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

52135 The Lofts at Lorick Place NC 4% April 14, 2023

p ,							
				Original to Revised	Original to CMG	CMG to Revised	CMG to Revised
	Original	CMG	Revised	Variance	Variance	Variance	Difference
Total Construction	\$ 20,329,411.00	\$ 21,442,599.80	\$ 21,329,411.00	5%	5%	-1%	-\$113,189
General Requirements (max 6%)	\$ 1,161,681.00	\$ 1,225,291.81	\$ 1,161,681.00	0%	5%	-5%	-\$63,611
Contractor Profit and Overhead (max 8%)	\$ 1,548,908.00	\$ 1,633,722.41	\$ 1,548,908.00	0%	5%	-5%	-\$84,814
Total Project Development	\$ 23,040,000.00	\$ 24,301,614.03	\$ 24,040,000.00	4%	5%	-1%	-\$261,614
Total Project Development (less site work)	\$ 19,787,830.00	\$ 20,460,614.03	\$ 20,787,830.00	5%	3%	2%	\$327,216
Total Development Project Costs	\$ 30,674,591.00	\$ 34,128,325.73	\$ 33,549,260.00	9%	11%	-2%	-\$579,066

Sitework and Utilities

- It is Cumming's recommendation 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.
- O The developer made no adjustments to their revised application, therefor the overall budget is in line with our escalation calculations of the original application budget dated 8/19/2019.

Hard Construction

 It is Cumming's recommendation 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 no adjustments to their revised application, with the exception of a 5% \$1m line adjustment for escalation in misc. Therefor the overall budget is in line with our escalation calculations of the original application budget dated 8/19/2019

Development Cost

- It is Cumming's recommendation 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.
- O The developer made no adjustments to their revised application, therefor the overall budget is in line with our escalation calculations of the original application budget dated 8/19/2019.

CUMMING Management Group Recommendation

- It is Cumming's recommendation 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.
- O The overall revised project development budget of **\$33,549,260**, in our opinion, falls within the reasonable allowed escalation for this project from 8/19/2019 to 3/30/2023.

			Acquieiti	/Rehabilitation				Original to Pavisor	Original to CMG	MG to Revised	CMG to Poviced	Summary of	CMG Summary of		
	New Construction	Rehabilitation	Acquisition	Rehabilitation Rehabilitation	Original	CMG	Revised	Variance	Variance CMG	Variance	Variance	Summary of Const Cost Addm.	CMG Summary of Const Cost Addm.	Difference	CMG Differ
rchase of Land and Buildings															
nd	1,200,000				1,200,000	1,200,000	1,200,000	0%	0%	0%					
sting Structures					-		-								
er: ototals	1,200,000				1,200,000	1,200,000	1,200,000	0%	0%	0%					
e Work	1,200,000		_		1,200,000	1,200,000	1,200,000	U70	070	076					
n-Site Improvements	3,057,170				3,057,170	3,841,000	3,057,170	0%	26%	-20%	-\$783,830				
ff-Site Improvements (10-A)	145,000		-	-	145,000		145,000	0%	-100%		\$145,000				
emolition Clearance	50,000				50,000		50,000	0%	-100%		\$50,000				
nprovements					-		-								
Other:	3,252,170				3,252,170	3,841,000	3,252,170	0%	18%	-15%	-\$588,830	3,252,170.00	3.841.000.00		
Sehabilitation and New Construction	0,202,110				0,202,170	0,041,000	0,202,110	070	1070	1070	4000,000	0,202,110.00	0,041,000.00		
lew Construction	15,909,176				15,909,176	16,459,600	16,909,176	6%	3%	3%	\$449,576				
tehabilitation					-		-								
Accessory Structures	200,000				200,000	200,000	200,000	0%	0%	0%					
Contractor Contingency Other Construction Costs (10-A)	968,065				968,065	1,050,000 92,000	968,065	0%	8%	-8% -100%	-\$81,935 -\$92,000				
General Requirements (10-G)	1.161.681				1,161,681	1,225,292	1,161,681	0%	5%	-5%	-\$63,611				
Contractor Profit	1,161,681				1,161,681	1,225,292	1,161,681	0%	5%	-5%	-\$63,611				
Contractor Overhead	387,227				387,227	408,431	387,227	0%	5%	-5%	-\$21,204				
Subtotals	19,787,830	-	-		19,787,830	20,660,614	20,787,830	5%	4%	1%	\$127,216	19,787,830.00	20,460,614.03	-	
rofessional Fees	15 000		_		15.000	16.500	15.000	0%	10%	-9%	-\$1.500				
accountant architect Fee Design					15,000 420.000	16,500 462,000	15,000 420.000	0%		-9% -9%					
Architect Fee Design	420,000 152,000				152,000	167,200	152,000	0%	10% 10%	-9%	-\$42,000 -\$15,200				
Ingineering Fees	210,000				210,000	231,000	210,000	0%	10%	-9%	-\$21,000				
Green Certification						-	-								
teal Estate Attorney Fees	70.000				75.05		75.05		40**	001	67.5				
Fax Attorney Fees Survey	75,000 20,000				75,000 20,000	82,500 22,000	75,000 20,000	0% 0%	10% 10%	-9% -9%	-\$7,500 -\$2,000				
Other:	20,000				20,000	22,000	20,000	0%	10%	-976	-\$2,000				
Subtotals	892,000	-	-	-	892,000	981,200	892,000	0%	10%	-9%	-\$89,200				
Construction Financing															
Construction Loan Origination Fee	275,000				275,000	281,000	281,000	2%	2%	0%					
Construction Loan Interest Paid	1,308,750				1,308,750	2,950,500	2,950,500	125%	125%	0%					
Construction Loan Legal Fees Construction Loan Credit Report					-	-	-								
Constructions Loan Credit Report Constructions Loan Title & Recording Costs	40,000				40,000	40,000	40,000	0%	0%	0%					
nspection Fees	25,000				25,000	25,000	25,000	0%	0%	0%					
Other Interim Financing Costs						-									
Subtotals	1,648,750	-	-	-	1,648,750	3,296,500	3,296,500	100%	100%	0%					
Construction Interim Costs															
Construction Insurance Performance Bond Premium	240,000 264,863				240,000 264,863	240,000 276,359	240,000 276,359	0% 4%	0% 4%	0% 0%					
Construction Period Taxes	204,003				204,003	270,339	270,339	470	470	076					
Tap Fees and Impact Fees	100,000	-	-		100,000	100,000	100,000	0%	0%	0%					
Permitting Fees	32,061				32,061	32,061	32,061	0%	0%	0%					
Other Construction Interim					-	67,612	67,612			0%					
Subtotals	636,924	-	-	-	636,924	716,032	716,032	12%	12%	0%					
Permanent Financing	116.360				116.360	119,720	119,720	3%	3%	0%					
Permanent Loan Origination Fee Bond Premium	135,000				135.000	135,000	135.000	0%	0%	0%					
Credit Enhancement					-	-	-			-					
Permanent Loan Title & Recording	35,000				35,000	35,000	35,000	0%	0%	0%					
Counsels Fee	75,000				75,000	75,000	75,000	0%	0%	0%					
enders Counsel Fee Appraisal Fees	90,000				90,000	90,000 10,000	90,000 10,000	0% 0%	0% 0%	0% 0%					
Credit Report	10,000				10,000	10,000	10,000	070	0.0	070					
Mortgage Broker Fees					-	-	-								
Permanent Loan Closing	10,000				10,000	10,000	10,000	0%	0%	0%					
Inderwriter Discount					-		-								
Other:	471,360				471,360	474,720	474.720	1%	1%	0%					
oft Costs	4/1,300	_		-	471,300	414,120	4/4,/20	176	176	U%					
easibility Study	7,120				7,120	7,832	7,120	0%	10%	-9%	-\$712				
Environmental Study (10-A)	7,120 5,000	-	-	-	5,000	5,500	5.000	0%	10%	-9%	-\$500				
Market Study	10,000				10,000	11,000	10,000	0%	10%	-9%	-\$1,000				
ax Credit Fees	137,197	-		-	137,197	150,917	137,197	0%	10%	-9%	-\$13,720				
Compliance Fees Cost Certification	25,000				25,000	27,500	25,000	0%	10%	-9%	-\$2,500				
enant Relocation Costs	23,000				20,000	21,300	20,000	U70	1076	-976	-92,500				
Soil Testing	5,000				5,000	5,500	5,000	0%	10%	-9%	-\$500				
Physical Needs Assessment						-	-								
Marketing Other: Soft Cost Contingency	43,200 50,000				43,200 50,000	47,520 55,000	43,200 50,000	0%	10%	-9% -9%	-\$4,320 -\$5,000				
Other: Soft Cost Contingency	50,000 282,517				50,000 282,517	55,000 310,769	50,000 282,517	0%	10%	-9% -9%					
Syndication Costs	202,517				202,517	310,769	202,317	U%	10%	-9%	-\$28,252				
rganizational Expenses	5,000				5,000	5,000	5,000	0%	0%	0%					
ax Opinion					-	-	-								
ridge Loan Fees					-		-								
yndication Fees lther:	40,000				40,000	40,000	40,000	0%	0%	0%					
other:	45,000				45,000	45,000	45,000	0%	0%	0%					
Developer Fees	40,000				45,000	45,000	40,000	U%	0%	U%					
Developer Overhead					-		-								
leveloper Fee	1,872,000				1,872,000	1,872,000	1,872,000	0%	0%	0%					
roject Consultant Fee							-								
Other:															
ubtotals	1,872,000	-		-	1,872,000	1,872,000	1,872,000	0%	0%	0%					
roject Reserves	586,040				586,040	687.291	687.291	17%	17%	0%					
Operating Reserve Other:	300,040				300,040	43,200	43,200	17%	17%	0%					
Subtotals	586,040	-	-	-	586,040	730,491	730,491	25%	25%	0%					
	,				,										
OTAL DEVT. COST	30,674,591	-	-		30,674,591		33,549,260	9%	11%	-2%	-\$579,066				

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

Page 10 Page 10

Hard Construction Costs		20,329,411	-	-	-	20,329,411	21,642,600	21,329,411	
(highlighted in blue in column	n C above)								
	Limit %						Actual %		
General Regmts	69					0.12%	0.12%	0.12%	of Hard Construction Costs
Contractor Profit	69					0.00%	0.00%	0.00%	of Hard Construction Costs
Contractor OH	29					8.11%	15.23%	15.46%	of Hard Construction Costs
Contractor Cont									
New Const	59					0.00%	4.85%	4.54%	
Acq/Rehab	109					N/A	N/A	N/A	

 Construction Cost Addendum
 The Lofts at Lorick Place
 8/19/2021
 3/30/2023
 2/10/2023

The control of the co	Construction Cost Addendum		The Lofts	at Lorick Place			8/19/2021	3/30/2023	2/10/2023				
Section 1985	NOTE: Line items highlighted in DED are intended to be u	tilized for	robabilitati	on dovolonmente									CMG to Revised
Campinghing M. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.					CMG Unit D	rico	Original	CMG	Povicod	Material Information / Notes / Comments	Variance	Variance	Variance
Second Labyang Code		1									0%	12%	-11%
Score		1											
Secretary Secretary Control (1988) 1. 1		1											
State proposed Billion 1		1		7 000,000.00	+,								
Sample Sample Manuschinstruches 1 1 7 1 10 10 10 10 1		1											
Some final process of the control of		1											
Second													
Campar 1		1											
Control of Stand 1		1											
Part		1											
Machine Mach		1	POLES			Per POLF							
Control of Front Section 1	Landscaning	1											
1		1											
State Stat		1											
Section Sect		1					,	,					
Control Standing	Subtotal			\$ 250,000.00	\$ 250,000.00								1170
Concept England 1		-)tu	Unit Price	Unit Price		+ -,,			ino onango nom nor app			
Concess Conc		1											
Concrete Development Installed 1 70 1 100		1			+,		7 000,000.00						
General Control Contro		1											
Contract C		1											
Parting Strong & September 1		1											
Parking Stronger & Speaker Chargeter 1		1											
Comparing From 1 57 5 10,00000 Per 10 3 10,00000 Per 10 5		1											
Contract Problem 1		1											
Percent Perc		1											
Commonwork 1		1			\$ 117,061.48				\$ 95,000.00		0%	23%	-19%
Part		1					7	7	Ş -				
Communication Communicatio	Demolish/Dispose of Asphalt	1	CY	Per CY		Per CY			\$ -				
Majory Cry		1							\$ -				
Manufact		1							\$ -				
Concrete Block 1										No change from Rev app			
Bird Veneric 1	Masonry	C			Unit Price						#VALUE!	#VALUE!	
Demolitation of Concrete Block	Concrete Block	1		\$ 45,000.00 Per SF	\$ 50,000.00	Per SF							
Demolition of Greekeeper's Like As Received 1 3 5 1 5 1 5 1 5 5 1 5 5	Brick Veneer	1	SF	\$ 2,500.00 Per SF	\$ 2,850.00	Per SF	\$ 2,500.00	\$ 2,850.00	\$ 2,500.00		0%	14%	-12%
Communication Communicatio	Demolition of Concrete Block	1	SF	Per SF		Per SF	\$ -	\$ -	\$ -				
Community Comm	Demolition of Brick	1	SF	Per SF		Per SF	\$ -	\$ -	\$ -				
Markatic Gy	Open Line Item For Developer's Use As Needed	1					\$ -	\$ - :	\$ -				
Marke 1	Open Line Item For Developer's Use As Needed	1					\$ -	\$ - :	\$ -				
Oramental Failings- Stairs	Total Cost		•		•		\$ 47,500.00	\$ 52,850.00	\$ 47,500.00	No change from Rev app	0%	11%	-10%
Orannental Fence	Metals	C	Qty	Unit Price	Unit Price	e	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
Orannental Fence 1	Ornamental Railings- Stairs	1	LF	\$ 144,000.00 Per LF	\$ 175,000.00	Per LF	\$ 144,000.00	\$ 175,000.00	\$ 144,000.00		0%	22%	-18%
Lintels	Ornamental Fence	1	LF	\$ 25,000.00 Per LF	\$ 2,900.00	Per LF	\$ 25,000.00	\$ 2,900.00	\$ 25,000.00		0%	-88%	762%
Support Column	Ornamental Gate	1	EA	\$ 12,500.00 Per EA	\$ 15,000.00	Per EA	\$ 12,500.00	\$ 15,000.00	\$ 12,500.00		0%	20%	-17%
Demolition of Ornamental Fallings-Stairs	Lintels	1	LF	Per LF		Per LF	\$ -	\$ - :	\$ -				
Demolition of Ornamental Fence Open Line tem For Developer's Use As Needed 1	Support Column	1	EA	Per EA		Per EA	\$ -	\$ - :	\$ -				
Open Lime From Poeveloper's Use As Needed 1	Demolition of Ornamental Railings- Stairs	1	LF	Per LF		Per LF	\$ -	\$ - :	\$ -				
Circle Total Cost S S S S S S S S S	Demolition of Ornamental Fence	1	LF	Per LF		Per LF	\$ -	\$ - :	\$ -				
Section Sect	Open Line Item For Developer's Use As Needed	1					\$ -	\$ -	\$ -				
Statistics Sta		1					\$ -	\$ -	\$ -				
Faming Rough Carpentry Oxy				'				\$ 192,900,00	\$ 181.500.00	No change from Rev app	0%	6%	-6%
1st Floor - Joist /Truss System 1 SF \$ 1,20,000.00 Per SF \$ 840,000.00 Per SF \$ 1,200,000.00 S 840,000.00 \$ 1,200,000.00 Per SF \$ 1	Framing / Rough Carpentry		Otv	Unit Price	Unit Price	2	Total Cost	Total Cost		"	#VALUE!		#VALUE!
1st Floor - Joist /Truss System	J. V. 17									Approx, 30% decrease from 2021 to 2023. Rev. rates			
2nd Floor - Joist/Truss System 1 SF \$ 1,200,000.00 Per SF \$ 840,000.00 Per SF \$ 1,200,000.00 S 840,000.00 S 1,200,000.00 S 1,2	1st Floor - Joist /Truss System	1	SE	\$ 1,200,000,00 Per SE	\$ 840,000,00	Per SF	\$ 1,200,000,00	\$ 840,000.00	\$ 1,200,000.00		0%	-30%	43%
2nd Floor - Joist/Truss System			J.	, _,	Ţ 0.10,000.00		- 1,200,000.00	- 0.0,000.00	- 1,200,000.00		070	3070	10 70
Roof- Joist/Truss System 1 SF \$ 1,200,000.00 Per SF \$ 1,200,000.00 Per SF \$ 1,200,000.00 \$ 840,000.00 \$ 1,200,000.00 Increased 0% Approx. 30% decrease from 2021 to 2023. Rev. rates of 650,000.00 Increased 0% Approx. 30% decrease from 2021 to 2023. Rev. rates of 650,000.00 Increased 0% Approx. 30% decrease from 2021 to 2023. Rev. rates of 650,000.00 Increased 0% Approx. 30% decrease from 2021 to 2023. Rev. rates of 650,000.00 Increased 0% Approx. 30% decrease from 2021 to 2023. Rev. rates of 650,000.00 Increased 0% Approx. 30% decrease from 2021 to 2023. Rev. rates of 650,000.00 Increased 0% Approx. 30% decrease from 2021 to 2023. Rev. rates of 650,000.00 Increased 0% Approx. 30% decrease from 2021 to 2023. Rev. rates of 650,000.00 Increased 0% Approx. 30% decrease from 2021 to 2023. Rev. rates of 650,000.00 Increased 0% Approx. 30% decrease from 2021 to 2023. Rev. rates of 650,000.00 Increased 0% Approx. 30% decrease from 2021 to 2023. Rev. rates of 650,000.00 Increased 0% Approx. 30% decrease from 2021 to 2023. Rev. rates of 650,000.00 Increased 0% Approx. 30% decrease from 2021 to 2023. Rev. rates of 650,000.00 Increased 0% Approx. 30% decrease from 2021 to 2023. Rev. rates of 650,000.00 Increased 0% Approx. 30% decrease from 2021 to 2023. Rev. rates of 650,000.00 Increased 0% Approx. 30% decrease from 2021 to 2023. Rev. rates of 650,000.00 Increased 0% Approx. 30% decrease from 2021 to 2023. Rev. rates of 650,000.00 Increased 0% Approx. 30% decrease from 2021 to 2023. Rev. rates of 650,000.00 Increased 0% Approx. 30% decrease from 2021 to 2023. Rev. rates of 650,000.00 Increased 0% Approx. 30% decrease from 2021 to 2023. Rev. rates of 650,000.00 Increased 0% Approx. 30% decrease from 2021 to 2023. Rev. rates of 650,000.00 Increased 0% Approx. 30% decrease from 2021 to 2023. Rev. rates of 650,000.00 Increased 0% Approx. 30% decrease from 2021 to 2023. Rev. rates of 650,000.00 Increased 0% Approx. 30% decrease from 2021 to 2023. Rev. rates of 650,000.00 Increased 0% Approx. 30% decrease from 2021 to 2023. Rev.	2nd Floor- Inist/Truss System	1	CE	\$ 1 200 000 00 Por CE	\$ 840,000,00	Dor CE	\$ 1,200,000,00	\$ 840,000,00	\$ 1,200,000,00		00/	200/	420/
Roof- Joist/Truss System 1 SF \$ 1,200,000.00 Per SF \$ 840,000.00 Per SF \$ 1,200,000.00 S 840,000.00 S 1,200,000.00 Increased 0% Approx. 30% decrease from 2021 to 2023. Rev. rates increased 0	Ziid i looi- Joist/ Huss System	1	35	y 1,200,000.00 Pel SF	9 040,000.00	rei Sr	7 1,200,000.00	9 840,000.00	J 1,200,000.00		0%	-30%	45%
3/4" Tongue & Groove Floor Sheathing 1 SF \$ 650,000.00 Per SF \$ 455,000.00 Per SF \$ 650,000.00 S 455,000.00 S 650,000.00 Increased 0% Exterior Wall Sheathing 1 SF \$ 550,000.00 Per SF \$ 385,000.00 Per SF \$ 550,000.00 S 385,000.00 S 550,000.00 Increased 0% Exterior Wall Sheathing 1 SF \$ 550,000.00 Per SF \$ 385,000.00 Per SF \$ 550,000.00 S 385,000.00 S 550,000.00 Increased 0% Approx. 30% decrease from 2021 to 2023. Rev. rates on the control of the c	Poof Joint/Truck System	4	C.F.	¢ 1 200 000 00	¢ 940,000,00	Bor CF	¢ 1 200 000 00	¢ 940,000,00	¢ 1 200 000 00		00/	2007	420/
3/4" Tongue & Groove Floor Sheathing 1 SF \$ 650,000.00 Per SF \$ 455,000.00 Per SF \$ 650,000.00 S 455,000.00 S 650,000.00 Increased 0% Approx. 30% decrease from 2021 to 2023. Rev. rates Incre	noor- Joist/ Huss System	1	31	3 1,200,000.00 Per SF	040,000.00	rei St	\$ 1,200,000.00	3 640,000.00	3 1,200,000.00		0%	-30%	43%
Stud Wall Complete 1	2/4 T 9. C 5 5'			ć cro 000 co	A AFF 200 0	D 05	A CF0.000.C	455 000 00	¢ (F2.222.				
Exterior Wall Sheathing 1 SF \$ 550,000.00 Per SF \$ 550,000.00 Per SF \$ 550,000.00 S 385,000.00 \$ 550,000.00 S 385,000.00 S 385,000.00 S 550,000.00 S 385,000.00 S 550,000.00 S 385,000.00 S 550,000.00 S		1			\$ 455,000.00			\$ 455,000.00	\$ 650,000.00	Increased 076	0%	-30%	43%
Exterior Wall Sheathing 1 SF \$ 550,000.00 Per SF \$ 385,000.00 Per SF \$ 550,000.00 \$ 550,000.00 Increased 0% Approx. 30% decrease from 2021 to 2023. Rev. rates increased 0% Approx. 30% decrea	Stud Wall Complete	1	LF	> - Per LF	\$ -	Per LF	\$ -	\$ -	> -				
Builder Board Exterior Wall Sheathing 1 SF \$ 550,000.00 Per SF \$ 385,000.00 Per SF \$ 50,000.00 Per SF \$ 50,0													
Builder Board Exterior Wall Sheathing 1 SF \$ 550,000.00 Per SF \$ 385,000.00 Per SF \$ 550,000.00 S 550,000.00 Increased 0%	Exterior Wall Sheathing	1	SF	\$ 550,000.00 Per SF	\$ 385,000.00	Per SF	\$ 550,000.00	\$ 385,000.00	\$ 550,000.00		0%	-30%	43%
Roof Truss System 1 SF Per SF \$ Per SF \$													
Roof Sheathing	Builder Board Exterior Wall Sheathing	1	٥.	\$ 550,000.00 Per SF	\$ 385,000.00		\$ 550,000.00	\$ 385,000.00	\$ 550,000.00	increased 0%	0%	-30%	43%
Roof Sheathing	Roof Truss System	1	SF	Per SF	\$ -	Per SF	\$ -	\$ - :	\$ -				
Roof Sheathing										Approx. 30% decrease from 2021 to 2023. Rev. rates			
Demolish Roof System	Roof Sheathing	1	SF	\$ 500,000.00 Per SF	\$ 350,000.00	Per SF	\$ 500.000.00	\$ 350.000.00	\$ 500.000.00		0%	-30%	43%
Demolish Exterior Wall 1 SF Per SF Per SF S S S S S S S S S		1					\$ -	\$ -	\$ -				
Open Line Item For Developer's Use As Needed 1 \$ \$ - <td></td> <td>1</td> <td></td> <td></td> <td></td> <td></td> <td>\$ -</td> <td>\$ -</td> <td>\$ -</td> <td></td> <td></td> <td></td> <td></td>		1					\$ -	\$ -	\$ -				
Open Line Item For Developer's Use As Needed 1 \$ - \$ - \$ - Open Line Item For Developer's Use As Needed 1 \$ - \$ - \$ -		1	J.	. et si			\$ -	\$ -	\$ -				
Open Line Item Far Developer's Use As Needed 1 \$ - \$ - \$ -							7	7	\$ -				
		1					Ś	\$	ς -				
-0-10 (00° °00° °00° °00° °00° °00° °00° °0		1	1				\$ 5,850,000,00	\$ 4.095.000.00	\$ 5,850,000,00		00%	-30%	130/
	Total Cost						y 3,030,000.00	y 4,055,000.00	, 3,030,000.00		U70	-3070	4370

#VALUE! -\$16,720 -\$33,441

> -\$7,431 -\$66,881 -\$6,688 -\$6,688

-\$137,849 #VALUE! -\$33,441 -\$16,720 -\$16,720

-\$66,881 #VALUE! -\$22,294

-\$22,294 #VALUE! -\$40,793 -\$5,806

-\$46,598 #VALUE! -\$5,806

-\$5,806 #VALUE! -\$5,806 -\$18,114

-\$23,919 #VALUE! -\$10,900 -\$3,000

> -\$90,000 -\$7,000

-\$110,900

1	ish / Trim Carpentry		Qty	Unit Pric	e	Unit Pric	e	Total Cost	Total Cost	Total Cost
re Casang/Frim 1	Window Casing/Trim	1	EA							\$ 72,000.00
Methoding None	Door Casing/Trim	1	EA		Per EA		Per EA	\$ 144,000.00		
See Content	Base Molding- MDF	1						7	\$ -	\$ -
Per U Per	Base Molding- Pine	1						7	7	\$ -
air Ray MOPT 1		1						•		\$ -
air Real-Predict Quality	Crown Molding- Pine/Equal Chair Rail- MDF	1						\$ - \$		\$ -
		1						\$	7	\$
Chen Calomies 1		1		\$ 32,000.00		\$ 39,431.24		\$ 32,000.00		\$ 32,000.00
1	Kitchen Cabinets	1		\$ 288,000.00		\$ 354.881.12				
2		1								
methor Canage Transporter Healthodology	Wood Shelving	1			Per LF					
Total Cost	Demolish Casing/Trim/Chair Rail/Molding	1						\$ -	\$ -	\$ -
ent use term for Developer's List As Recedd Total Cott	Demolish Kitchen Cabinets	1						\$ -	\$ -	\$ -
International Content Image: Content	Demolish Shelving	1	LF		Per LF		Per LF	\$ -	\$ -	\$ -
Total Cost	Open Line Item For Developer's Use As Needed	1						\$ -	\$ -	\$ -
Section Column	Open Line Item For Developer's Use As Needed	1						\$ -	\$ -	\$ -
All Seath Insulation (Specify RYs/labe & Inches) 1								,		
See Ball town file See Bal	Insulation	C								
See A-38 Blown-in Recycled Cellulose 1	Walls- Batt Insulation (Specify R-Value & Inches)	1								
See A-38 Blown-In		1								
molish Walley Floor Insolation	Attics- R-38 Blown-In Recycled Cellulose	1		\$ 72,000.00		\$ 88,720.28				\$ 72,000.00
motion After Invalations the Rem For Developer's Use As Needed 1	Attics- R-38 Blown-In	1						\$ -		Ş -
Total Cost		1						Ş -	\$ -	Ş -
Section Sect		1	SF		Per SF		Per SF	Ş -	Ş -	Ş -
Total Cost Otty Unit Price Unit		1						5 -		\$ -
Conting Campet Ca		1								\$ -
Total Cost										
pere R Pard	Flooring-Carpet			Unit Pric		Unit Pric		Total Cost	Total Cost	Total Cost
Per St S S S S S S S S S		1		5 -		5 -		5 -	5 - 440 200 74	5 -
Per St	Carpet & Pad	1		\$ 96,000.00		\$ 118,293.71				\$ 96,000.00
Mile Note Mile		1						\$ -	\$ -	÷ -
Section Sect		1						\$ -	\$ -	÷ -
Second S	Demoisir curper and rad	1	- 16		Per SF					ė -
Total Cost		1							7	7
Value Valu		1							7	7
With Flooring		-)tv	Unit Drie	•	Unit Pric				
My Tile Floring										
pair/Replace Subfloor and Vinyl en Line term For Developer's Use As Needed 1		1								
## Delication Section		1		23,000.00		Ç 30,603.03		\$ 23,000.00	\$ -	\$ 25,000.00
Sample S		1	31					\$ -	\$ -	\$ -
Total Cost City Unit Price Unit Pric	Open Line Item For Developer's Use As Needed	1						\$ -	\$ -	\$ -
Content Cont			1							\$ 200,660.00
Section Sect	Flooring-Wood		Qty	Unit Pric	:e	Unit Pric				
MATURAL Flooring	Engineered Wood Flooring	1								\$ 25,000.00
### Sefficient Solid Wood Flooring	Oak/Natural Flooring	1						\$ -	\$ -	\$ -
Per SF P	Prefinished Solid Wood Flooring	1	SF		Per SF		Per SF	\$ -	\$ -	\$ -
Per Section Part	Repair Replace Engineered Wood Flooring	1	SF				Per SF	\$ -	\$ -	\$ -
S	Repair/Replace Oak / Natural Flooring	1	SF		Per SF		Per SF	\$ -	\$ -	\$ -
S	Open Line Item For Developer's Use As Needed	1						\$ -	\$ -	\$ -
Date Control Control	Open Line Item For Developer's Use As Needed	1								\$ -
ramic Tile Walls/Tub Surrounds-Thin Set								7,		
ramic Tile Walls/Tub Surrounds-Thin Set	Flooring / Wall- Tile									
Per SF P	Ceramic Floor Tile	1		\$ 25,000.00	Per SF	\$ 30,805.65	Per SF	\$ 25,000.00	\$ 30,805.65	\$ 25,000.00
Per SF P	Ceramic Tile Walls/Tub Surrounds- Thin Set	1	SF	\$ 78,000.00	Per SF	\$ 96,113.64	Per SF	\$ 78,000.00	\$ 96,113.64	\$ 78,000.00
Second S	Repair/Replace Tile	1						\$ -		\$ -
S	Remove Ceramic Tile & Dispose	1	SF		Per SF		Per SF	\$ -	\$ -	\$ -
Total Cost	Open Line Item For Developer's Use As Needed	1						\$ -	\$ -	\$ -
Ining Soffit Fascia Gutters Gty Unit Price Unit Price Unit Price Unit Price Total Cost Total Cost Total Cost Total Cost Unit Price	Open Line Item For Developer's Use As Needed	1						7		\$ -
use Wrap- Fully Taped 1 SF \$ 57,600.00 Per SF \$ 68,500.00 Per SF \$ 5,000.00 S 7,600.00 \$ 57,600.00 S 7,600.00										
use Wrap- Fully Taped 1 SF \$ 57,600.00 Per SF \$ 68,500.00 Per SF \$ 5,000.00 S 7,600.00 \$ 57,600.00 S 7,600.00	Siding / Soffit / Fascia / Gutters									
SF	House Wrap- Fully Taped	1	SF							
SF \$440,000.00 Per SF \$30,000.00 \$530,000.00 \$440,000.00	Rubberized Flashing at Doors/Windows	1		\$ 15,000.00		\$ 18,000.00		\$ 15,000.00	\$ 18,000.00	\$ 15,000.00
SF	Vinyl Siding	1					5.	\$ -	7	\$ -
Iminum Gutters & Downspouts	Fiber Cement Board Siding- Plank Type	1		\$ 440,000.00		\$ 530,000.00		\$ 440,000.00	\$ 530,000.00	\$ 440,000.00
EA	Fiber Cement Board Siding- Shingle Type	1						\$ -	\$ -	\$ -
EA	Aluminum Gutters & Downspouts	1		\$ 45,000.00		\$ 52,000.00			\$ 52,000.00	\$ 45,000.00
SF	Porch Column Surrounds	1						Ÿ	\$ -	\$ -
1 1.5 Per	Fiber Cement Panels	1						\$ -	7	Ş -
move/Dispose Fiber Cement Board Siding 1 SF Per SF Per SF S - S move/Dispose Porch Columns 1 EA Per EA Per EA S - S - S en Line Item For Developer's Use As Needed 1 S - S - S - S en Line Item For Developer's Use As Needed 1 S -	Remove/Dispose Vinyl Siding	1	_					\$ -		\$ -
EA Per E	Remove/Dispose Gutters/Downspouts	1						7		Ş -
en Line Item For Developer's Use As Needed 1 \$ - \$ - \$ - en Line Item For Developer's Use As Needed 1 \$ 5 - \$ - \$ -		1						Ş -		Ş -
en Line Item For Developer's Use As Needed 1 \$ - \$ -		1	EA		Per EA		Per EA	\$ -	\$ -	\$ -
		1						\$ -	\$ -	\$ -
10tal Cost \$ 557,600.00 \$ 668,500.00 \$ 557,600.00 No change from Rev		1								5 -
	Total Cost							\$ 557,600.00	\$ 668,500.00	\$ 557,600.00

Roofing New Roof- Shingles/Felt/Accessories			Links Dut.		11-24 Pol			T-4-1 C4	T-4-LC4	T-4-LC4
	1	Qty	Unit Pric		Unit Pri		_	Total Cost	Total Cost	Total Cost
	1	SQ	\$ 68,000.00		\$ 79,000.00		\$	68,000.00	\$ 79,000.00	\$ 68,000.00
Fear-off & dispose existing roofing & felt	1	SQ		Per SQ.		Per SQ.	\$	-	\$ -	\$ -
Open Line Item For Developer's Use As Needed	1						\$	-	\$ -	Ş -
Open Line Item For Developer's Use As Needed	1						\$	-	\$ -	\$ -
Total Cost							\$	68,000.00	\$ 79,000.00	\$ 68,000.00
Doors		Qty	Unit Prid	e	Unit Pri	ce		Total Cost	Total Cost	Total Cost
nterior Pre-Hung	1	EA	\$ 255,000.00		\$ 314,217.66		\$	255,000.00	\$ 314,217.66	\$ 255,000.00
ADA Interior Pre-Hung	1	EA	\$ 88,000.00		\$ 108,435.90	Per EA	\$	88,000.00		\$ 88,000.00
Exterior Pre-Hung, Metal Door- Standard	1	EA	\$ 28,800.00	Per EA	\$ 35,488.11	Per EA	\$	28,800.00	\$ 35,488.11	\$ 28,800.00
ADA Exterior Pre-Hung, Metal Door- Standard	1	EA	\$ 1,500.00	Per EA	\$ 1,848.34	Per EA	\$	1,500.00	\$ 1,848.34	\$ 1,500.00
torm Door	1	EA	\$ -	Per EA	Ş -	Per EA	\$	-	\$ -	\$ -
Pemolish Interior/Exterior Door	1	EA		Per EA		Per EA	\$	-	\$ -	\$ -
pen Line Item For Developer's Use As Needed	1						\$	-	\$ -	\$ -
pen Line Item For Developer's Use As Needed	1						\$	-	\$ -	\$ -
Total Cost		1					Ś	373,300.00	\$ 459,990.01	\$ 373,300.00
		.	Harle Ball		Harle Bar		7			,,
Vindows		Qty	Unit Pric		Unit Pri			Total Cost	Total Cost	Total Cost
lew Construction- Vinyl Energy Star	1	EA	\$ 110,000.00		\$ 135,544.87		\$	110,000.00	\$ 135,544.87	\$ 110,000.00
Vindow Blinds	1	EA	\$ 41,000.00	Per EA	\$ 50,521.27	Per EA	\$	41,000.00	\$ 50,521.27	\$ 41,000.00
emove/Dispose of Existing Window	1	EA		Per EA		Per EA	\$	-	\$ -	\$ -
eplacement- Vinyl Energy Star	1	EA		Per EA		Per EA	\$	-	\$ -	\$ -
pen Line Item For Developer's Use As Needed	1						\$		\$ -	¢
	1						\$			\$ - \$ -
pen Line Item For Developer's Use As Needed	_									
Total Cost							\$	151,000.00		\$ 151,000.00
rywall / Acoustics	(Qty	Unit Prid	e	Unit Pri	ce		Total Cost	Total Cost	Total Cost
Prywall, Taped/Finished, Ready For Prime/Paint	1	SF	\$ 1,250,000.00	Per SF	\$ 1,540,282.64	Per SF	\$	1,250,000.00	\$ 1,540,282.64	\$ 1,250,000.00
Drywall Repair	1	EA		Per EA	\$ -	Per EA	\$	-	\$ -	\$ -
uspended/Drop Ceiling incl. Grid- Complete	1	SF	\$ 15,000.00	Per SF	\$ 18,483.39	Per SF	\$	15,000.00	\$ 18,483.39	\$ 15,000.00
	4		J 13,000.00		¢ 10,403.39	Per SF		13,000.00	¢ 10,403.39	¢ 13,000.00
temove Drywall	1	SF SF		Per SF	÷ -		\$	-	· -	, -
temove Suspended/Drop Ceiling incl. Grid- Complete		SF		Per SF	> -	Per SF	\$		\$ -	> -
Open Line Item For Developer's Use As Needed	1		\$ 32,000.00		\$ 39,431.24		\$	32,000.00	\$ 39,431.24	\$ 32,000.00
Open Line Item For Developer's Use As Needed	1						\$	-	\$ -	\$ -
Total Cost							\$	1,297,000.00	\$ 1,598,197.26	\$ 1,297,000.00
Mirrors / Shower Door / Bath Accessories		Qty	Unit Pric	·o	Unit Pri	C O		Total Cost	Total Cost	Total Cost
	1	EA		Per EA	\$ 44,360.14		4			\$ 36,000.00
Medicine Cabinet- Basic							\$	36,000.00	\$ 44,360.14	\$ 30,000.00
Airror- Plate Glass	1	SF	\$ 32,500.00	Per SF	\$ 40,047.35	Per SF	\$	32,500.00	\$ 40,047.35	\$ 32,500.00
hower Door- Tub	1	EA	\$ 72,000.00	Per EA	\$ 88,720.28	Per EA	\$	72,000.00	\$ 88,720.28	\$ 72,000.00
hower Door- Stall	1	EA		Per EA	\$ -	Per EA	\$	-	\$ -	\$ -
Bath Accessory- Basic (e.g., towel ring, towel bar, etc.)	1	SF	\$ 36,000.00	Per SF	\$ 44,360.14	Per SF	\$	36,000.00	\$ 44,360.14	\$ 36,000.00
emove Medicine Cabinet	1	EA		Per EA	\$ -	Per EA	Ś	-	\$ -	\$ -
emove Mirror- Plate Glass	1	EA		Per EA	\$ -	Per EA	\$		Š -	\$ -
	- 1				ž		-		ć	ć
Remove Shower Door	1	EA		Per EA	\$ -	Per EA	\$	-	\$ -	\$ -
Remove Shower Door Open Line Item For Developer's Use As Needed	1		\$ 45,000.00		\$ - \$ 55,450.17		-	- 45,000.00	\$ - \$ 55,450.17	\$ - \$ 45,000.00
Remove Shower Door Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed	1 1 1		\$ 45,000.00		\$ -		\$ \$	-	\$ -	\$ -
Remove Shower Door Open Line Item For Developer's Use As Needed	1 1	EA		Per EA	\$ - \$ 55,450.17	Per EA	\$	221,500.00	\$ - \$ 272,938.08	\$ - \$ 221,500.00
temove Shower Door ppen Line Item For Developer's Use As Needed ppen Line Item For Developer's Use As Needed Total Cost	1 1		\$ 45,000.00	Per EA	\$ -	Per EA	\$ \$	-	\$ - \$ 272,938.08	\$ - \$ 221,500.00
temove Shower Door Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed Total Cost Plumbing	1 1	EA		Per EA	\$ - \$ 55,450.17	Per EA	\$ \$	221,500.00	\$ -	\$ -
temove Shower Door 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 Output Item bing Inthub-Standard	1 1	EA Qty EA	Unit Prid	Per EA	\$ - \$ 55,450.17 Unit Pri \$ -	Per EA	\$ \$ \$ \$	- 221,500.00 Total Cost	\$ 272,938.08 Total Cost \$ -	\$ - \$ 221,500.00 Total Cost \$ -
remove Shower Door gpen Line Item For Developer's Use As Needed ppen Line Item For Developer's Use As Needed Total Cost alumbing athtub-Standard athtub & Shower Combo- Fiberglass Standard	1 1 1	Qty EA EA		Per EA Per EA Per EA	\$ - \$ 55,450.17	ce Per EA Per EA	\$ \$ \$ \$ \$	221,500.00	\$ - \$ 272,938.08	\$ - \$ 221,500.00
Jemove Shower Door Jopen Line Item For Developer's Use As Needed Jopen Line Item For Developer's Use As Needed Jopen Line Item For Developer's Use As Needed Total Cost Jumbing John Line Standard John Line Standard John Line Standard John Line Standard	1 1	EA EA EA EA	Unit Prio \$ 143,000.00	Per EA Per EA Per EA Per EA	\$ - \$ 55,450.17 Unit Pri \$ - \$ 172,329.30 \$ -	Per EA Per EA Per EA Per EA	\$ \$ \$ \$ \$	221,500.00 Total Cost - 143,000.00	\$ 272,938.08 Total Cost \$ - \$ 172,329.30 \$ -	\$ - \$ 221,500.00 Total Cost \$ - \$ 143,000.00 \$ -
Jemove Shower Door Jopen Line Item For Developer's Use As Needed Jopen Line Item For Developer's Use As Needed Total Cost Jumbing athtub-Standard athtub & Shower Combo- Fiberglass Standard hower Stall- Standard JDA Accessible Shower Stall/Unit	1 1 1	EA Qty EA EA EA EA	\$ 143,000.00 \$ 25,000.00	Per EA Per EA Per EA Per EA Per EA Per EA	\$ - \$ 55,450.17 Unit Pri \$ - \$ 172,329.30 \$ - \$ 30,127.50	Per EA Per EA Per EA Per EA Per EA Per EA	\$ \$ \$ \$ \$ \$	221,500.00 Total Cost - 143,000.00 - 25,000.00	\$ - \$ 272,938.08 Total Cost \$ - \$ 172,329.30 \$ - \$ 30,127.50	\$ - \$ 221,500.00 Total Cost \$ - \$ 143,000.00 \$ - \$ 25,000.00
pemove Shower Door Jopen Line Item For Developer's Use As Needed Jopen Line Item For Developer's Use As Needed Total Cost Jumbing Jum	1 1 1	EA EA EA EA EA EA	\$ 143,000.00 \$ 25,000.00 \$ 52,000.00	Per EA	\$ - \$ 55,450.17 Unit Pri \$ - \$ 172,329.30 \$ - \$ 30,127.50 \$ 62,665.20	Per EA	\$ \$ \$ \$ \$	221,500.00 Total Cost - 143,000.00 - 25,000.00 52,000.00	\$ -7 -7 -7 -7 -7 -7 -7 -7 -7 -7 -7 -7 -7	\$ -221,500.00
pemove Shower Door Jopen Line Item For Developer's Use As Needed Jopen Line Item For Developer's Use As Needed Total Cost Jumbing Jum	1 1 1	EA EA EA EA EA EA EA	\$ 143,000.00 \$ 25,000.00 \$ 52,000.00 \$ 8,000.00	Per EA Per EA Per EA Per EA Per EA Per EA	\$ 55,450.17 Unit Pri \$ - \$ 172,329.30 \$ - \$ 30,127.50 \$ 62,665.20 \$ 9,640.80	Per EA Per EA Per EA Per EA Per EA Per EA	\$ \$ \$ \$ \$ \$	221,500.00 Total Cost - 143,000.00 - 25,000.00 52,000.00 8,000.00	\$ - \$ 272,938.08 Total Cost \$ - \$ 172,329.30 \$ - \$ 30,127.50 \$ 62,665.20 \$ 9,640.80	\$ - 5 \$ 221,500.00 Total Cost \$ - 5 \$ 143,000.00 \$ - 5 \$ 25,000.00 \$ 52,000.00 \$ 8,000.00
Jemove Shower Door Jopen Line Item For Developer's Use As Needed Jopen Line Item For Developer's Use As Needed Jopen Line Item For Developer's Use As Needed Total Cost Jumbing John Line Standard John Accessible Shower Combo- Fiberglass Standard John Accessible Shower Stall/Unit John Accessible Toilet complete	1 1 1	EA EA EA EA EA EA	\$ 143,000.00 \$ 25,000.00 \$ 52,000.00	Per EA	\$ - \$ 55,450.17 Unit Pri \$ - \$ 172,329.30 \$ - \$ 30,127.50 \$ 62,665.20	Per EA	\$ \$ \$ \$ \$ \$ \$ \$	221,500.00 Total Cost - 143,000.00 - 25,000.00 52,000.00 8,000.00	\$ - \$ 272,938.08 Total Cost \$ - \$ 172,329.30 \$ - \$ 30,127.50 \$ 62,665.20 \$ 9,640.80	\$ - 5 \$ 221,500.00 Total Cost \$ - 5 \$ 143,000.00 \$ - 5 \$ 25,000.00 \$ 52,000.00 \$ 8,000.00
Den Line Item For Developer's Use As Needed Dopen Line Item For Developer's Use As Needed Dopen Line Item For Developer's Use As Needed Total Cost Plumbing athtub-Standard Athtub-Standard Albower Stall-Standard Albower Stall-Standard Albower Stall-Standard DibA Accessible Shower Stall/Unit Collet complete UsbA Accessible Tollet complete edestal Sink complete	1 1 1 1 1 1 1 1	EA EA EA EA EA EA EA	\$ 143,000.00 \$ 25,000.00 \$ 52,000.00 \$ 8,000.00 \$ 14,400.00	Per EA	\$ 55,450.17 Unit Pri \$ 7 \$ 172,329.30 \$ 30,127.50 \$ 62,665.20 \$ 9,640.80 \$ 17,353.44	Per EA	\$ \$ \$ \$ \$ \$	221,500.00 Total Cost - 143,000.00 - 25,000.00 52,000.00 8,000.00 14,400.00	\$ 272,938.08 Total Cost \$ - \$ 172,329.30 \$ - \$ 30,127.50 \$ 62,665.20 \$ 9,640.80 \$ 17,353.44	\$
Jemove Shower Door Jopen Line Item For Developer's Use As Needed Jopen Line Item For Li	1 1 1 1 1 1 1 1 1 1	EA	\$ 143,000.00 \$ 25,000.00 \$ 52,000.00 \$ 8,000.00 \$ 14,400.00 \$ 65,000.00	Per EA	\$ 55,450.17 Unit Pri \$ 172,329.30 \$ 30,127.50 \$ 62,665.20 \$ 9,640.80 \$ 17,353.44 \$ 78,331.50	Per EA	\$ \$ \$ \$ \$ \$ \$ \$ \$	221,500.00 Total Cost - 143,000.00 - 25,000.00 52,000.00 8,000.00 14,400.00 65,000.00	\$ 272,938.08 Total Cost \$ 172,329.30 \$ 172,329.30 \$ 30,127.50 \$ 62,665.20 \$ 9,640.80 \$ 17,353.44 \$ 78,331.50	\$ 221,500.00 Total Cost \$ - \$ 143,000.00 \$ 5 \$ 25,000.00 \$ 52,000.00 \$ 8,000.00 \$ 14,400.00 \$ 65,000.00
Jemove Shower Door Jopen Line Item For Developer's Use As Needed Jopen Line Item For Developer's Use As Needed Jopen Line Item For Developer's Use As Needed Total Cost Jumbing athtub-Standard athtub & Shower Combo- Fiberglass Standard hower Stall- Standard DA Accessible Shower Stall/Unit oilet complete Job A Accessible Toilet complete edestal Sink complete athroom Sink Faucet- Standard Vater Heater - Electric- Complete w/ pan	1 1 1 1 1 1 1 1 1 1 1 1	EA EA EA EA EA EA EA EA EA EA	\$ 143,000.00 \$ 25,000.00 \$ 52,000.00 \$ 8,000.00 \$ 14,400.00 \$ 64,000.00	Per EA	\$ 55,450.17 Unit Pri \$ 172,329.30 \$ 30,127.50 \$ 9,640.80 \$ 17,353.44 \$ 78,331.50 \$ 77,126.40	Per EA	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- 221,500.00 Total Cost - 143,000.00 - 25,000.00 52,000.00 8,000.00 14,400.00 65,000.00 64,000.00	\$ 272,938.08 Total Cost \$ 172,329.30 \$	\$ 221,500.00 Total Cost \$ 143,000.00 \$ 25,000.00 \$ 52,000.00 \$ 8,000.00 \$ 14,400.00 \$ 65,000.00 \$ 66,000.00 \$ 64,000.00
Demove Shower Door Jopen Line Item For Developer's Use As Needed Job Accessible Shower Stall/Unit Job Accessible Shower Stall/Unit Job Accessible Toilet complete Job Accessible Toilet Complet	1 1 1 1 1 1 1 1 1 1 1 1 1 1	EA EA EA EA EA EA EA EA EA EA	\$ 143,000.00 \$ 25,000.00 \$ 52,000.00 \$ 8,000.00 \$ 14,400.00 \$ 65,000.00 \$ 64,000.00 \$ 125,000.00	Per EA	\$ 55,450.17 Unit Pri \$ 172,329.30 \$ 30,175.0 \$ 62,665.20 \$ 9,640.80 \$ 78,331.50 \$ 78,331.50 \$ 17,7126.40 \$ 150,637.50	Per EA	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$	221,500.00 Total Cost 143,000.00 -25,000.00 52,000.00 8,000.00 14,400.00 65,000.00 125,000.00	\$ 272,938.08 Total Cost \$ 172,329.30 \$ 172,329.30 \$ - \$ 30,127.50 \$ 62,665.20 \$ 9,640.80 \$ 17,353.44 \$ 78,331.50 \$ 77,126.40 \$ 150,637.50	\$ 221,500.00 Total Cost \$ 143,000.00 \$ 25,000.00 \$ 52,000.00 \$ 52,000.00 \$ 14,400.00 \$ 65,000.00 \$ 64,000.00 \$ 125,000.00
Jemove Shower Door Jopen Line Item For Developer's Use As Needed Jopen Line Item For Line Item Line	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	EA EA EA EA EA EA EA EA EA EA	\$ 143,000.00 \$ 25,000.00 \$ 52,000.00 \$ 8,000.00 \$ 14,400.00 \$ 64,000.00	Per EA	\$ 55,450.17 Unit Pri \$ 172,329.30 \$ 30,127.50 \$ 9,640.80 \$ 17,353.44 \$ 78,331.50 \$ 77,126.40	Per EA	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- 221,500.00 Total Cost - 143,000.00 - 25,000.00 52,000.00 8,000.00 14,400.00 65,000.00 64,000.00	\$ 272,938.08 Total Cost \$ 172,329.30 \$	\$ 221,500.00 Total Cost \$ 143,000.00 \$ 25,000.00 \$ 52,000.00 \$ 8,000.00 \$ 14,400.00 \$ 65,000.00 \$ 66,000.00 \$ 64,000.00
Jemove Shower Door Jopen Line Item For Developer's Use As Needed Jopen Line Item For Line Item Line	1 1 1 1 1 1 1 1 1 1 1 1 1 1	EA EA EA EA EA EA EA EA EA EA	\$ 143,000.00 \$ 25,000.00 \$ 52,000.00 \$ 8,000.00 \$ 14,400.00 \$ 65,000.00 \$ 64,000.00 \$ 125,000.00	Per EA	\$ 55,450.17 Unit Pri \$ 172,329.30 \$ 30,175.0 \$ 62,665.20 \$ 9,640.80 \$ 78,331.50 \$ 78,331.50 \$ 17,7126.40 \$ 150,637.50	Per EA	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$	221,500.00 Total Cost 143,000.00 52,000.00 52,000.00 14,400.00 65,000.00 64,000.00 125,000.00	\$ 272,938.08 Total Cost \$ 172,329.30 \$ 172,329.30 \$ - \$ 30,127.50 \$ 62,665.20 \$ 9,640.80 \$ 17,353.44 \$ 78,331.50 \$ 77,126.40 \$ 150,637.50	\$ 221,500.00 Total Cost \$ 143,000.00 \$ 25,000.00 \$ 52,000.00 \$ 52,000.00 \$ 14,400.00 \$ 65,000.00 \$ 64,000.00 \$ 125,000.00
Jemove Shower Door Jopen Line Item For Developer's Use As Needed Jopen Line Item For Developer's Use As Needed Jopen Line Item For Developer's Use As Needed Total Cost Jumbing athtub-Standard athtub & Shower Combo-Fiberglass Standard hower Stall-Standard DA Accessible Shower Stall/Unit oilet complete Jobh Accessible Toilet complete edestal Sink complete athroom Sink Faucet-Standard Vater Heater- Electric- Complete w/ pan Vater Heater- Gas- Complete w/ pan Jough in Plumbing Per Fixture Jough in Plumbing Per Stxure Jopen Standard Valer Heater- Gas- Complete w/ pan Jough in Plumbing Per Fixture Jough in Plumbing Per Stxure	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	EA EA EA EA EA EA EA EA EA EA	\$ 143,000.00 \$ 25,000.00 \$ 52,000.00 \$ 8,000.00 \$ 14,400.00 \$ 65,000.00 \$ 64,000.00 \$ 125,000.00	Per EA	\$ 55,450.17 Unit Pri \$ 172,329.30 \$ 30,175.0 \$ 62,665.20 \$ 9,640.80 \$ 17,353.44 \$ 78,331.50 \$ 77,126.40 \$ 150,637.50	Per EA	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	221,500.00 Total Cost 143,000.00 52,000.00 52,000.00 14,400.00 65,000.00 64,000.00 125,000.00	\$ 272,938.08 Total Cost \$ 172,329.30 \$ 172,329.30 \$ - \$ 30,127.50 \$ 62,665.20 \$ 9,640.80 \$ 17,353.44 \$ 78,331.50 \$ 77,126.40 \$ 150,637.50	\$ 221,500.00 Total Cost \$ 143,000.00 \$ 25,000.00 \$ 52,000.00 \$ 52,000.00 \$ 14,400.00 \$ 65,000.00 \$ 64,000.00 \$ 125,000.00
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Demove Shower Door Jopen Line Item For Developer's Use As Needed Jopen Line Item L	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	EA EA EA EA EA EA EA EA EA EA	\$ 143,000.00 \$ 25,000.00 \$ 52,000.00 \$ 8,000.00 \$ 14,400.00 \$ 65,000.00 \$ 64,000.00 \$ 125,000.00	Per EA	\$ 55,450.17 Unit Pri \$ 172,329.30 \$ 30,127.50 \$ 30,127.50 \$ 9,640.80 \$ 17,353.44 \$ 78,331.50 \$ 77,126.40 \$ 150,637.50 \$ 512,167.50 \$ 150,637.50	Per EA	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	221,500.00 Total Cost 143,000.00 52,000.00 52,000.00 14,400.00 65,000.00 64,000.00 125,000.00	\$ 272,938.08 Total Cost \$ 172,329.30 \$ 172,329.30 \$ - \$ 30,127.50 \$ 62,665.20 \$ 9,640.80 \$ 17,353.44 \$ 78,331.50 \$ 77,126.40 \$ 150,637.50	\$ 221,500.00 Total Cost \$ 143,000.00 \$ 25,000.00 \$ 52,000.00 \$ 52,000.00 \$ 14,400.00 \$ 65,000.00 \$ 64,000.00 \$ 125,000.00
Demove Shower Door Jopen Line Item For Developer's Use As Needed Depen Line Item For Developer's Use As Needed Depen Line Item For Developer's Use As Needed Jopen Line Item For Developer's Use As Needed Total Cost Journal Cost Journa	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	EA EA EA EA EA EA EA EA EA EA	\$ 143,000.00 \$ 25,000.00 \$ 52,000.00 \$ 8,000.00 \$ 14,400.00 \$ 65,000.00 \$ 64,000.00 \$ 125,000.00	Per EA	\$ 55,450.17 Unit Pri \$ 172,329.30 \$ 30,127.50 \$ 62,665.20 \$ 9,646.8 \$ 17,353.44 \$ 150,637.50 \$ 577,126.40 \$ 150,637.50 \$ 512,167.50 \$ 5	Per EA	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	221,500.00 Total Cost 143,000.00 25,000.00 8,000.00 65,000.00 65,000.00 64,000.00 125,000.00 425,000.00	\$ 272,938.08	\$ 21,500.00 Total Cost \$ 143,000.00 \$ 25,000.00 \$ 52,000.00 \$ 52,000.00 \$ 65,000.00 \$ 65,000.00 \$ 64,000.00 \$ 125,000.00 \$ 425,000.00 \$ 225,000.00 \$ 125,000.00
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penove Shower Door Jepen 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 pen Line Item For Developer's Use As Needed Total Cost lumbing athtub S. Shower Combo- Fiberglass Standard hower Stall- Standard DA Accessible Shower Stall/Unit collect complete edestal Sink complete edestal Sink complete athroom Sink Faucet- Standard Water Heater- Electric- Complete w/ pan vater Heater- Gas- Complete w/ pan ough in Plumbing Per Fixture ough in Plumbing Per Fixture ough in Plumbing Per Stemove/Dispose of Toilet/Tub/Sink, etc. emove/Dispose of Valet Heater, etc. pen Line Item For Developer's Use As Needed Penove Dispose of Matter Item For Developer's Use As Needed Penove Dispose Of Item Item Futer Item For Developer's Use As Needed Peno		EA EA EA EA EA EA EA EA EA EA	\$ 143,000.00 \$ 25,000.00 \$ 52,000.00 \$ 8,000.00 \$ 14,400.00 \$ 64,000.00 \$ 125,000.00 \$ 125,000.00 \$ 125,000.00 \$ 104,000.00	Per EA	\$ 55,450.17 Unit Pri \$ 172,329.30 \$ 30,127.50 \$ 62,665.20 \$ 9,640.80 \$ 17,353.45 \$ 78,331.50 \$ 77,126.40 \$ 150,637.50 \$ 512,167.50 \$ 1248,853.15 \$ 90,382.50 \$ 90,382.50 \$ 150,637.50 \$ 150,637.50 \$ 150,637.50 \$ 150,637.50 \$ 150,637.50 \$ 150,637.50 \$ 150,637.50 \$ 150,637.50 \$ 150,637.50 \$ 150,637.50 \$ 150,637.50 \$ 150,637.50 \$ 150,637.50 \$ 150,637.50 \$ 150,637.50 \$ 150,637.50 \$ 150,637.50 \$ 150,637.50 \$ 150,637.50 \$ 177,126.40 \$ 150,637.50 \$ 150,637.50 \$ 150,637.50 \$ 150,637.50 \$ 150,637.50 \$ 150,637.50 \$ 150,637.50 \$ 150,637.50 \$ 150,637.50 \$ 150,637.50 \$ 17	Per EA	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	221,500.00 Total Cost 143,000.00 25,000.00 8,000.00 14,400.00 65,000.00 125,000.00 425,000.00 125,000.00 104,000.00 104,000.00 105,400.00 75,000.00	\$	\$

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-\$86,690 #VALUE! -\$25,545 -\$9,521

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-\$3,483 -\$7,431 -\$301,197 #VALUE! -\$8,360 -\$7,547 -\$16,720 -\$8,360

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\$327,216

HVAC	Q	ty	Unit Pri	ce	Unit Pri	ce	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
Energy Star 15 SEER HVAC/Heat Pump- 2 Ton	1	EA		Per EA		Per EA	\$ - 9	\$ -	\$ -				
Air Handler	1	SF		Per SF		Per SF	Ś - Ś	\$ -	\$ -				
Flexible Ductwork System, Registers, etc ENTIRE UNIT	1	SF		Per SF		Per SF	· - 9	\$ -	\$ -				
Programmable Thermostat	1	EA		Per EA		Per EA	5 - 5	5 -	\$ -				
Remove/Dispose of HVAC Unit/Air Handler/Furnace, etc.	1	EA		Per EA		Per EA	5 - 5		\$ -				
Open Line Item For Developer's Use As Needed	1	LA	\$ 495,000.00	TOTER	\$ 596,524.50	TOTER	\$ 495,000.00	\$ 596,524.50	\$ 495,000.00		0%	21%	-17%
Open Line Item For Developer's Use As Needed	1		\$ 453,000.00		\$ 330,324.30		\$ 493,000.00 \$	3 330,324.30	¢ 493,000.00		078	2170	-177
Total Cost	1						\$ 495,000.00	\$ 596,524.50	\$ 495,000.00		0%	21%	-17%
Painting	Q	ty	Unit Pri	ce	Unit Pri	ce	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
Interior Painting Drywall Sprayed	1	SF		Per SF		Per SF	\$ - 9	\$ -	\$ -				
Interior Painting Doors	1	EA		Per EA		Per EA	\$ - 5	\$ -	\$ -				
Interior Painting Base and Window Casing	1	LF		Per LF		Per LF	\$ - 9	\$ -	<u>\$</u> -		<u> </u>		
Exterior Building Siding	1	SF		Per SF		Per SF	\$ - 9	, \$ -	Ś -		<u> </u>		
Exterior Trim and Accessories	1	EA		Per EA		Per EA	\$ - 6		<u> </u>		<u> </u>		
Open Line Item For Developer's Use As Needed	1	LA	\$ 455,000.00	TOTER	\$ 560,662.88	TELEN	\$ 455,000.00	\$ 560,662.88	\$ 455,000.00		0%	23%	-19%
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Open Line Item For Developer's Use As Needed	l						7		\$ -		00/	000/	400
Total Cost							\$ 455,000.00 \$	\$ 560,662.88			0%	23%	-19%
Miscellaneous / Other Items Not Included	Q	ty	Unit Pri	ce	Unit Pri	ce	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
Contractor Contingency	1		\$ 968,065.00		\$ 1,150,000.00		\$ 968,065.00	\$ 1,050,000.00			0%	8%	-8%
Depreciable FF&E	1		\$ 75,300.00		\$ 92,000.00		\$ 75,300.00	\$ 92,000.00			0%	22%	-18%
Open Line Item For Developer's Use-Other HCC	1		\$ 310,400.00		\$ 380,000.00		\$ 310,400.00 \$	\$ 380,000.00	\$ 310,400.00		0%	22%	-18%
Open Line Item For Developer's Use-Other HCC	1		\$ 320,500.00		\$ 390,000.00		\$ 320,500.00 \$	\$ 390,000.00	\$ 320,500.00		0%	22%	-18%
Open Line Item For Developer's Use-Other HCC	1		\$ 45,500.00		\$ 55,000.00		\$ 45,500.00	\$ 55,000.00			0%	21%	-17%
Open Line Item For Developer's Use-Other HCC	1		\$ 225,266.00		\$ 275,000.00		\$ 225,266.00 \$	\$ 275,000.00			0%	22%	-18%
Open Line Item For Developer's Use-Other HCC	1		\$ 50,150.00		\$ 59,500.00		\$ 50,150.00	\$ 59,500.00		Rev app cost adjustment	0%	19%	-16%
Updated Cost Adjustment for Inflation	1		\$ 50,150.00		\$ 33,300.00		\$ - 5		\$ 1,000,000.00		070	1070	107
Total Cost	-						\$ 1,995,181.00				50%	15%	30%
Total cost			Sub Total		Sub Total		\$ 20,329,411.00		\$ 21,329,411.00		5%	5%	-1%
	Site Work a			TRUCTION	COST SUMMARY		\$ 3,252,170.00 \$ \$ 2,061,500.00 \$	3,841,000.00 2,497,297.06			0%	18% 21%	-15% -17%
	Masonry	ilu i avilig					\$ 47,500.00	52,850.00			0%	11%	-10%
	Metals						1 7 1	192,900.00			0%	6%	-6%
	Framing / F						\$ 5,850,000.00 \$	4,095,000.00			0%	-30%	43%
	Finish / Trir	m Carpentr	У				\$ 593,600.00 \$	731,449.42			0%	23%	-19%
	Insulation						\$ 288,000.00 \$	354,881.12	\$ 288,000.00		0%	23%	-19%
	Flooring - C	Carpet					\$ 96,000.00 \$	118,293.71	\$ 96,000.00		0%	23%	-19%
	Flooring - V	/invl					\$ 200,660.00 \$	247,258.49	\$ 200,660.00		0%	23%	-19%
	Flooring - V						\$ 25,000.00	30,805.65	\$ 25,000.00		0%	23%	-19%
	Flooring / V						\$ 103,000.00 \$	126,919.29			0%	23%	-19%
	Siding / Sof		/ Guttors				\$ 557,600.00	668,500.00			0%	20%	-17%
		III / Fascia	/ Gutters										
	Roofing						\$ 68,000.00 \$	79,000.00			0%	16%	-14%
	Doors						\$ 373,300.00 \$	459,990.01			0%	23%	-19%
	Windows						\$ 151,000.00 \$	186,066.14			0%	23%	-19%
	Drywall / A	coustics					\$ 1,297,000.00 \$	1,598,197.26	\$ 1,297,000.00		0%	23%	-19%
	Mirrors / SI	hower Doo	r / Bath Accessorie	es			\$ 221,500.00	272,938.08	\$ 221,500.00		0%	23%	-19%
	Plumbing						\$ 1,025,400.00 \$	1,235,709.54	\$ 1,025,400.00		0%	21%	-17%
	Electrical /	Lighting					\$ 991,500.00	1,194,856.65	\$ 991,500.00		0%	21%	-17%
			nd Air Conditionin	a			\$ 495,000.00 \$	5 596,524.50			0%	21%	-17%
		uating di	na All CondidOnin	5			\$ 455,000.00	5 560,662.88			0%	23%	-19%
	Painting Miscellane	ous / Other	r items not include	ed			\$ 455,000.00 \$				50%	15%	309
	Total Const						\$ 20,329,411.00 \$				5%	5%	-19
			- (60/)									5%	
	General Re						\$ 1,161,681.00 \$				0%		-5%
			Overhead (max 89)									5%	-5%
	Contractor	FI OIIL allu	Overneau (max o/	0)			\$ 1,548,908.00	\$ 1,633,722.41	\$ 1,548,908.00		0.78	370	
	Total Proje			0)			\$ 1,548,908.00 \$				4%	5%	-1

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 2021 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 gesteroid and have reviewed the gesteroid 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 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:					
		0.1-0.1000+			< to be completed by an Estimator,
Brian P. Herbert, AIA- President		8/19/2021		_	Contractor, Architect, or Engineer
(Name & Title)		(Date)	(Date)		
Gallo Hebert Architects	phone:	(95-	4) 794-0330		
(Company / Firm Name)	fax:	(954	4) 794-0301		
	email:	bherbert@galloherbert.com			

	Original	CMG	Revised	Original to Revised Variance	Original to CMG Variance	CMG to Revised Variance	CMG to Revised Difference
Total Construction	\$ 20,329,411.00	\$ 21,442,599.80	\$ 21,329,411.00	5%	5%	-1%	-\$113,189
General Requirements (max 6%)	\$ 1,161,681.00	\$ 1,225,291.81	\$ 1,161,681.00	0%	5%	-5%	-\$63,611
Contractor Profit and Overhead (max 8%)	\$ 1,548,908.00	\$ 1,633,722.41	\$ 1,548,908.00	0%	5%	-5%	-\$84,814
Total Project Development	\$ 23,040,000.00	\$ 24,301,614.03	\$ 24,040,000.00	4%	5%	-1%	-\$261,614
Total Project Development (less site work)	\$ 19,787,830.00	\$ 20,460,614.03	\$ 20,787,830.00	5%	3%	2%	\$327,216
Total Development Project Costs	\$ 30,674,591.00	\$ 34,128,325.73	\$ 33,549,260.00	9%	11%	-2%	-\$579,066