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

42115 Oak Terrace 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	\$ 14,837,226.00	\$ 16,530,851.51	\$ 16,964,185.15	14%	11%	3%	\$433,334
General Requirements (max 6%)	\$ 836,834.00	\$ 932,356.13	\$ 836,833.75	0%	11%	-10%	-\$95,522
Contractor Profit and Overhead (max 8%)	\$ 1,115,779.00	\$ 1,243,141.88	\$ 1,115,779.00	0%	11%	-10%	-\$127,363
Total Project Development	\$ 16,789,839.00	\$ 18,706,349.52	\$ 18,916,797.90	13%	11%	1%	\$210,448
Total Project Development (less site work)	\$ 14,636,648.00	\$ 16,053,131.35	\$ 17,904,559.90	22%	10%	12%	\$1,851,429
Total Development Project Costs	\$ 22,182,628.00	\$ 24,163,208.32	\$ 24,369,578.90	10%	9%	1%	\$206,371

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 or cost within their revised application, mainly reducing line-items in half. However, the overall budget is 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 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 siding, waterproofing, and electrical. Also, their framing package budget was increased 27% 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 7/21/2021.

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 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

- It is Cumming's opinion that the costs submitted in the updated application are not properly supported, are not reasonable projections and may not be relied upon for consideration of additional financial resources.
- The overall revised project development budget of **\$24,369,579**, in our opinion, does not fall within the reasonable allowed escalation for this project from 7/21/2021 to 3/30/2023.

Development Costs:												
			Acquisition/Rehabilitation				Original to Revised	Original to CMG	CMG to Revised	CMG to Revised	Summary of	CMG Summa
urchase of Land and Buildings	New Construction	Rehabilitation	Acquisition Rehabilitation	Original	CMG	Revised	Variance	Variance	Variance	Variance	Const Cost Addm.	Const Cost A
and	1			1	1	1	0%	0%	0%			
isting Structures				-		-						
her: btotals	1	-		- 1	1	- 1	0%	0%	0%			
te Work							-	-				
n-Site Improvements	2,153,191			2,153,191	2,653,218	1,012,238	-53%	23%	-62%	-\$1,640,980		
ff-Site Improvements (10-A) emolition Clearance	-	-	-	-		-						
provements				-		-						
ther:	0.450.404			- 0.450.404	0.050.040	- 4 040 000	500/	000/	000/	64 040 000	0.450.404.00	0.050
ubtotals ehabilitation and New Construction	2,153,191	-	-1 -1	2,153,191	2,653,218	1,012,238	-53%	23%	-62%	-\$1,640,980	2,153,191.00	2,653
ew Construction	11,794,043			11,794,043	12,937,633	15,121,947	28%	10%	17%	\$2,184,314		
habilitation				-		-						
ccessory Structures ontractor Contingency	735,000			735 000	825 000	735.000	0%	12%	-11%	-\$90,000		
ther Construction Costs (10-A)	95,000	-		95,000	115,000	95,000	0%	21%	-17%	-\$20,000		
eneral Requirements (10-G)	836,834	-	-	836,834	932,356	836,834	0%	11%	-10%	-\$95,522		
ontractor Profit ontractor Overhead	836,834 278,945			836,834 278,945	932,356 310,785	836,834 278,945	0%		-10% -10%	-\$95,522 -\$31,840		
ubtotals	14,576,656	-		14,576,656	16,053,131	278,945 17,904,560	23%		12%	\$1,851,429	14,636,648.00	16,053
ofessional Fees												
ccountant rchitect Fee Design	20,000 305,901			20,000 305,901	22,000 336,491	20,000 305,901	0% 0%	10% 10%	-9% -9%	-\$2,000 -\$30,590		
rchitect Fee Construction Supervision	45,885			45,885	50,474	45,885	0%	10%	-9%	-\$4,589		
ngineering Fees	258,222			258,222	284,044	258,222	0%	10%	-9%	-\$25,822		
reen Certification	EC 000				- EE 000	- E0.000	00/	400/	00/	¢r.000		
eal Estate Attorney Fees ax Attorney Fees	50,000 15.000			50,000 15,000	55,000 16,500	50,000 15,000	0% 0%	10% 10%	-9% -9%	-\$5,000 -\$1,500		
urvey	15,300			15,300	16,830	15,300	0%	10%	-9%	-\$1,530		
ther:				-		-						
ubtotals construction Financing	710,308			710,308	781,339	710,308	0%	10%	-9%	-\$71,031		
construction Loan Origination Fee	25,000			25,000	25,000	25,000	0%	0%	0%			
Construction Loan Interest Paid	550,403			550,403	550,403	550,403	0%	0%	0%			
Construction Loan Legal Fees				-	-	-						
Construction Loan Credit Report Constructions Loan Title & Recording Costs	42,500			42,500	42,500	42,500	0%	0%	0%			
nspection Fees	27,000			27,000	27,000	27,000	0%	0%	0%			
Other Interim Financing Costs				-								
oubtotals Construction Interim Costs	644,903	-		644,903	644,903	644,903	0%	0%	0%			
Construction Insurance	50,000			50,000	50,000	50,000	0%	0%	0%			
Performance Bond Premium	139,834			139,834	139,834	139,834	0%	0%	0%			
Construction Period Taxes ap Fees and Impact Fees				-	-	-						
ermitting Fees	214,040			214,040	214,040	214,040	0%	0%	0%			
Other Construction Interim				-		-						
Subtotals Permanent Financing	403,874	-		403,874	403,874	403,874	0%	0%	0%			
Permanent Loan Origination Fee	77,246			77,246	77,246	77,246	0%	0%	0%			
lond Premium						1 -						
Credit Enhancement				-	-	-						
Permanent Loan Title & Recording Counsels Fee	35,000			35,000	35,000	35,000	0%	0%	0%			
enders Counsel Fee	65,000			65,000	65,000	65,000	0%	0%	0%			
ppraisal Fees				-	-	-						
Credit Report Mortgage Broker Fees				-	-	-						
Permanent Loan Closing	20,000			20,000	20,000	20,000	0%	0%	0%			
Inderwriter Discount				-	-	-						
Other: Cost of Issuance	128,168 325,414			128,168 325,414	128,168 325,414	128,168	0%	0%	0%			
oft Costs	323,414	_		323,414	323,414	325,414	070	070	070			
easibility Study				-		-						
Invironmental Study (10-A) Market Study	6,120 5,100	-		6,120 5,100	6,732 5,610	6,120 5,100	0%	10% 10%	-9% -9%	-\$612 -\$510		
ax Credit Fees	12,750	-		12,750	14,025	12,750	0%	10%	-9%	-\$510 -\$1,275		
Compliance Fees	,.00				,			.070	2.70	4.,270		
Cost Certification				-	-1	-						
enant Relocation Costs				-	-	-						
hysical Needs Assessment				-	-	-						
Marketing				-	-	-						
Other: Soft Cost Contingency Subtotals	69,350 93,320			69,350 93,320	26,367	69,350 93,320	0%		254%	\$69,350 \$66,953		
Syndication Costs	80,320			93,320	20,307	93,320	0%	-12%	234%	\$00,953		
rganizational Expenses				-		-						
ax Opinion				-		-						
ridge Loan Fees Syndication Fees	15,000			15,000	15,000	15,000	0%	0%	0%			
Other:				-		-						
ubtotals	15,000	-		15,000	15,000	15,000	0%	0%	0%			
Developer Fees Developer Overhead												
Developer Fee	2,811,380			2,811,380	2,811,380	2,811,380	0%	0%	0%			
roject Consultant Fee												
Other:	2,811,380			2,811,380	2,811,380	2,811,380	0%	0%	0%			
roject Reserves	2,811,380			2,811,380	2,811,380	2,811,380	0%	0%	0%			
perating Reserve	408,581			408,581	408,581	408,581	0%	0%	0%			
ther: Lease-Up Reserve ubtotals	40,000			40,000	40,000	40,000	0%	0%	0%			
uptotais	448,581	-		448,581	448,581	448,581	0%	0%	0%			

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

Page 10 Page 10

			r			
Hard Construction Costs		117,500	-	14,777,234	16,530,852	16,964,185
(highlighted in blue in column C	above)					
	Limit %				Actual %	Actual %
General Regmts	6%			5.66%	5.64%	4.93%
Contractor Profit	6%			5.66%	5.64%	4.93%
Contractor OH	2%			1.89%	1.88%	1.64%
Contractor Cont						
New Const	5%			4.97%	4.99%	4.33%
Acq/Rehab	10%			N/A	N/A N	I/A
					822,222.61	

CMG to Revised Variance

> -\$80,536 -\$163,941 -\$135,960 -\$528,319 -\$542,488 \$75,112 -\$205,435

\$22,500 -\$493,123 -\$9,593 \$113,662 \$307,141 -\$1,640,980 #VALUE!

-\$18,000 -\$140,000 -\$158,000 #VALUE!

-\$50,000 -\$50,000 #VALUE!

\$11,500 \$11,500 #VALUE!

> \$1,442,320 \$1,442,320

Construction Cost Addendum Oak Terrace at St. Anna's Park 7/21/2021 3/30/2023 ?

Construction Cost Addendum		Oak Terra	ice at St. Anna's F	Park		7/21/2021	3/30/2023	?				
NOTE: Line items highlighted in RED are intended to be utilized for rehabilitation developments.												CMG to Revised
										Variance	Variance	Variance
Site Work & Utilities	C	lty	Unit Pri		CMG Unit Price	Original	CMG	Revised	Material Information / Notes/ Comments			
Clearing/Grubbing	1	ACRE		Per ACRE					All lump sums in site work have been nearly cut in half	-81%	23%	-85%
Excavate Lot To Proper Grade	1	CY	\$ 167,834.00	Per CY	\$ 206,809.44 Per CY	\$ 167,834.00	\$ 206,809.44			-74%	23%	-79%
Excavate Footings/Foundation	1	CY	\$ 223,952.00	Per CY	\$ 275,959.50 Per CY		\$ 275,959.50			-37%	23%	-49%
Water Line to Street & Tie-In	1	LF	\$ 505,615.00	Per LF	\$ 623,032.00 Per LF	\$ 505,615.00				-81%	23%	-85%
Sanitary Line To Street & Tie-In	1	LF	\$ 440,250.00	Per LF	\$ 542,487.54 Per LF	\$ 440,250.00	\$ 542,487.54	\$ -		-100%	23%	-100%
Sanitary Sewer Manhole/Structure		EA		Per EA	Per EA	\$ -	\$ -	\$ 75,112.00				
Storm Sewer	1	LF	\$ 289,451.00	Per LF	\$ 356,669.08 Per LF	\$ 289,451.00	\$ 356,669.08	\$ 151,234.00		-48%	23%	-58%
Storm Sewer Manhole/Inlet Structure		EA		Per EA	Per EA	\$ -	\$ -	\$ 22,500.00				
Gas Line- Complete		LF		Per LF	Per LF	\$ -	\$ -	\$ -				
Electric/Power Line To Unit	1	LF	\$ 400,189.00	Per LF	\$ 493,123.33 Per LF	\$ 400,189.00	\$ 493,123.33	\$ -		-100%	23%	-100%
Site Lighting-Complete- Per Light Pole		POLES	,,	Per POLE	Per POLE		\$ -	\$ -				
Landscaping	1	ACRE	\$ 48,579,00	Per ACRE			\$ 59.860.31	\$ 50.267.00		3%	23%	-16%
Demolition of Existing Structures/Buildings	1	EA	\$ 40,373.00	Per EA	Per EA		\$ -	\$ 30,207.00	-	370	2070	-1070
Open Line Item For Developer's Use As Needed	-	LA		TCTEA	TELEA	\$ -		\$ 113,662.00	-			
Open Line Item For Developer's Use As Needed							7			F00/	000/	000/
Subtotal						\$ 2,153,191.00			-	-53%	23%	-62%
Concrete & Paving	C	lty	Unit Pri		Unit Price	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
Concrete Footing		CY		Per CY	Per CY	Ş -	Ş -	Ş -				
Concrete Slab On Grade, incl. gravel & vapor barrier		SF		Per SF	Per SF		\$ -	\$ -				
Concrete Driveway- Finished		SY		Per SY	Per SY	\$ -	\$ -	\$ -				
Concrete Sidewalk- Finished		SY		Per SY	Per SY	\$ -	\$ -	\$ -				
Concrete Curb & Gutter		LF		Per LF	Per LF	\$ -	\$ -	\$ -				
Parking Lot- Stone Base & Asphalt		SY		Per SY	Per SY	\$ -	\$ -	\$ -				
Parking Striping & Signage		LS		Per LS	Per LS	\$ -	\$ -	\$ -				
Dumpster Pad & Fencing- Complete		SY		Per SY	Per SY	\$ -	7	\$ -				
Concrete Porch		CY		Per CY	Per CY		\$ -	\$ -				
Demolish/Dispose of Concrete		CY		Per CY	Per CY	7	\$ -	\$ -				
Demolish/Dispose of Contrete Demolish/Dispose of Asphalt		CY		Per CY	Per CY		\$ -	\$ -	-			
			ć 44.000.00	Per Cr	10.01		7	7		4000/	000/	-100%
Site Concrete for Sr. Bldg parcel	1	LS	\$ 14,680.00		\$ 18,000.00	\$ 14,680.00			Removed in rev app	-100%	23%	
Concrete foundations, pads, SOG, etc for Sr. Bldg	1	LS	\$ 980,916.00		\$ 1,050,000.00	\$ 980,916.00	\$ 1,050,000.00			-7%	7%	-13%
Total Cost						\$ 995,596.00				-9%	7%	-15%
Masonry	C	lty	Unit Pri		Unit Price	Total Cost	Total Cost	Total Cost		#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	\$ -	\$ -	\$ -				
Project Masonry	1	LS	\$ 729,653.00		\$ 850,000.00	\$ 729,653.00	\$ 850,000.00	\$ 800,000.00		10%	16%	-6%
Open Line Item For Developer's Use As Needed						\$ -	\$ -	\$ -				
Total Cost	•					\$ 729,653.00	\$ 850,000.00	\$ 800,000.00		10%	16%	-6%
Metals	C	(ty	Unit Pri	ce	Unit Price	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	\$ -	ς -	\$ -				
Lintels		LF		Per LF	Per LF	\$ -	\$ -	\$ -				
Support Column		EA		Per EA	Per EA	7	\$ -	\$ -				
		LF		Per LF	Per LF	7	T	\$ -				
Demolition of Ornamental Railings- Stairs							\$ - \$ -	٠ د				
Demolition of Ornamental Fence	1	LF	ć 170 347 00	Per LF	Per LF	7		¢ 226 F00.00		070/	040/	F0/
Structural Steel, stairs, lintels, hoist beams and misc metals	1	LS	\$ 178,247.00		\$ 215,000.00	\$ 178,247.00		\$ 226,500.00	-	27%	21%	5%
Open Line Item For Developer's Use As Needed							\$ -	\$ -				
Total Cost						\$ 178,247.00				27%	21%	5%
Framing / Rough Carpentry	C	ty	Unit Pri		Unit Price	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
1st Floor - Joist /Truss System		SF		Per SF	Per SF		\$ -	\$ -				
2nd Floor- Joist/Truss System		SF		Per SF	Per SF	\$ -	\$ -	\$ -				
Roof- Joist/Truss System		SF		Per SF	Per SF	\$ -	\$ -	\$ -				
3/4" Tongue & Groove Floor Sheathing		SF		Per SF	Per SF	\$ -	\$ -	\$ -				
Stud Wall Complete		LF		Per LF	Per LF	\$ -	\$ -	\$ -				
Exterior Wall Sheathing		SF		Per SF	Per SF	\$ -	\$ -	\$ -				
Builder Board Exterior Wall Sheathing		SF		Per SF	Per SF	Ś -	\$ -	\$ -				
Roof Truss System		SF		Per SF	Per SF	7	\$ -	\$ -				
Roof Sheathing		SF		Per SF	Per SF	7	\$ -	\$ -				
Demolish Roof System		SF		Per SF	Per SF	7	\$ -	\$ -				
Demolish Exterior Wall		SF		Per SF	Per SF		\$ -	\$ -				
Demonstration wall		31		Per Sh	Per SF	ý -	· -	· -				
									Approx. 30% decrease from 2021 to 2023. Rev. rates			
Framing / Rough Carpentry	1	LS	\$ 2,530,971.00		\$ 1,771,679.70	\$ 2,530,971.00	\$ 1,771,679.70	\$ 3,214,000.00	increased 27%	27%	-30%	81%
Open Line Item For Developer's Use As Needed						7	\$ -	\$ -				
Open Line Item For Developer's Use As Needed							\$ -	\$ -				
Total Cost						\$ 2,530,971.00	\$ 1,771,679.70	\$ 3,214,000.00		27%	-30%	81%
•									-		•	

State of March 1985 1985 1985 1985 1985 1985 1985 1985	Finish / Trim Carpentry			Unit Price		Unit Pric		Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!	#VALUE!
Security 1.		ų				Unit Pric		ė iotai Cost	ė e	10tai Cost		#VALUE!	#VALUE!	#VALUE!	#VALUE!
Second Control 1								\$ -	\$ - ;	-					
Tracketing from the control of the c								7	Ÿ ,	-					
Commonweigner Commonweigne								\$ -		-					
Commonweigner Commonweigne								\$ -		-					
The face of the content of the conte	Crown Molding- MDF							\$ -	\$ - ;	-					
The Controlled Services of the Control of the Contr								\$ -	\$ - \$	-					
A								Ş -	\$ - 5	-					
Common C								Ÿ	,	-					
The control of the co									7	-					
See	Kitchen Cabinets		LF		Per LF		Per LF	\$ -	\$ - 5	-					
Secretary formation and submitted in a 1 st 1	Vinyl Coated Metal Wire Shelving				Per LF			\$ -	\$ - 5	-					
Secretary formation and submitted in a 1 st 1	Wood Shelving		LF		Per LF		Per LF	\$ -	\$ - 5	-					
The content of the			LF		Per LF		Per LF	\$ -	\$ - 5	-					
The color of the								\$ -	\$ - 9	-					
March 1 1 1 1 1 1 1 1 1					Per I F		Per I F	\$ -	\$ - 9	-					
1	Kitchen & Bath Cabinets	1	LS	\$ 255,658,00		\$ 315,028,46		\$ 255,658,00	\$ 315,028,46	-		-100%	23%	-100%	-\$315.028
Teach Teac		1													
Second		_		\$ 505,025.00		\$ 500,755.00									
The Design of Public & Public				Limit Dain		Unit Dais									
Fig. 2	Wells Both Issuesting (Consider D. Velus O. Issues)	ų	C.F.	Unit Price		Unit Pric		rotal Cost	10tal Cost	10tal Cost		#VALUE!	#VALUE!	#VALUE!	#VALUE!
Note								\$ -	5 - 3	-					
Accorded Sept Mineral Sept Mine								\$ -	\$ - ;	-					
Second Processing								\$ -	\$ - 5	-					
Second Part								Ÿ	Ÿ ,	-					
Training 1 1 1 1 1 1 1 1 1	Demolish Walls / Floor Insulation		SF		Per SF		Per SF	\$ -	\$ - 5	-					
Training 1 1 1 1 1 1 1 1 1	Demolish Attic Insulation		SF		Per SF		Per SF	\$ -	\$ - 5	-					
Processor Proc		1				\$ 148.235.57		\$ 120.299.00	\$ 148.235.57	\$ 184,999,99	Rev app LS. 54% increase too high	54%	23%	25%	\$36.764
Total Continue				,,		, 2.5,255.57		\$ -	\$ - 0		, ,	5470	2070	20.3	
Notice Comparison Compari								\$ 120 299 00	\$ 148 235 57			60%	23%	30%	
Note		_ ^	Itv	Linit Dela	٥	Hait Pai	٠,								
Caree A Pari S		ų		Oliit File		Ollit File		rotal Cost	rotal Cost	10tai Cost		#VALUE:	#VALUE:	#VALUE:	#VALUE:
Career Laber Doors								\$ -	\$ - ;	-					
Carpet Hospital Courty and Part P									7	-					
Personal Developer Custo Afford 9								\$ -	\$ - 5	-					
Common tear for Developer's Live As Needed	Carpet- Indoor/Outdoor		SF		Per SF		Per SF	\$ -	\$ - 5	-					
Common tear for Developer's Live As Needed	Demolish Carpet and Pad		SF		Per SF		Per SF	\$ -	\$ - 5	-					
Second	Open Line Item For Developer's Use As Needed							\$ -	\$ - 5	-					
Total Cost								\$ -	\$ - 9	-					
Part								\$.							
Value Part Standard Part			les.	Unit Drice	^	Unit Drie		Total Cost				#\/^	#\/\\\\	#\/ALLIEI	#\/ALLIEI
Variety Technology		ų				Ollit File		rotal Cost	rotal Cost	, Total Cost		#VALUE:	#VALUE:	#VALUE:	#VALUE:
Repair								\$ -	\$ - ;	-					
Retinate Photograph 1								\$ -	\$ - 5	-					
Common C					Per SF		Per SF	\$ -	\$ - 5	-					
Total Cost	Resiliant Flooring	1	LS	\$ 431,227.00		\$ 531,369.17		\$ 431,227.00	\$ 531,369.17	\$ 602,000.00	Rev app LS. 40% increase too high	40%	23%	13%	\$70,631
Properties Product P								\$ -	\$ - 5	-					
Engineered Wood Flooring	Total Cost							\$ 431,227.00	\$ 531,369.17	\$ 602,000.00		40%	23%	13%	\$70,631
Engineered Wood Flooring	Flooring-Wood	Q	ty	Unit Price	e	Unit Pric	e	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!	#VALUE!
Description			SF					\$ -	\$ - 5	-					
Per State Per			SE					\$ -	\$ - 9	-					
Repair Replace Engineered Wood Flooring								¢ .	¢						
Repair Replace Repair Replace Repair Replace Repair Repai								ė	ė	2					
Open Line Hem For Developer's Use As Needed								, -	· ·	-					
Copen Line tem For Developer's Use As Needed			SF		Per SF		Per SF	\$ -	\$ - ;	-					
Total Cost								\$ -	> - 5	-					
Caramic Floor Tile										-					
Ceramic Floor Tile								Ÿ	,						
Ceramic Floor Tile	Flooring / Wall- Tile	Q				Unit Pric	e	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!	#VALUE!
Repair Replace Ite SF	Ceramic Floor Tile				Per SF		Per SF	\$ -	\$ - 5	-					
Repair Replace Ite SF	Ceramic Tile Walls/Tub Surrounds- Thin Set		SF		Per SF		Per SF	\$ -	\$ - 5	-					
Remove Ceramic Tile & Dispose								\$ -	\$ - 9	-					
Copen Line Item For Developer's Use As Needed								-	-	-					
Copen Line Item For Developer's Use As Needed			Ji				51	¢	¢ ,						
S	Open Line Item For Developer's Use As Needed							ċ	ė į						
Siding / Soffit / Fascia / Gutters	Open Line Item For Developer's Use As Needed							÷ -	- 3	-					
House Wrap-Fully Taped SF		_						Ÿ	γ ,	·		40.40.1151	40 (41	40 (A1 1	40.44.45
Rubberized Flashing at Doors/Windows	Siding / Somit / Fascia / Gutters	Q				Unit Pric		Total Cost	fotal Cost	rotal Cost		#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vinyl Siding								\$ -	\$ - 5	-					
Fiber Cement Board Siding- Plank Type										-					
Fiber Cement Board Siding- Shingle Type SF	Vinyl Siding							\$ -	\$ - 5	-					
Fiber Cement Board Siding- Shingle Type SF	Fiber Cement Board Siding- Plank Type							\$ -	\$ - 5	-					
Aluminum Gutters & Downspouts LF Per LF Per LF S - S - \$ 16,500.00 Porch Column Surrounds EA Per EA Per EA Per EA S - S - \$ - \$ Remove/Dispose Viruy Siding SF Per SF Per SF Per SF S - S - S - S - S - S - S - S - S -	Fiber Cement Board Siding- Shingle Type		SF		Per SF		Per SF	\$ -	\$ - :	\$ 95,000.00	Added scope				\$95,000
Per EA P								\$ -	\$ -						
Fiber Cement Panels	Porch Column Surrounds							\$ -	Š - 6	-					7.1,230
Remove/Dispose Vinyl Siding SF Per SF Per SF S S S S Per SF Per SF S								\$ -	\$ - 6	-					
Remove/Dispose Gutters/Downspouts LS Per LS Per LS \$ <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>•</td> <td></td> <td></td> <td></td> <td></td> <td></td>										•					
Remove/Dispose Fiber Cement Board Siding SF Per SF Per SF 9 Fer SF <th< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>7</td><td>7</td><td>-</td><td></td><td></td><td></td><td></td><td></td></th<>								7	7	-					
Remove/Dispose Porch Columns EA Per EA Per EA \$			11.5		Per LS		Per LS	ş -	> - S	-					
Open Line Item For Developer's Use As Needed \$ - \$ - \$ 420,000.00 Added line Item "Waterproofing" \$420,000 Open Line Item For Developer's Use As Needed \$ - \$ - \$ 65,000.00 Added line item "store front" \$65,000	Remove/Dispose Gutters/Downspouts				0 00			4							
Open Line Item For Developer's Use As Needed \$ - \$ 65,000.00 Added line item "store front" \$65,000	Remove/Dispose Gutters/Downspouts Remove/Dispose Fiber Cement Board Siding		SF					\$ -	\$ - 5	-					
Open Line Item For Developer's Use As Needed \$ - \$ 65,000.00 Added line item "store front" \$65,000	Remove/Dispose Gutters/Downspouts Remove/Dispose Fiber Cement Board Siding Remove/Dispose Porch Columns		SF					\$ - \$ -	\$ - \$ \$ - \$	-					
	Remove/Dispose Gutters/Downspouts Remove/Dispose Fiber Cement Board Siding Remove/Dispose Porch Columns Open Line Item For Developer's Use As Needed		SF					\$ - \$ - \$	\$ - \$ \$ - \$						
	Remove/Dispose Gutters/Downspouts Remove/Dispose Fiber Cement Board Siding Remove/Dispose Porch Columns Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed		SF					\$ - \$ - \$ -	\$ - \$ \$ - \$ \$ - !	\$ 65,000.00					\$65,000
	Remove/Dispose Gutters/Downspouts Remove/Dispose Fiber Cement Board Siding Remove/Dispose Porch Columns Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed		SF				Per EA	\$ - \$ - \$ - \$ -	\$ - \$ \$ - !	\$ 65,000.00					\$65,000

#VALUE!

\$23,000 \$23,000 #VALUE!

-\$73,698

-\$73,698 #VALUE! -\$119,464 -\$7,039

-\$126,504 #VALUE! \$75,473

\$75,473 #VALUE! -\$62,221 -\$114,300

\$40,850 \$20,000 -\$115,671 #VALUE!

-\$84,979 -\$228,069 -\$313,048 #VALUE!

> \$238,249 \$238,249

Part	Desfine	Otro	Limit De		Heit Deis		Total Cost	Total Cost	Total Cost		#\/ALLIEI	40/ALLIEL	#VALUE!
Transfer March M	Roofing Now Roof Shingles/Folt/Assessaries	Qty	Unit Pr		Unit Pric		Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
The content of the							\$ -	\$ - ;	-				
Second Column Second Colum			\$ 270.896.00		\$ 330,000,00	rei sų.	\$ 270.896.00	\$ 330,000,00	\$ 353,000,00		30%	22%	7%
The control of the		1 0	ÿ 270,030.00		\$ 330,000.00		\$ 270,030.00	\$ 330,000.00	5 555,000.00		3070	22.70	1 70
Section Company Comp							\$ 270.896.00	\$ 330,000,00	\$ 353.000.00		30%	22%	7%
Manual Personal Per		Otv	Unit Pr	ice	Unit Pric	ce							#VALUE!
Control production 1			-		-		\$ -	\$ - 9	-				
State Property State Sta							\$ -	Š - S	-				
Material Section Section Mary Section Section Mary Section							\$ -	\$ - 9	-				
Same Language Sa	ADA Exterior Pre-Hung, Metal Door- Standard						\$ -	\$ - S	-				
Separate programmer from the Mineral of 1 of 2 of 5	Storm Door	EA				Per EA	\$ -	\$ - 9	-				
Common the Production Common Production				Per EA			\$ -	\$ - 5	-				
Common the Production Common Production	Project Doors	1 LS	\$ 99,980.00	1	\$ 123,197.97		\$ 99,980.00	\$ 123,197.97	\$ 49,500.00		-50%	23%	-60%
Marche							\$ -	\$ - 5	-				
Mary Company 1	Total Cost						\$ 99,980.00	\$ 123,197.97	\$ 49,500.00		-50%		-60%
Second Control of Co	Windows		Unit Pr	ice	Unit Prid	ce	Total Cost					#VALUE!	#VALUE!
Manuschanner Manuschan M													-100%
Part			\$ 29,085.00		\$ 35,839.30		\$ 29,085.00	\$ 35,839.30	\$ 28,800.00		-1%	23%	-20%
Company Comp							\$ -	\$ - 5	-				
Common C		EA		Per EA		Per EA	\$ -	\$ - \$	-				
Total Cont							\$ -	\$ - \$	-				
View Company							7	5 - 5	-		220	00	
Cyange C													-81%
Cycon Congress C													#VALUE!
Supposed Compress 9			\$ 486,540.00		\$ 599,527.29		\$ 486,540.00	\$ 599,527.29	675,000.00		39%	23%	13%
Service Deput Service							\$ -	5 - 5	-				
Second Expended Control Complete S7							\$ -		-				
Company Comp							\$ -		-				
Content for Content of Content	Open Line Nort For Payalance's Line As Monda	SF		Per SF		Per SF	÷ -	÷ ;	-				
Total Cost							\$ -	\$ - 3	-				
Minore Description Descr	Total Cost						\$ 496 E40 00	¢ 500 527 20	÷ 675,000,00		20%	220/	13%
Medicine Calmert Base		04	Linia De	laa.	Limit Dais								#VALUE!
Minro-Pite Clais			Unit Pr		Unit Pric		ė iotai cost	ė e	10tal Cost		#VALUE!	#VALUE!	#VALUE!
Source Door - Table			¢ 50.405.00		¢ 62 221 26		¢ E0 40E 00	¢ 62 221 26 9	-		100%	220/	-100%
Simple Problem State Sta			\$ 30,493.00		\$ 02,221.20		\$ 30,433.00	\$ 02,221.20	-		-10076	2370	-10076
## Bath Accessory Basic (e.g., tower long, tower bar, ref.)							\$ -	9 - 9	, -				
EAR Per EA Per			\$ 92.759.00		\$ 114 300 06		\$ 92.759.00	\$ 114 300 06			-100%	23%	-100%
Remove Morror-Plate Class			ÿ 32,733.00		7 114,300.00		\$ 52,735.00	\$ - 0	-		-10070	2070	-10070
Emmos Phoner Door							\$ -	\$ - 0	-				
Submit S				Per FA		Per FA	\$ -	5 - 5	-				
Signified	Bath hardware								\$ 40.850.00				
Second Continue							\$ -	\$ - :					
Bathtub & Shower Combo-Fiberglass Standard	Total Cost		•	1			\$ 143,254.00	\$ 176,521.32	\$ 60,850.00		-58%	23%	-66%
Sathtub & Shower Combon-Fiberglass Standard	Plumbing	Qty	Unit Pr	ice	Unit Pric	ce	Total Cost	Total Cost	Total Cost	Rev app total MEP	#VALUE!	#VALUE!	#VALUE!
Shower Stall-Vinit	Bathtub-Standard	EA		Per EA		Per EA	\$ -	\$ - 5	-	\$ 4,601,554.00			
ADA Accessible Shower Stall/Unit EA	Bathtub & Shower Combo- Fiberglass Standard	EA		Per EA		Per EA	\$ -	\$ - 5	-	CMG MEP			
Tollet complete							Ÿ	7					
ADA Accessible Toilet complete EA Per EA	ADA Accessible Shower Stall/Unit						\$ -	\$ - 5	-				
Perf A P							\$ -	\$ - 5	-	3.7%			
Sathroom Sink Faucet Standard							\$ -	\$ - 5	-				
Water Heater-Giectric-Complete w/ pan							5 -	\$ - 5	-				
Water Heater-Gas-Complete w/ pain EA Per E							\$ -	\$ - \$	-				
Rough in Plumbing Per Fixture							\$ -	7	-				
Rough Plumbing Per SF SF Per SF							\$ -	7	, <u> </u>				
Remove/Dispose of Toilet/Tub/Sink, etc.							7	7	-				
Remove/Dispose of Water Heater, etc.							э - e	÷ ;	-				
Fire Sprinklers 1						_	ė -	÷ ;	-				
Plumbing supply, DWV & fixtures			\$ 272.672.00		\$ 334 079 79	PerEA	\$ 272,672,00	\$ 334,079,79	\$ 250,000,00		00/	220/	-25%
Total Cost S		1 LS	\$ 1,010,000,00		\$ 1252.060.77						-8%		-25% -18%
Electrical / Lighting	Total Cost	1	\$ 1,015,539.00		y 1,233,006.77								-20%
Interior Light Fixture		Otv	I Init De	ice	Unit Drie	re							#VALUE!
Ceiling Fan w/ Light	Interior Light Fixture- Standard		Oillt FI		Olit File		\$ -	\$ - 0	.0101 CO31		#VALUE:	"YALUL:	,FVALUE:
Fluorescent Light Fluture EA							\$ -	\$ - 0	-				
Exterior Light Fixture-Standard							\$ -						
Exterior Spot/Flood Light- Standard							\$ -	\$ - 9	-				
Wire Whole UNIT Incl. receptacles/switches etc. SF Per SF Per SF S							\$ -	\$ - 5	-				
150 AMP Service Panel w/ breakers, meter & mast, etc.							\$ -	\$ - 5	-				
200 AMP Service Panel w/ breakers, meter, mast, etc. EA Per EA Per EA \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$		EA					\$ -	\$ - 5	-				
Misc. Equipment Connection (e.g., HVAC unit, etc.) EA Per EA Per EA \$ \$ \$ 4 400 Amp service with two meters and disconnect EA Per EA Per EA \$ - \$ - \$ Remove/Dispose of Light Fixture/Ceiling Fan EA Per EA Per EA \$ - \$ - \$ Unit & Common area electrical, switch gear & fixtures 1 LS \$1,207,029.00 \$ \$,507,405.13 \$ 1,207,029.00 \$ 1,507,405.13 \$ 1,745,654.00 42% 23%						Per EA	\$ -	\$ - 5	-				
400 Amp service with two meters and disconnect EA Per EA Per EA Per EA S - S - S - Remove/Dispose of Light Fixture/Ceiling Fan EA Per EA Per EA Per EA S - S - S - S - S - S - S - S - S - S				Per EA			\$ -	\$ - 5	-				
Remove/Dispose of Light Fixture/Ceiling Fan EA Per EA Per EA \$ - \$ - \$ - Unit & Common area electrical, switch gear & fixtures 1 LS \$ 1,227,029.00 \$ 1,507,405.13 \$ 1,227,029.00 \$ 1,745,654.00				Per EA			\$ -	\$ - 5	-				
Unit & Common area electrical, switch gear & fixtures 1 LS \$ 1,227,029.00 \$ 1,507,405.13 \$ 1,227,029.00 \$ 1,507,405.13 \$ 1,745,654.00 42% 23%	Remove/Dispose of Light Fixture/Ceiling Fan					Per EA	\$ -	\$ - 5	-				
	Unit & Common area electrical, switch gear & fixtures	1 LS	\$ 1,227,029.00		\$ 1,507,405.13		\$ 1,227,029.00	\$ 1,507,405.13	\$ 1,745,654.00		42%	23%	16%
	Open Line Item For Developer's Use As Needed						\$ -	\$ - 5	-				
Total Cost \$ 1,227,029.00 \$ 1,507,405.13 \$ 1,745,654.00 42% 23%	Total Cost						\$ 1,227,029.00	\$ 1,507,405.13	1,745,654.00		42%	23%	16%

#VALUE!

-\$93,994 -\$93,994 #VALUE!

-\$63,372 -\$63,372 #VALUE! -\$20,000 -\$10,000 -\$86,000 \$15,000 \$28,800 \$1,210,285 \$433,334 -\$1,640,980 -\$158,000 -\$50,000 \$11,500 \$1,442,320 -\$11,422 \$44,264 \$70,631 \$596,500 \$23,000 -\$73,698 -\$126,504 \$75,473 -\$115,671 -\$313,048 \$238,249 -\$93,994 -\$63,372 \$578,085 \$433,334 -\$95,522 -\$127,363 \$210,448

\$1,851,429

HVAC	0	lty	Unit Pric	e	Unit Price	Total Cost	Total Cost	Total Cost
Energy Star 15 SEER HVAC/Heat Pump- 2 Ton		EA		Per EA	Per EA	\$ - \$	- 5	-
Air Handler		SF		Per SF	Per SF	\$ - \$	- 5	-
lexible Ductwork System, Registers, etc ENTIRE UNIT		SF		Per SF	Per SF	\$ - \$	- 5	-
rogrammable Thermostat		EA		Per EA	Per EA	\$ - \$	- 9	-
emove/Dispose of HVAC Unit/Air Handler/Furnace, etc.		EA		Per EA	Per EA	\$ - \$	- 5	-
IVAC systems inclusive of AC	1	LS	\$ 1,363,365.00		\$ 1,674,893.90	\$ 1,363,365.00 \$	1,674,893.90	1,580,900.00
pen Line Item For Developer's Use As Needed	1		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			\$ - \$	- 5	-
Total Cost	t					\$ 1,363,365.00 \$	1,674,893.90	1,580,900.00
Painting		lty	Unit Pric	· A	Unit Price	Total Cost	Total Cost	Total Cost
•		SF	Omerric		Per SF	\$ - \$	- 9	
Interior Painting Drywall Sprayed Interior Painting Doors		EA		Per SF Per EA	Per EA	\$ - \$	- ;	
Interior Painting Base and Window Casing		LF		Per LF	Per LF	\$ - \$	- 5	-
Exterior Building Siding		SF		Per SF	Per SF	\$ - \$	- 5	
Exterior Trim and Accessories		EA		Per EA		\$ - \$	- 5	
Painting - Interior and Ext	1	LS	\$ 261,827.00	EA	\$ 322,630.07 EA	\$ 261,827.00 \$	322,630.07	259,258.00
Open Line Item For Developer's Use As Needed						\$ - \$	- 5	-
Total Cost	:		·		· ·	\$ 261,827.00 \$	322,630.07	259,258.00
Miscellaneous / Other Items Not Included	Q	(ty	Unit Pric	e	Unit Price	Total Cost	Total Cost	Total Cost
Contractor Contingency	1	LS	\$ 794,992.00		\$ 825,000.00	\$ 794,992.00 \$	825,000.00	735,000.00
Depreciable FF&E	1		\$ 95,000.00		\$ 115,000.00	\$ 95,000.00 \$	115,000.00	
Elevators	1	EA	\$ 186,680,00		\$ 225,000.00	\$ 186,680.00 \$	225,000.00	
Appliances	1	LS	\$ 387,802.00		\$ 470,000.00	\$ 387,802.00 \$	470,000.00	
	-				\$ 470,000.00			
Waterproofing	1	LS	\$ 397,283.00		\$ 485,000.00	\$ 397,283.00 \$	485,000.00	
Signage						\$ - \$	- :	
Blinds						\$ - \$	- !	
Sub Prime OHP and Bon d						\$ - \$	- !	
Total Cost	t	•	•			\$ 1,861,757.00 \$	2,120,000.00	2,698,085.16
			Sub Total		Sub Total	\$ 14,837,226.00 \$	16,530,851.51	16,964,185.15
				RUCTION	COST SUMMARY			
	Site Work	and Utilities				\$ 2,153,191.00 \$	2,653,218.17	1,012,238.00
	Concrete a	and Paving				\$ 995,596.00 \$	1,068,000.00	
	Masonry					\$ 729,653.00 \$	850,000.00	
						,		
	Metals					1 - 7 - 1	215,000.00 \$	
		Rough Carp				\$ 2,530,971.00 \$	1,771,679.70	
	Finish / Tri	im Carpentr	у			\$ 564,687.00 \$	695,822.07	684,400.00
	Insulation					\$ 120,299.00 \$	148,235.57	192,499.99
	Flooring -	Carnet				\$ - \$	- 9	
						\$ 431,227.00 \$	531,369.17	602,000.00
	Flooring - '							
	Flooring - 1					\$ - \$	- 5	
	Flooring /	Wall - Tile				\$ - \$	- 5	-
	Siding / So	ffit / Fascia	/ Gutters			\$ - \$	- 5	596,500.00
	Roofing					\$ 270,896.00 \$	330,000.00	
						\$ 99,980.00 \$	123,197.97	49,500.00
					1	\$ 00.000,00		
	Doors							28,800.00
						\$ 126,035.00 \$	155,303.62	
	Doors	Acoustics				\$ 126,035.00 \$ \$ 486,540.00 \$	155,303.62 \$ 599,527.29 \$	
	Doors Windows Drywall / A		r / Bath Accessorie	25				675,000.00
	Doors Windows Drywall / A Mirrors / S		r / Bath Accessorie	es.		\$ 486,540.00 \$ \$ 143,254.00 \$	599,527.29 S	675,000.00 60,850.00
	Doors Windows Drywall / A Mirrors / S Plumbing	Shower Doo	r / Bath Accessorie	25		\$ 486,540.00 \$ \$ 143,254.00 \$ \$ 1,292,672.00 \$	599,527.29 \$ 176,521.32 \$ 1,588,047.55 \$	675,000.00 60,850.00 1,275,000.00
	Doors Windows Drywall / A Mirrors / S Plumbing Electrical /	Shower Doo Lighting				\$ 486,540.00 \$ \$ 143,254.00 \$ \$ 1,292,672.00 \$ \$ 1,227,029.00 \$	599,527.29 \$ 176,521.32 \$ 1,588,047.55 \$ 1,507,405.13 \$	675,000.00 60,850.00 7,275,000.00 7,745,654.00
	Doors Windows Drywall / A Mirrors / S Plumbing Electrical / Heating, V	Shower Doo Lighting	r / Bath Accessorie			\$ 486,540.00 \$ \$ 143,254.00 \$ \$ 1,292,672.00 \$ \$ 1,227,029.00 \$ \$ 1,363,365.00 \$	599,527.29 \$ 176,521.32 \$ 1,588,047.55 \$ 1,507,405.13 \$ 1,674,893.90 \$	6 675,000.00 6 60,850.00 7,275,000.00 6 1,745,654.00 7,580,900.00
	Doors Windows Drywall / A Mirrors / S Plumbing Electrical /	Shower Doo Lighting				\$ 486,540.00 \$ \$ 143,254.00 \$ \$ 1,292,672.00 \$ \$ 1,227,029.00 \$	599,527.29 \$ 176,521.32 \$ 1,588,047.55 \$ 1,507,405.13 \$	6 675,000.00 6 60,850.00 7,275,000.00 6 1,745,654.00 7,580,900.00
	Doors Windows Drywall / / Mirrors / S Plumbing Electrical / Heating, V Painting	hower Doo Lighting entilating a	nd Air Conditioning	g 5		\$ 486,540.00 \$ \$ 143,254.00 \$ \$ 1,292,672.00 \$ \$ 1,227,029.00 \$ \$ 1,363,365.00 \$ \$ 261,827.00 \$	599,527.29 \$ 176,521.32 \$ 1,588,047.55 \$ 1,507,405.13 \$ 1,674,893.90 \$ 322,630.07 \$	6 675,000.00 6 60,850.00 7 1,275,000.00 7 1,745,654.00 8 1,580,900.00 9 259,258.00
	Doors Windows Drywall / / Mirrors / S Plumbing Electrical / Heating, V Painting	hower Doo Lighting entilating a		g 5		\$ 486,540.00 \$ \$ 143,254.00 \$ \$ 1,292,672.00 \$ \$ 1,227,029.00 \$ \$ 1,363,365.00 \$ \$ 261,827.00 \$ \$ 1,861,757.00 \$	599,527.29 \$ 176,521.32 \$ 1,588,047.55 \$ 1,507,405.13 \$ 1,674,893.90 \$ 322,630.07 \$ 2,120,000.00 \$	6 675,000.00 6 60,850.00 6 1,275,000.00 6 1,745,654.00 1,580,900.00 6 259,258.00 6 2,698,085.16
	Doors Windows Drywall / / Mirrors / S Plumbing Electrical / Heating, V Painting	Lighting entilating a	nd Air Conditioning	g 5		\$ 486,540.00 \$ \$ 143,254.00 \$ \$ 1,292,672.00 \$ \$ 1,227,029.00 \$ \$ 1,363,365.00 \$ \$ 261,827.00 \$	599,527.29 \$ 176,521.32 \$ 1,588,047.55 \$ 1,507,405.13 \$ 1,674,893.90 \$ 322,630.07 \$ 2,120,000.00 \$	6 675,000.00 6 60,850.00 6 1,275,000.00 6 1,745,654.00 1,580,900.00 6 259,258.00 6 2,698,085.16
	Doors Windows Drywall / A Mirrors / S Plumbing Electrical / Heating, V Painting Miscellane	Chower Doo Lighting Lighting alentilating aleous / Other Struction	nd Air Conditioning	g 5		\$ 486,540.00 \$ \$ 143,254.00 \$ \$ 1,292,672.00 \$ \$ 1,227,029.00 \$ \$ 1,363,365.00 \$ \$ 261,827.00 \$ \$ 1,861,757.00 \$	599,527.29 176,521.32 1,588,047.55 1,507,405.13 1,674,893.90 322,630.07 2,120,000.00 16,530,851.51	6 675,000.00 6 0,850.00 1,275,000.00 1,745,654.00 1,580,900.00 259,258.00 2,698,085.16 16,964,185.15
	Doors Windows Drywall / / Mirrors / S Plumbing Electrical / Heating, V Painting Miscellane Total Cons	Chower Doo Lighting Lighting are Lighting	nd Air Conditioning items not include is (max 6%)	g d		\$ 486,540.00 \$ \$ 143,254.00 \$ \$ 1,292,672.00 \$ \$ 1,227,029.00 \$ \$ 1,363,365.00 \$ \$ 261,827.00 \$ \$ 1,861,757.00 \$ \$ 14,837,226.00 \$ \$ 836,834.00 \$	599,527.29 (176,521.32 (176,521.32 (176,521.32 (176,521.32 (176,521.32 (176,548))) (176,74,893.90 (176,530,851.51 (176,530,851	675,000.00 60,850.00 1,275,000.00 1,745,654.00 1,580,900.00 259,258.00 2,698,085.16 16,964,185.15 836,833.75
	Doors Windows Drywall / / Mirrors / S Plumbing Electrical / Heating, V Painting Miscellane Total Cons	Chower Doo Lighting Lighting are Lighting	nd Air Conditioning	g d		\$ 486,540.00 \$ \$ 143,254.00 \$ \$ 1,292,672.00 \$ \$ 1,227,029.00 \$ \$ 1,363,365.00 \$ \$ 261,827.00 \$ \$ 1,861,757.00 \$	599,527.29 (176,521.32 (176,521.32 (176,521.32 (176,521.32 (176,521.32 (176,548))) (176,74,893.90 (176,530,851.51 (176,530,851	675,000.00 60,850.00 1,275,000.00 1,745,654.00 1,580,900.00 259,258.00 2,698,085.16 16,964,185.15 836,833.75
	Doors Windows Drywall / / Mirrors / S Plumbing Electrical / Heating, V Painting Miscellane Total Cons General Re Contractor	Chower Doo Lighting Lentilating and Leous / Other Courtering Cour	items not include (max 6%) Overhead (max 8%	g d		\$ 486,540.00 \$ \$ 143,254.00 \$ \$ 1,229,672.00 \$ \$ 1,227,029.00 \$ \$ 1,363,365.00 \$ \$ 261,827.00 \$ \$ 1,861,757.00 \$ \$ 14,837,226.00 \$ \$ 836,834.00 \$ \$ 1,115,779.00 \$	599,527.29 176,521.32 1,588,047.55 1,507,405.13 1,674,893.90 22,630.07 2,120,000.00 16,530,851.51 932,356.13 1,243,141.88	675,000.00 60,850.00 1,745,654.00 1,745,654.00 259,258.00 2,698,085.16 16,964,185.15 836,833.75 1,115,779.00
	Doors Windows Drywall / / Mirrors / S Plumbing Electrical / Heating, V Painting Miscellane Total Cons General Re Contractor	Chower Doo Lighting Lighting are Lighting	items not include (max 6%) Overhead (max 8%	g d		\$ 486,540.00 \$ \$ 143,254.00 \$ \$ 1,292,672.00 \$ \$ 1,227,029.00 \$ \$ 1,363,365.00 \$ \$ 261,827.00 \$ \$ 1,861,757.00 \$ \$ 14,837,226.00 \$ \$ 836,834.00 \$	599,527.29 176,521.32 1,588,047.55 1,507,405.13 1,674,893.90 22,630.07 2,120,000.00 16,530,851.51 932,356.13 1,243,141.88	675,000.00 60,850.00 1,745,654.00 1,745,654.00 259,258.00 2,698,085.16 16,964,185.15 836,833.75 1,115,779.00
	Doors Windows Drywall / / Mirrors / S Plumbing Electrical / Heating, V Painting Miscellane Total Cons General Re Contractor Total Proje	Chower Doo Lighting Lentilating all Leous / Other Ctruction Lequirements Profit and Lect Develope	items not include (max 6%) Overhead (max 8%	g d		\$ 486,540.00 \$ \$ 143,254.00 \$ \$ 1,229,672.00 \$ \$ 1,227,029.00 \$ \$ 1,363,365.00 \$ \$ 261,827.00 \$ \$ 1,861,757.00 \$ \$ 14,837,226.00 \$ \$ 836,834.00 \$ \$ 1,115,779.00 \$	599,527.29 176,521.32 176,521.32 176,521.32 176,521.33 1,507,405.13 1,674,893.90 176,530,875.51 176,530,851.51	675,000.00 60,850.00 1,275,000.00 1,745,654.00 1,580,900.00 259,258.00 2,698,085.16 16,964,185.15 836,833.75 1,115,779.00

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 geotechnical reports and the estimated costs of 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 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 LIHTC 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 Estimator, Contractor, Architect, or Engineer
					Contractor, Architect, or Engineer
(Name & Title)		(Date)	(Date)		
	phone:				
(Company / Firm Name)	·				
(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	\$ 14,837,226.00	\$ 16,530,851.51	\$ 16,964,185.15	14%	11%	3%	\$433,334
General Requirements (max 6%)	\$ 836,834.00	\$ 932,356.13	\$ 836,833.75	0%	11%	-10%	-\$95,522
Contractor Profit and Overhead (max 8%)	\$ 1,115,779.00	\$ 1,243,141.88	\$ 1,115,779.00	0%	11%	-10%	-\$127,363
Total Project Development	\$ 16,789,839.00	\$ 18,706,349.52	\$ 18,916,797.90	13%	11%	1%	\$210,448
Total Project Development (less site work)	\$ 14,636,648.00	\$ 16,053,131.35	\$ 17,904,559.90	22%	10%	12%	\$1,851,429
Total Development Project Costs	\$ 22,182,628.00	\$ 24,163,208.32	\$ 24,369,578.90	10%	9%	1%	\$206,371