flooring - 0	Carpet				5	250,900.00	\$ 301,110.36	\$ 250,900.00		0%	20%	-17%	-\$50,210
	Flooring - \	Vinyl				Ş	-	\$ -	\$ -					
	Flooring - \	Wood				9	376,350.00	\$ 451,665.53	\$ 376,350.00		0%	20%	-17%	-\$75,316
	Flooring /	Wall - Tile				Ş		\$ 319,640.22	\$ 266,340.00		0%	20%	-17%	-\$53,300
	Siding / So	ffit / Fascia	/ Gutters			Ş		\$ 1,942,460.62			0%	20%	-17%	-\$323,907
	Roofing					Ş		\$ 516,854.00	\$ 452,247.25		0%	14%	-13%	-\$64,607
	Doors					Ş		\$ 573,810.00	\$ 478,175.00		0%	20%	-17%	-\$95,635
	Windows					Ş		\$ 708,704.41			0%	20%	-17%	-\$118,124
	Drywall / A					Ş	,,	\$ 2,501,532.19	, , , , , , , , , , , , , , , , , , , ,		0%	20%	-17%	-\$417,132
		Shower Doo	or / Bath Accessor	ies		Ş	. ,	\$ 69,480.00	\$ 57,900.00		0%	20%	-17%	-\$11,580
	Plumbing					Ş	, . ,	\$ 2,558,144.16			0%	18%	-15%	-\$393,344
	Electrical /					Ş		\$ 1,606,934.75			0%	18%	-15%	-\$247,085
		entilating a	nd Air Conditionii	ng		Š		\$ 1,536,020.93	\$ 1,299,840.00		0%	18%	-15%	-\$236,181
	Painting					Ş					0%	21%	-17%	-\$625,320
	Miscellane	eous / Other	r items not includ	ed		Ş	3,820,174.75	\$ 4,150,000.00	\$ 3,970,174.75		4%	9%	-4%	-\$179,825
	Total Cons	truction				5	39,806,117.00	\$ 42,245,501.41	\$ 39,956,117.00		0%	6%	-5%	-\$2,289,384
	General Pa	equirement	s (may 6%)			9	1.875.000.00	\$ 1.989.903.09	\$ 1.875.000.00		0%	6%	-6%	-\$114.903
			Overhead (max 8	%)			\$ 2,641,240.00				-17%	6%	-22%	-\$114,903
		ect Develop	,	70]	1		44,322,357.00				-17%	6%	-6%	-\$3,007,387
			ment (less site wo	ork)	<del>1</del>	-	38,378,967.00		· · · · ·		-1%	6%	-6%	-\$2.476.527
		Develop			1		, 50,5,50,.00	, 10,551,251.04	, 30,00.,.27.00	· · · · · · · · · · · · · · · · · · ·	170	070	-0 70	\$2, 0,521

Construction Cost Addendum Certification: I certify that to the best of my knowledge all known relevant factors affecting the cost of construction have been taken into consideration in the preparation of this construction cost addendum. I have been provided a copy of the 2020 Qualified Allocation Plan and the estimated costs necessary to build the project in accordance with the Development Design Criteria have been incorporated into the addendum. I have been provided and have reviewed the geotechnical reports and the estimated costs for all recommendations have been incorporated into the addendum. If applicable, I have been provided and have reviewed the asbestos and/or lead-based paint assessment reports and taken into consideration the estimated costs necessary to remediate and/or abate these materials in accordance with federal and state regulations. If applicable, I have also taken into consideration the costs necessary to build the project in accordance with the sustainable building certification selected by the project owner.

If this is a New Construction application, I certify that I am an independent third party and that no conflict of interest exists with the owner, applicant or any principals involved in the development or financing of the proposed project. I understand that I will not be allowed to bid on the proposed project if awarded. I certify that I have the appropriate credentials to prepare this construction cost addendum and that neither I nor the company(s) I work for have any financial interest in the proposed LHTC application other than in the 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	CMG	Revised	Original to Revised Variance	Original to CMG Variance	CMG to Revised Variance	CMG to Revised Difference
Total Construction	\$ 39,806,117.00	\$ 42,245,501.41	\$ 39,956,117.00	0%	6%	-5%	-\$2,289,384
General Requirements (max 6%)	\$ 1,875,000.00	\$ 1,989,903.09	\$ 1,875,000.00	0%	6%	-6%	-\$114,903
Contractor Profit and Overhead (max 8%)	\$ 2,641,240.00	\$ 2,803,099.54	\$ 2,200,000.00	-17%	6%	-22%	-\$603,100
Total Project Development	\$ 44,322,357.00	\$ 47,038,504.04	\$ 44,031,117.00	-1%	6%	-6%	-\$3,007,387
Total Project Development (less site work)	\$ 38,378,967.00	\$ 40,564,254.04	\$ 38,087,727.00	-1%	6%	-6%	-\$2,476,527
Total Development Project Costs	\$ 55,765,734.00	\$ 58,652,091.24	\$ 55,324,494.00	-1%	5%	-6%	-\$3,327,597