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

42116 Oak Park 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	\$ 34,565,867.00	\$ 37,542,564.58	\$ 35,681,181.05	3%	9%	-5%	-\$1,861,384
General Requirements (max 6%)	\$ 1,965,293.00	\$ 2,134,537.50	\$ 1,965,293.00	0%	9%	-8%	-\$169,245
Contractor Profit and Overhead (max 8%)	\$ 2,620,391.00	\$ 2,846,050.36	\$ 2,620,391.00	0%	9%	-8%	-\$225,659
Total Project Development	\$ 39,151,551.00	\$ 42,523,152.44	\$ 40,266,865.05	3%	9%	-5%	-\$2,256,287
Total Project Development (less site work)	\$ 35,019,556.00	\$ 37,535,152.44	\$ 34,638,555.05	-1%	7%	-8%	-\$2,896,597
Total Development Project Costs	\$ 47,927,192.00	\$ 51,446,814.94	\$ 49,042,506.05	2%	7%	-5%	-\$2,404,309

Sitework and Utilities

- It is Cumming's opinion that the costs submitted in the updated application are not properly supported, are not reasonable projections and may not be relied upon for consideration of additional financial resources.
- The developer made some adjustments to scope and qty. within their revised application, such as increasing their excavation, landscaping, and storm sewer. This causes their overall budget to not be in line with our escalation calculations of the original application budget dated 7/21/2021.

Hard Construction

- 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 within their revised application. However, the overall budget is in line with our escalation calculations of the original application budget dated 7/21/2021. Some items to note were not escalated by the developer as high as our opinion of cost, e.g., concrete, finish trim, and roofing. However, their framing package budget showed decreasing 23% where our opinion of cost decrease was 30% in this timeframe.

Development Cost

- 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 very minimal adjustments to their soft costs and mark-ups, but keep their overall development project cost within our opinion of cost.

CUMMING Management Group Opinion

- 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 overall revised project development budget of **\$49,042,506**, in our opinion, falls within the reasonable allowed escalation for this project from 7/21/2021 to 3/30/2023.

	N	B. b b. 194 19	Acquisition/Rehabilitation	0-1-11	0110	Burdened	Original to Revised	Original to CMG	CMG to Revised	CMG to Revised	Summary of Const Cost Addm	CMG Summa Const Cost A
	New Construction	Rehabilitation	Acquisition Rehabilitation	on Original	CMG	Revised	Variance	Variance	Variance	Variance	Const Cost Addm.	Const Cost A
rchase of Land and Buildings				1	1	1	0%	0%	0%			
and xisting Structures				-	- '	-	070	0%	070			
Other:				-		-						
ubtotals	1	-	-	- 1	1	1	0%	0%	0%			
Site Work	4.131.995				4,988,000	5,628,310	36%	21%				
On-Site Improvements Off-Site Improvements (10-A)	4,131,995			4,131,995	4,988,000	5,628,310	36%	21%	13%	\$640,310		
Demolition Clearance	-		-	-		-						
mprovements				-		-						
Other:				-		-						
Subtotals	4,131,995	-	-	- 4,131,995	4,988,000	5,628,310	36%	21%	13%	\$640,310	4,131,995.00	4,988,0
Rehabilitation and New Construction New Construction	28,121,387			28,121,387	29,974,565	27,740,386	-1%	7%	-7%	-\$2,234,179		
Rehabilitation	20,121,307			20,121,307	29,974,303	21,140,300	-170	170	-770	-\$2,234,179		
Accessory Structures	501,494			501,494	610,000	501,494	0%	22%	-18%	-\$108,506		
Contractor Contingency	1,725,991 85,000			1,725,991	1,870,000	1,725,991	0%	8%	-8% -15%	-\$144,009		
Other Construction Costs (10-A)		-	=	- 85,000	100,000	85,000	0%	18%		-\$15,000		
General Requirements (10-G) Contractor Profit	1,965,293 1,965,293	-	-	- 1,965,293 1,965,293	2,134,538 2,134,538	1,965,293 1,965,293	0%	9%	-8%	-\$169,245 -\$169,245		
Contractor Overhead	655.098			655.098	711.513	655.098	0%	9%	-8%	-\$56.415		
Subtotals	35,019,556	-	-	- 35,019,556	37,535,152	34,638,555	-1%	7%		-\$2,896,597	35,019,556.00	37,535,1
Professional Fees												
Accountant	20,000			20,000	22,000	20,000	0%	10%	-9%	-\$2,000		
Architect Fee Design Architect Fee Construction Supervision	612,192 47,570			612,192 47,570	673,411 52,327	612,192 47,570	0% 0%	10% 10%	5 -9% 5 -9%	-\$61,219 -\$4,757		
Engineering Fees	501,255			501,255	551,381	501,255	0%	10%	-9%	-\$4,737		
Green Certification				-		-						
Real Estate Attorney Fees	82,500			82,500	90,750	82,500	0%	10%	-9%	-\$8,250		
Tax Attorney Fees	40,000 29,700			40,000	44,000	40,000	0%	10%	-9%	-\$4,000		
Survey Other	29,700			29,700	32,670	29,700	0%	10%	-9%	-\$2,970		
Other: Subtotals	1,333,217	-	-	- 1,333,217	1,466,539	1,333,217	0%	10%	-9%	-\$133,322		
Construction Financing										V100,022		
Construction Loan Origination Fee	25,000			25,000	25,000	25,000	0%	0%	0%			
Construction Loan Interest Paid	1,672,058			1,672,058	1,672,058	1,672,058	0%	0%	0%			
Construction Loan Legal Fees Construction Loan Credit Report				-	-	-						
Constructions Loan Credit Report Constructions Loan Title & Recording Costs				-	-	-						
nspection Fees	29,700			29,700	29,700	29,700	0%	0%	0%			
Other Interim Financing Costs				-								
Subtotals	1,726,758	-	-	- 1,726,758	1,726,758	1,726,758	0%	0%	0%			
Construction Interim Costs Construction Insurance	76 096			76.096	76 096	76 096	0%	0%	0%			
Performance Bond Premium	327,549			327,549	327,549	327,549	0%	0%				
Construction Period Taxes	10.0			- 16.75		-						
Tap Fees and Impact Fees	-	-	-			-						
Permitting Fees Other Construction Interim	365,516			365,516	365,516	365,516	0%	0%	5 0%			
Other Construction Interim Subtotals	769,161		_	- 769,161	769,161	769,161	0%	0%	0%			
Permanent Financing	703,161	-		700,101	700,101	100,101	076	0%	076			
Permanent Loan Origination Fee	227,598			227,598	227,598	227,598	0%	0%	0%			
Bond Premium				-	-	-						
Credit Enhancement	90 500			- 00 500	- 00 500	- 00 500	00/	00/	00/			
Permanent Loan Title & Recording Counsels Fee	82,500 35,000			82,500 35,000	82,500 35,000	82,500 35,000	0% 0%	0%	5 0% 5 0%			
enders Counsel Fee	65,000			65,000	65,000	65,000	0%	0%	0%			
Appraisal Fees	10,000			10,000	10,000	10,000	0%	0%	0%			
Credit Report				-	-	-						
Mortgage Broker Fees	30,000			-	30,000	30,000	0%		-			
Permanent Loan Closing Underwriter Discount	30,000			30,000	30,000	30,000	0%	0%	0%			
Other: Cost of Issuance	224,491			224,491	224,491	224,491	0%	0%	0%			
Subtotals	674,589		-	- 674,589	674,589	674,589	0%	0%				
Soft Costs												
Feasibility Study	44.000				40.000	- 44.00-		-	-			
Environmental Study (10-A) Market Study	11,880 5.000	-	-	- 11,880 5.000	13,068 5,500	11,880 5.000	0% 0%	10%	9%	-\$1,188 -\$500		
Fax Credit Fees	19,750	-	-	- 19,750	21,725	19,750	0%	10%	-9%	-\$1,975		
Compliance Fees	.2,.00			.2,. 00		-		.070		,		
Cost Certification				-	-	-						
Fenant Relocation Costs				-	-	-						
Soil Testing Physical Needs Assessment				-	-	-						
Marketing						-						
Other: Soft Cost Contigency	110,368			110,368	121,405	110,368	0%	10%		-\$11,037		
Subtotals	146,998	-	-	- 146,998	161,698	146,998	0%	10%	-9%	-\$14,700		
Syndication Costs												
Organizational Expenses ax Opinion				-		-						
Bridge Loan Fees						-						
Syndication Fees	15,000			15,000	15,000	15,000	0%	0%	0%			
Other:				-		-						
Subtotals	15,000	-	-	- 15,000	15,000	15,000	0%	0%	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	0%	U%	0%			
Other:						-						
Subtotals	3,000,000		-	- 3,000,000	3,000,000	3,000,000	0%	0%	0%			
							0%	0%				
Project Reserves												
Operating Reserve	1,011,356			1,011,356	1,011,356	1,011,356	0%	0%	0%			
	1,011,356 98,561 1,109,917			1,011,356 98,561 - 1,109,917	1,011,356 98,561 1,109,917	1,011,356 98,561 1,109,917	0% 0% 0%	0%	5 0% 5 0%			

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

age 10 Page 1

Hard Construction Costs		101,096	-	-	-	34,565,867	37,542,565	35,681,181	
(highlighted in blue in column C a	above)								
L	imit %						Actual %	Actual %	
General Regmts	6%					5.69%	5.69%	5.51%	of Hard Construction Costs
Contractor Profit	6%					5.69%	5.69%	5.51%	of Hard Construction Costs
Contractor OH	2%					1.90%	1.90%	1.84%	of Hard Construction Costs
Contractor Cont									
New Const	5%					4.99%	4.98%	4.84%	
Acq/Rehab	10%				N/A	N/A	N/	Ά	
							1,874,627.61		

CMG to Revised Variance

> -\$13,241 \$868,782

\$265,851 -\$620,000 \$446,767 -\$42,182 \$82,800 -\$446,110 \$153,000 \$99,000 -\$370,467 \$16,110 \$640,310 #VALUE!

> \$101,000 -\$552,988 \$36,200

-\$924,959 -\$1,340,747 #VALUE!

-\$127,812 -\$127,812 #VALUE!

#VALUE!

\$550,070 \$550,070

Construction Cost Addendum

Oak Park at St. Anna's Park

7/21/2021

3/30/2023 ?

4/19/2023

NOTE: Line items highlighted in RED are intended to be u	utilized for	rehahilitat	ion developments							Original to Revised Variance	Original to CMG Variance	CMG to Revised Variance
Site Work & Utilities		lty	Unit Price	Unit Pric	٠.	Total Cost	CMG	Revised	Material Information / Notes/ Comments	Variation	Variance	Variance
Clearing/Grubbing	1	ACRE	\$ 117,186.00 Per ACRE			\$ 117,186.00				4%	15%	-10%
Excavate Lot To Proper Grade	1	CY	Per CY	\$ 133,000.00	Per CY	\$ 117,180.00		\$ 868,782.00		470	1370	-1076
Excavate Footings/Foundation		CY	Per CY		Per CY	\$ - 5		\$ 606,762.00				
Water Line to Street & Tie-In	1	LF	\$ 421,380,00 Per LF	\$ 515,000,00	Per LF	\$ 421,380.00		\$ 780.851.00		85%	22%	52%
	1	LF LF	\$ 511,122.00 Per LF	\$ 620,000.00		\$ 511,122.00		\$ 760,651.00		-100%		-100%
Sanitary Line To Street & Tie-In	1	EA	9 311,122.00 Per EA	\$ 620,000.00	Per EA	\$ 511,122.00		\$ 646,767.00		-100%	2170	-10070
Sanitary Sewer Manhole/Structure	4	LF.	\$ 1,543,320.00 Per LF	\$ 1,850,000.00	Per LF	\$ 1,543,320.00				17%	20%	-2%
Storm Sewer	1			\$ 1,850,000.00		\$ 1,543,320.00	\$ 1,850,000.00			17%	20%	-2%
Storm Sewer Manhole/Inlet Structure		EA	Per EA		Per EA	\$ - ;	-	\$ 82,800.00				
Gas Line- Complete		LF	Per LF		Per LF	\$ - \$		5 -				
Electric/Power Line To Unit	1	LF	\$ 538,399.00 Per LF	\$ 655,000.00		\$ 538,399.00	\$ 655,000.00	\$ 208,890.00		-61%	22%	-68%
Site Lighting-Complete- Per Light Pole		POLES	Per POLE		Per POLE	\$ - \$	\$ -	\$ 153,000.00				
Landscaping	1	ACRE	\$ 377,233.00 Per ACRE	\$ 455,000.00	Per ACRE	\$ 377,233.00	\$ 455,000.00	\$ 554,000.00		47%	21%	22%
Demolition of Existing Structures/Buildings		EA	Per EA		Per EA	\$ - 5	\$ -	\$ -				
General Cut/Fill, Excavation, Pad & Foundation prep & backf	1	LS	\$ 623,355.00	\$ 758,000.00		\$ 623,355.00	\$ 758,000.00	\$ 387,533.00	Nearly half of previous rate	-38%	22%	-49%
Open Line Item For Developer's Use As Needed						\$ - 5	ŝ -	\$ 16,110.00	Looks like a lot of scope has moved around			
Subtotal						\$ 4,131,995.00	\$ 4,988,000.00	\$ 5,628,310.00		36%	21%	13%
Concrete & Paving	0	lty	Unit Price	Unit Pric	e	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
Concrete Footing		CY	Per CY		Per CY	\$ - 5		\$ -				
Concrete Slab On Grade, incl. gravel & vapor barrier		SF	Per SF		Per SF	\$ - 5		\$ -				
Concrete Driveway- Finished		SY	Per SY		Per SY	\$ - 9		\$ -				
Concrete Sidewalk- Finished		SY	Per SY		Per SY	\$ - 0			Lump sums that have all been reduced or moved around			
Concrete Curb & Gutter	1	LF	\$ 1,524,254.00 Per LF	\$ 1,750,000.00	Per LF	\$ 1,524,254.00				-21%	15%	-32%
Parking Lot- Stone Base & Asphalt	1	SY	\$ 1,324,234.00 Per LF	2 1,730,000.00	Per SY	¢ 1,324,234.00	2,730,000.00	\$ 36,200.00		-2170	1576	-3270
						\$ - 3	· -					
Parking Striping & Signage		LS	Per LS		Per LS	\$ - \$		\$ -				
Dumpster Pad & Fencing- Complete		SY	Per SY		Per SY	\$ - 5		\$ -				
Concrete Porch		CY	Per CY		Per CY	\$ - \$		\$ -				
Demolish/Dispose of Concrete		CY	Per CY		Per CY	\$ - \$	\$ -	\$ -				
Demolish/Dispose of Asphalt		CY	Per CY		Per CY	\$ - 5		\$ -				
Foundations, C&G & all other site concrete	1	LS	\$ 1,993,467.00	\$ 2,400,000.00		\$ 1,993,467.00	\$ 2,400,000.00	\$ 1,475,041.00		-26%	20%	-39%
Open Line Item For Developer's Use As Needed						\$ - 5	\$ -	\$ -				
Total Cost		•			•	\$ 3,517,721.00	\$ 4,150,000.00	\$ 2,809,253.00		-20%	18%	-32%
Masonry	0	lty	Unit Price	Unit Pric	e	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
Concrete Block	-	SF	Per SF		Per SF	\$ - 9	\$ -	\$ -				
Brick Veneer		SF	Per SF		Per SF	\$ - 9	5 -	<u>\$</u> -				
Demolition of Concrete Block		SF	Per SF		Per SF	\$ - 5	· -	\$ -				
Demolition of Brick		SF	Per SF		Per SF	\$ - 0		<u> </u>				
CMU, Stone, Brick and other cast masonry products	1	LS	\$ 1,284,117.00	\$ 1,582,322.50	1 (1 3)	\$ 1,284,117.00	\$ 1,582,322.50	\$ 1,454,510.00		13%	23%	-8%
Open Line Item For Developer's Use As Needed	-		\$ 1,204,117.00	ÿ 1,302,322.30		\$ - 5		\$ -		1070	2070	-070
Total Cost						\$ 1,284,117.00				13%	23%	-8%
			Hall Balan	Units But								
Metals	Ü	tty	Unit Price	Unit Pric		Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
Ornamental Railings- Stairs		LF	Per LF		Per LF	\$ - \$		\$ -				
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	\$ - 5		\$ -				
Demolition of Ornamental Railings- Stairs		LF	Per LF		Per LF	\$ - 5	\$ -	\$ -				
Demolition of Ornamental Fence		LF	Per LF		Per LF	\$ - \$	\$ -	\$ -				
Open Line Item For Developer's Use As Needed						\$ - \$	\$ -	\$ -				
Open Line Item For Developer's Use As Needed						\$ - 5	\$ -	\$ -				
Total Cost			,			\$ - 5	\$ -	\$ -				
Framing / Rough Carpentry	0	ty	Unit Price	Unit Pric	e	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
1st Floor - Joist /Truss System		SF	Per SF		Per SF	\$ - 5		\$ -				
2nd Floor- Joist/Truss System		SF	Per SF		Per SF	\$ - 5		\$ -				
Roof- Joist/Truss System		SF	Per SF		Per SF	\$ - 5		ė				
3/4" Tongue & Groove Floor Sheathing		SF SF	Per SF			\$ - 5		ė -				
					Per SF			\$ -				
Stud Wall Complete		LF	Per LF		Per LF	\$ - 5		\$ -				
Exterior Wall Sheathing		SF	Per SF		Per SF	\$ - 5		\$ -				
Builder Board Exterior Wall Sheathing		SF	Per SF		Per SF	\$ - \$		\$ -				
Roof Truss System		SF	Per SF		Per SF	\$ - \$		\$ -				
Roof Sheathing		SF	Per SF		Per SF	\$ - \$		\$ -				
Demolish Roof System		SF	Per SF		Per SF	\$ - 5		\$ -				
Demolish Exterior Wall		SF	Per SF		Per SF	\$ - \$	\$ -	\$ -				
									Approx. 30% decrease from 2021 to 2023. Rev. rates			
Structural Framing, Exterior Trim, Bldg Sheeting	1	LS	\$ 8,217,777.00	\$ 5,752,443.90		\$ 8,217,777.00	\$ 5,752,443.90	\$ 6,302,514.00	decreased 23%	-23%	-30%	10%
Open Line Item For Developer's Use As Needed						\$ - 9	5 -	\$ -		2070	2070	1270
Open Line Item For Developer's Use As Needed						š - S	5 -	\$ -				
Total Cost		1				\$ 8,217,777.00		\$ 6,302,514.00		-23%	-30%	10%
Total cost				-		y 0,217,777.00 ,	, 3,732,773.30	y 0,302,314.00	4	-2370	33070	1070

#VALUE!

-\$622,191 -\$1,080,453 -\$1,702,643 #VALUE!

\$130,863 \$98,001 \$228,864 #VALUE!

-\$36,789 #VALUE!

#VALUE!

#VALUE!

\$1,064,538 \$218,169

\$1,282,707

\$10,963 \$10,963 #VALUE!

-\$36,789

Finish / Trim Carpentry	Q	Qty	Unit Pri		Unit Price		Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
Window Casing/Trim		EA		Per EA		Per EA	\$ -	\$ -	\$ -				
Door Casing/Trim		EA		Per EA		Per EA	\$ -	\$ -	\$ -				
Base Molding- MDF		LF		Per LF			\$ -	\$ -	\$ -				
Base Molding- Pine		LF		Per LF		Per LF	\$ -	\$ -	\$ -	** Overall, rev apps interiors/finishes are hard to analyze.			
Crown Molding- MDF		LF		Per LF		Per LF	\$ -	\$ -	\$ -	Some are the exact same, some are half the cost of			
Crown Molding- Pine/Equal		LF		Per LF			\$ -			original, some are much higher or have additional scope.			
Chair Rail- MDF		LF		Per LF			\$ -	\$ -	· \$ -	We saw 23% price increases of interiors over this time			
Chair Rail- Pine/Equal		LF		Per LF		Per LF	s -	\$ -	· \$ -	period **			
Bathroom Vanity/Base Cabinets		LF		Per LF		Per LF	\$ -	\$ -	\$ -				
Kitchen Cabinets		LF		Per LF			\$ -	ė .	,				
Vinyl Coated Metal Wire Shelving		LF		Per LF			\$ -	\$ -	ė				
Wood Shelving		LF		Per LF			\$ -	\$ -	\$ - \$ -				
		LF		Per LF			\$ -	\$ -	,				
Demolish Casing/Trim/Chair Rail/Molding						_		ş -	, - ,				
Demolish Kitchen Cabinets		EA		Per EA			\$ -	\$ -	Ş -				
Demolish Shelving		LF		Per LF		1010	\$ -	\$ -	Ş -				
Interior Trim - Supply & Install	1	LS	\$ 1,097,356.00		\$ 1,352,190.71		\$ 1,097,356.00	\$ 1,352,190.71	\$ 730,000.00		-33%	23%	-46%
Unit & Comm Ctr Cabinetry	1	LS	\$ 1,297,674.00		\$ 1,599,027.78		\$ 1,297,674.00	\$ 1,599,027.78	\$ 518,575.00		-60%	23%	-68%
Total Cost							\$ 2,395,030.00	\$ 2,951,218.50	\$ 1,248,575.00		-48%	23%	-58%
nsulation	0	Qty	Unit Pri	ce	Unit Price	2	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
Valls- Batt Insulation (Specify R-Value & Inches)		SF		Per SF			\$ -	\$ -	\$ -				
loors- Batt Insulation (Specify R-Value & Inches)		SF		Per SF			\$ -	· ·	, \$ -				
		SF		Per SF			\$ -	¢	¢				
attics- R-38 Blown-In Recycled Cellulose		SF		Per SF		Per SF		\$ -	ė -				
							\$ -	÷ -	- د				
Demolish Walls / Floor Insulation		SF		Per SF		Per SF	> -	> -	-				
Demolish Attic Insulation		SF		Per SF		Per SF	\$ -	\$ -	\$ -				
Bldg Thermal & Sound insulation	1	LS	\$ 167,142.00		\$ 205,956.74		\$ 167,142.00	\$ 205,956.74	\$ 336,820.00	Double original LS. Too high for same scope.	102%	23%	64%
Fire Stopping		4					\$ -	\$ -		Rev app added.			
Total Cost							\$ 167,142.00				160%	23%	111%
looring-Carpet	0	Qty	Unit Pri	ce	Unit Price	e	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
Remove Carpet/Pad		SF		Per SF		Per SF	\$ -	\$ -	\$ -				
Carpet & Pad	1	SF	\$ 29.856.00	Per SF	\$ 36,789,34		\$ 29,856.00	\$ 36,789.34	\$ -		-100%	23%	-100%
Carpet- Glue Down		SF	+ 25,055.00	Per SF	- 30,703.34		\$ 25,650.00	\$ -	\$ -		.3070	2070	100 /1
Carpet- Indoor/Outdoor		SF		Per SF		Per SF	¢ .	¢	¢ -				
		SF SE		Per SF			· ·	· ·	· ·				
Demolish Carpet and Pad		SF		Per SF		Per SF	\$ -	\$ -	-				
Open Line Item For Developer's Use As Needed							\$ -	\$ -	\$ -				
Open Line Item For Developer's Use As Needed							\$ -	\$ -	5 -				
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Repair/Replace Subfloor and Vinyl		SF		Per SF		Per SF	\$ -	\$ -	; \$ -				
Resiliant Flooring	1	LS	\$ 924,258.00		\$ 1,138,894.84		\$ 924,258.00	\$ 1,138,894.84	\$ 1,149,858.05		24%	23%	1%
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Marches Marc	Roofing	0	ty	Unit Pric	e	Unit Price	e	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
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Fluorescent Light Fixture	Ceiling Fan w/ Light						Per EA		\$ -	\$ -				
Exterior Spot/Flood Light- Standard	Fluorescent Light Fixture							\$ -	\$ -	\$ -				
Wire Whole UNIT Incl. receptacles/switches etc. SF Per SF Per SF S S 150 AMP Service Panel w/b Dreakers, meter, mast, etc. EA Per EA Per EA S - S 200 AMP Service Panel w/b Dreakers, meter, mast, etc. EA Per EA Per EA S - S Misc. Equipment Connection (e.g., HVAC unit, etc.) EA Per EA Per EA S - S 400 Amp service with two meters and disconnect EA Per EA Per EA S - S Remove/Dispose of Light Fixture/Ceiling Fan EA Per EA Per EA S - S Unit & Site Electrical including fixtures 1 LS \$ 1,762,281.00 \$ 1,762,281.00 \$ 2,44,343.52 \$ 3,000,025.00 Security cameral conduit & code compliance changes S - S - S - 9 100,000.00 Added to rev app								\$ -	\$ -	\$ -				
150 AMP Service Panel w/ breakers, meter & mast, etc. EA								Y	\$ -	\$ -				
200 AMP Service Panel w/ breakers, meter, mast, etc. EA								Ÿ	Ÿ	Ş -				
Misc. Equipment Connection (e.g., HVAC unit, etc.) EA Per EA Per EA \$								7	\$ -	\$ -				
400 Amp service with two meters and disconnect								T .	\$ -	\$ -				
Remove/Dispose of Light Fixture/Ceiling Fan EA Per EA Per EA \$								7	\$ -	\$ -				
Unit & Site Electrical including fixtures 1 LS \$ 1,762,281.00 \$ 1,762,281.00 \$ 2,144,343.52 \$ 3,000,025.00 Rev app LS 70% price increase. 70% 22% 40% Security cameral conduit & code compliance changes \$ - \$ - \$ - \$ 109,000.00 Added to rev app - 40%									÷ ·	÷ -				
Security cameral conduit & code compliance changes \$ - \$ - \$ 109,000.00 Added to rev app		1		\$ 1.762.281.00	rei EA	\$ 1.762.281.00	FEI EA		\$ 2 144 343 52	\$ 3,000,025,00	Reviann LS 70% price increase	70%	22%	40%
		-		÷ 1,7 02,201.00		+ 1,752,201.00			\$ -			7076	22 /0	4070
								\$ 1,762,281.00	\$ 2,144,343.52			76%	22%	45%
	70101 6031							, ,-,	, , , , , , , , , , , , , , , , , , , ,			. 570		

#VALUE!

#VALUE!

\$27,068 \$27,068

-\$916,939 -\$916,939 #VALUE! -\$144,009 -\$15,000 -\$42,081 -\$258,880

> -\$1,861,384 \$640,310 -\$1,340,747 -\$127,812 \$550,070 -\$1,702,643 \$228,864 -\$36,789 \$10,963

\$1,282,707 -\$530,004 \$96,975 -\$193,219 -\$293,995 -\$54,618 -\$6,286 \$964,681 \$27,068 -\$916,939 -\$459,970 -\$1,861,384 -\$169,245 -\$225,659 -\$2,256,287 -\$2,896,597

IN/AC		01	11-7-5-1		1114.5.1		T-1-LC1	Tabel Cost	T-1-101		40 (01 1151	40 (ALLIEL	40 (61
HVAC	-	Qty	Unit Pri		Unit Price		Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALU
Energy Star 15 SEER HVAC/Heat Pump- 2 Ton		EA		Per EA		Per EA	Ş -	\$ - !					
Air Handler		SF		Per SF		Per SF	\$ -	\$ - !	\$ -				
Flexible Ductwork System, Registers, etc ENTIRE UNIT		SF		Per SF		Per SF	\$ -	\$ - !	-				
Programmable Thermostat		EA		Per EA		Per EA	\$ -	\$ - !	<u>-</u>				
Remove/Dispose of HVAC Unit/Air Handler/Furnace, etc.		EA	Ć 4 5 45 24C 00	Per EA	ć 4 5 45 3 4 C 00	Per EA	\$ -	\$ - !	- 4 007 222 00		000/	000/	
HVAC for units & public spaces	1	LS	\$ 1,545,246.00		\$ 1,545,246.00		\$ 1,545,246.00	\$ 1,880,255.33	\$ 1,907,323.00		23%	22%	
Open Line Item For Developer's Use As Needed							\$ 1545 246 00	5 - :	-		000/	000/	
Total Cost		•					Ç 1,5-15,E-10.00		\$ 1,907,323.00		23%	22%	(0.44111
Painting		Qty	Unit Pri		Unit Price		Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALU
nterior Painting Drywall Sprayed		SF		Per SF		Per SF	\$ -	\$ - !					
nterior Painting Doors		EA		Per EA		Per EA	\$ -	\$ - !	\$ -				
nterior Painting Base and Window Casing		LF		Per LF		Per LF	\$ -	\$ - !	\$ -				
Exterior Building Siding		SF		Per SF		Per SF	\$ -	\$ - !	<u> </u>				
Exterior Trim and Accessories		EA		Per EA		_	\$ -	\$ - !	\$ -				
Project Painting	1	LS	\$ 1,509,623.00		\$ 1,860,196.88		\$ 1,509,623.00	\$ 1,860,196.88	\$ 943,258.00		-38%	23%	
Open Line Item For Developer's Use As Needed							\$ -	\$ - !	\$ -				
Total Cos							\$ 1,509,623.00		,		-38%	23%	
Miscellaneous / Other Items Not Included		Qty	Unit Pri	ce	Unit Price	2	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALU
Contractor Contingency	1	LS	\$ 1,725,991.00		\$ 1,870,000.00		\$ 1,725,991.00	\$ 1,870,000.00	\$ 1,725,991.00		0%	8%	
Depreciable FF&E	1	LS	\$ 85,000.00		\$ 100,000.00		\$ 85,000.00			No change	0%	18%	
Appliances for Units and Community Bldg/Public Areas	1	LS	\$ 567,134.00		\$ 690,000.00		\$ 567,134.00	\$ 690,000.00	\$ 647,919.00		14%	22%	
COMMUNITY BUILDING	1	LS	\$ 501,494.00		\$ 610,000.00		\$ 501,494.00	\$ 610,000.00	\$ 351,120.00	Reduced	-30%	22%	
Contractor Contingency							\$ -	\$ - !	\$ -				
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	t						\$ 2,879,619.00	\$ 3,270,000.00	\$ 2,810,030.00		-2%	14%	
			Sub Total		Sub Total		\$ 34,565,867.00	\$ 37,542,564.58	\$ 35,681,181.05		3%	9%	
				TRUCTION	COST SUMMARY								
		and Utilitie					\$ 4,131,995.00	\$ 4,988,000.00	5,628,310.00		36%	21%	
		and Paving	!				\$ 3,517,721.00	\$ 4,150,000.00	2,809,253.00		-20%	18%	
	Masonry						\$ 1,284,117.00	\$ 1,582,322.50	1,454,510.00		13%	23%	
	Metals						\$ -	\$ - !	5 -				
	Framing /	Rough Car	pentry				\$ 8,217,777.00	\$ 5,752,443.90	6,302,514.00		-23%	-30%	
	Finish / Tr	rim Carpent	try				\$ 2,395,030.00	\$ 2,951,218.50	1,248,575.00		-48%	23%	
	Insulation	1					\$ 167,142.00	\$ 205,956.74	434,821.00		160%	23%	
	Flooring -						\$ 29,856.00	\$ 36,789.34			-100%	23%	
	Flooring -						\$ 924,258.00	\$ 1,138,894.84	1,149,858.05		24%	23%	
							\$ -	\$ 1,130,034.04	1,145,050.05		2470	2070	
	Flooring -						\$ - \$ -	\$ - :	-				
		Wall - Tile							·				
		offit / Fasci	a / Gutters				7	\$ - !			,		
	Roofing						\$ 788,117.00		419,996.00		-47%	21%	
	Doors						\$ 456,790.00	\$ 562,868.56	659,844.00		44%	23%	
	Windows						\$ 700,109.00	\$ 862,692.59	669,474.00		-4%	23%	
	Drywall /	Acoustics					\$ 1,557,530.00	\$ 1,919,229.13	1,625,234.00		4%	23%	
	Mirrors /	Shower Do	or / Bath Accessori	es		T	\$ 235,194.00	\$ 289,812.19	235,194.00		0%	23%	
	Plumbing						\$ 2,463,462.00	\$ 2,997,540.56	2,991,255.00		21%	22%	
	Electrical	/ Lighting					\$ 1,762,281.00	\$ 2,144,343.52	3,109,025.00		76%	22%	
			and Air Conditionin	ıg			\$ 1,545,246.00	\$ 1,880,255.33	1,907,323.00		23%	22%	
	Painting						\$ 1,509,623.00				-38%	23%	
		enus / O+h	er items not include	ad			\$ 2,879,619.00	\$ 3,270,000.00			-2%	14%	
			er items not include	-u			, -,,						
	Total Con					<u> </u>	\$ 34,565,867.00				3%	9%	
	General R	Requiremen	nts (max 6%)				\$ 1,965,293.00	\$ 2,134,537.50	1,965,293.00		0%	9%	
	Contracto	or Profit and	d Overhead (max 89	%)			\$ 2,620,391.00	\$ 2,846,050.36	\$ 2,620,391.00		0%	9%	
	Total Proi	ject Develo	pment				\$ 39,151,551.00	\$ 42,523,152.44	\$ 40,266,865.05		3%	9%	
					1	L							
	i otal Proj	ject Develoj	pment (less site wo	irk)			\$ 35,019,556.00	\$ 37,535,152.44	\$ 34,638,555.05		-1%	7%	

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 plans and specifications. 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.

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

	Original	смб	Revised	Original to Revised Variance	Original to CMG Variance	CMG to Revised Variance	CMG to Revised Difference
Total Construction	\$ 34,565,867.00	\$ 37,542,564.58	\$ 35,681,181.05	3%	9%	-5%	-\$1,861,384
General Requirements (max 6%)	\$ 1,965,293.00	\$ 2,134,537.50	\$ 1,965,293.00	0%	9%	-8%	-\$169,245
Contractor Profit and Overhead (max 8%)	\$ 2,620,391.00	\$ 2,846,050.36	\$ 2,620,391.00	0%	9%	-8%	-\$225,659
Total Project Development	\$ 39,151,551.00	\$ 42,523,152.44	\$ 40,266,865.05	3%	9%	-5%	-\$2,256,287
Total Project Development (less site work)	\$ 35,019,556.00	\$ 37,535,152.44	\$ 34,638,555.05	-1%	7%	-8%	-\$2,896,597
Total Development Project Costs	\$ 47,927,192.00	\$ 51,446,814.94	\$ 49,042,506.05	2%	7%	-5%	-\$2,404,309