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

52113 The Sullivan NC 4% April 20, 2023

				Original to Revised	Original to CMG	CMG to Revised	CMG to Revised
	Original	CMG	Revised	Variance	Variance	Variance	Difference
Total Construction	\$ 21,498,500.00	\$ 25,215,654.64	\$ 26,072,687.31	21%	17%	3%	\$857,033
General Requirements (max 6%)	\$ 1,285,894.00	\$ 1,508,228.90	\$ 1,423,824.00	11%	17%	-6%	-\$84,405
Contractor Profit and Overhead (max 8%)	\$ 1,718,164.00	\$ 2,015,239.67	\$ 1,943,806.00	13%	17%	-4%	-\$71,434
Total Project Development	\$ 24,502,558.00	\$ 28,739,123.21	\$ 29,440,317.31	20%	17%	2%	\$701,194
Total Project Development (less site work)	\$ 24,502,558.00	\$ 28,739,123.21	\$ 29,440,317.31	20%	17%	2%	\$701,194
Total Development Project Costs	\$ 21,727,558.00	\$ 25,267,104.21	\$ 24,251,650.00	12%	16%	-4%	-\$1,015,454

Sitework and Utilities

- It is Cumming's opinion that the costs submitted in the updated application are not properly supported, are not reasonable projections and may not be relied upon for consideration of additional financial resources.
- The developer included approx.. \$1.3m in change orders that are not supported by escalation and market conditions. This causes their overall budget to not be in line with our escalation calculations of the original application budget dated 2/11/2021.

Hard Construction

- o It is Cumming's opinion that the costs submitted in the updated application is properly supported, are reasonable projections and may be relied upon for consideration of additional financial resources.
- o The developer made some adjustments to scope and qty. within their revised application switching many items to lump sums. It could be assumed that this was due to true costs incurred to date since most of the project was completed at the time of the revised application. This causes their overall budget to be in line with our escalation calculations of the original application budget dated 2/11/2021.

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 some adjustments to their controllable mark-up costs to keep the overall development project cost within our opinion of cost.

CUMMING Management Group Opinion

- o It is Cumming's opinion that the costs submitted in the updated application are properly supported, are reasonable projections and may be relied upon for consideration of additional financial resources.
- o The overall revised project development budget of **\$24,251,650**, in our opinion, does fall within the reasonable allowed escalation for this project from 02/11/2021 to 3/30/2023.

				m				0	0:: 1/ 01/0	0110 / D : 1	0110 D
	New Construction	Rehabilitation		/Rehabilitation Rehabilitation	Original	СМС	Revised	Original to Revised Variance	Variance	CMG to Revised Variance	CMG to Revi Variance
rchase of Land and Buildings	New Construction	Renabilitation	Acquisition	renabilitation	Original	CINC	Revised	Variance	Variance	Variance	Variant
and	1,400,000				1,400,000	1,400,000	1,400,000	0%	0%	0%	
Existing Structures	1,400,000				1,400,000	1,400,000	1,400,000	070	070	070	
Demolition							-				
Other:					-		-				
Subtotals	1,400,000	_	_	_	1,400,000	1,400,000	1,400,000	0%	0%	0%	
te Work	1,400,000				1,400,000	1,400,000	1,400,000	070	070	070	
On-Site Improvements	2,700,000	1	1	1	2,700,000	3,472,019	3,882,221	44%	29%	12%	\$4
Off-Site Improvements	75,000				75,000	0,472,010	0,002,221	-100%	-100%	12.70	Ψ
Other:	73,000				73,000		1.306.446	-10070	-10078		\$1.3
Subtotals	2,775,000				2,775,000	3,472,019	5,188,667	87%	25%	49%	\$1,
	2,773,000				2,775,000	3,472,019	5,100,007	0170	2070	4970	Φ 1,
habilitation and New Construction	47.440.500				17,413,500	20,118,636	20,443,907	17%	16%	2%	\$
lew Building	17,413,500				17,413,500	20,118,030	20,443,907	17%	10%	2%	•
Rehabilitation					-		-				
Accessory Building											
General Requirements	1,285,894	-	-	-	1,285,894	1,508,229	1,423,824	11%	17%	-6%	-
Contractor Profit	1,290,894				1,290,894	1,511,430	1,457,854	13%	17%	-4%	-
Contractor Overhead	427,270				427,270	503,810	485,952	14%	18%	-4%	-
Contractor Contingency	1,070,000				1,070,000	1,200,000	-	-100%	12%		-\$1,
Depreciable FF&E	150,000				150,000	190,000	255,055	70%	27%	34%	
ap Fees	250,000				250,000	125,000	715,382	186%	-50%	472%	\$
mpact Fees					-		-				
Other HCC: security cameras	90,000				90,000	110,000	185,058	106%	22%	68%	
Other Non-HCC:	30,000				30,000	110,000	100,000	100 70	22 /0	30 70	
Subtotals	21,977,558				21,977,558	25,267,104	24,967,032	14%	450/	40/	
	21,911,008				21,911,008	20,201,104	24,907,032	14%	15%	-1%	-\$
her Fees	205 200				205 000	224 500	205 500	00/	400/	00/	
Architect Fees	295,000	-	-	-	295,000	324,500	295,500	0%	10%		
Attorney Fees	370,000	-	-	-	370,000	407,000	203,500	-45%	10%	-50%	-\$
CPA Certification Fees	25,000				25,000	27,500	45,000	80%	10%	64%	
Development/Application Consultant Fees					-	-	-				
Other: Subcontractor bonds	286,617				286,617	315,279	255,336	-11%	10%	-19%	-
Subtotals	976,617	-	-	-	976,617	1,074,279	799,336	-18%	10%	-26%	-\$
erim Costs											
Construction Interest	711.570				711.570	1.298.689	1.298.689	83%	83%	0%	
Construction Loan Costs	241,479				241,479	290,129	290,129	20%	20%	0%	
Credit Enhancement	,										
Taxes	15,000				15,000	15,000	15,000	0%	0%	0%	
Other: bldrs risk, permits	189,647				189,647	186,396	186,396	-2%	-2%		
Subtotals	1,157,696				1,157,696	1,790,214	1,790,214	55%	55%	0%	
nancing Fees and Expenses	1,137,030	-		-	1,137,030	1,750,214	1,750,214	3370	3370	0 70	
Bond Premium											
							-				
Bridge Loan Expenses	040 000				246.332	228.104	000.404	70/	70/	0%	
ermanent Loan Costs	246,332		-	-			228,104	-7%	-7%		
EB Cost of Issuance/Underwriters Discount	430,397				430,397	558,744	558,744	30%	30%	0%	
itle & Recording	100,000				100,000	124,000	124,000	24%	24%	0%	
Other: Negative Arbitrage	635754				635,754	610,400	610,400	-4%	-4%		
Subtotals	1,412,483	-	-	-	1,412,483	1,521,248	1,521,248	8%	8%	0%	
ft Costs											
ppraisal	15,000				15,000	16,500	10,000	-33%	10%	-39%	
nvironmental Review	8,500	-	-	-	8,500	9,350	8,000	-6%	10%	-14%	
Market Study	20,000				20,000	22,000	15,000	-25%	10%		
Relocation Expense					22,300	,.,0		2070	1070	3270	
Rent Up Expense											
SC Housing Fees	167,538				167,538	184,292	190,922	14%	10%	4%	
				-							-9
Soft Cost Contingency	150,000				150,000	165,000	14,500	-90%	10%	-91%	
Other: PCA/engineer/soils/survey/bor	466,000				466,000	512,600	390,000	-16%	10%	-24%	-9
Subtotals	827,038				827,038	909,742	628,422	-24%	10%	-31%	-\$
ndication Costs											
artnership Organization					-		-				
ax Opinion							-				
Other: Due Diligence Fee- RBC	50,000				50,000	100,000	100,000	100%	100%	0%	
Subtotals	50,000	-	-	-	50,000	100,000	100,000	100%	100%	0%	
veloper Costs	72.22										
Developer Fee	3,000,000				3,000,000	3,000,000	3,000,000	0%	0%	0%	
Other:	5,000,000				5,000,000	0,000,000	5,500,000	0 70	0.70	070	
Subtotals	3,000,000			-	3,000,000	3,000,000	3,000,000	0%	0%	0%	
evelopment Reserves	0,000,000	· · · · · ·	· · · · · ·	· -	5,555,500	3,000,000	0,000,000	0.70	070	070	
	700.000				700.000	000.000	200.000	400/	4007	001	
Operating Reserve	730,000				730,000	802,693	802,693	10%	10%	0%	
Other: rent up reserve	44,000				44,000	44,000	44,000	0%	0%	0%	
Subtotals	774,000	-	-	-	774,000	846,693	846,693	9%	9%	0%	
Oubtotals											
TAL DEVT. COST	34,350,392				34,350,392	39,381,299	40,241,612	17%	15%	2%	9

Page 10 Page 10 Page 10 Page 10

Hard Construction Costs	21,498,500	-	-	21,4	198,500	25,090,655	26,072,687	
(highlighted in blue in column C above)							·	
Limit %					Α	ctual %		
General Reqmts 6	%				5.98%	6.01%	5.46%	of Hard Construction Costs
Contractor Profit 6	%				6.00%	6.02%	5.59%	of Hard Construction Costs
Contractor OH 2	%				1.99%	2.01%	1.86%	of Hard Construction Costs
Contractor Cont								
	%				4.98%	4.78%	0.00%	
Acg/Rehab 10				N/A	N/A	N/A		

CMG to Revised Variance -\$391,300 -\$1,495,830

-\$174,000 -\$180,000 -\$36,000 -\$207,375 -\$94,500

-\$557,600 \$3,546,535 \$1,306,718 \$1,716,648 #VALUE! -\$917,400 -\$22,800 -\$214,995 -\$14,280 \$17,812

\$603,461 \$2,160 -\$1,194,292 #VALUE! -\$778,300

#VALUE! -\$60,500 -\$10,000

-\$78,881 -\$32,481 -\$181,862 #VALUE!

> \$2,082,472 \$42,334 \$2,124,806

Construction Cost Addendum The Commons at Sulphur Springs 2/11/2021 75% comp 1/9/2023 3/7/2022

		The Comr	mons at Sulphur S	Springs		2/11/2021 7	'5% comp 1/9/2023	3/7/2022				
NOTE: Use these blackbakes to BED and because the best										Original to Revised		CMG to Revised
NOTE: Line items highlighted in RED are intended to be ut	tilized for r Ot				Chac Harle Dallar	0-1-11	CMG	Revised	Adabaria Information / Natural Community	Variance	Variance	Variance
Site Work & Utilities			Original Unit		CMG Unit Price	Original			Material Information / Notes/ Comments	10001	000/	100
Clearing/Grubbing	18.2	ACRE		Per ACRE	\$ 21,500.00 Per ACRE	\$ 309,400.00	\$ 391,300.00			-100%	26%	-1009
Excavate Lot To Proper Grade	106845	CY	\$ 11.36	Per CY	\$ 14.00 Per CY	\$ 1,214,116.54	\$ 1,495,830.00	<u> </u>		-100%	23%	-1009
Excavate Footings/Foundation		CY		Per CY	Per CY	\$ - !	5 -	\$ -				
Water Line to Street & Tie-In	2900	LF	\$ 50.00	Per LF	\$ 60.00 Per LF	\$ 145,000.00	\$ 174,000.00			-100%	20%	-100°
Sanitary Line To Street & Tie-In	1200	LF	\$ 120.00	Per LF	\$ 150.00 Per LF	\$ 144,000.00	\$ 180,000.00	\$ -		-100%	25%	-1009
Sanitary Sewer Manhole/Structure	8	EA	\$ 3,500.00	Per EA	\$ 4,500.00 Per EA	\$ 28,000.00	\$ 36,000.00			-100%	29%	-1009
Storm Sewer	2765	LF	\$ 60.00	Per LF	\$ 75.00 Per LF	\$ 165,900.00	\$ 207,375.00	\$ -		-100%	25%	-1009
Storm Sewer Manhole/Inlet Structure	21	EA	\$ 3,500.00	Per EA	\$ 4,500.00 Per EA	\$ 73,500.00	\$ 94,500.00	\$ -		-100%	29%	-1009
Gas Line- Complete		LF		Per LF	Per LF	\$ - 5	\$ - !	\$ -				
Electric/Power Line To Unit		LF		Per LF	Per LF	Š - S	\$ - !					
Site Lighting-Complete- Per Light Pole		POLES		Per POLE	Per POLE	· .	5 - !					
Landscaping	16.4	ACRE	\$ 26,515.15	Per ACRE	\$ 34,000.00 Per ACRE	\$ 434,848.46	\$ 557,600.00			-100%	28%	-1009
Demolition of Existing Structures/Buildings	10.4	EA	y 20,313.13	Per EA	Per FA	¢ +34,040.40	ė 337,000.00 .	é		-10070	2070	-100
Retaining Walls	11566	SF	\$ 22.50	PELEA		\$ 260,235.00	\$ 335,414.00	÷ 2 001 040 00	Sitework - GC	1392%	29%	10579
	11300	35	\$ 22.50							139270	2970	1037
Site Change Orders 1, 3 - 22, 34, 37, 38, 47						\$ - \$			Site Change Orders 1, 3 - 22, 34, 37, 38, 47			
Subtotal						\$ 2,775,000.00			Appears to have added scope, price is too high	87%		499
Concrete & Paving	Qt	ty	Unit Pric	e	Unit Price	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
Concrete Footing		CY		Per CY	Per CY	\$ -	\$ -	\$ -				
Concrete Slab On Grade, incl. gravel & vapor barrier	91740	SF	\$ 8.02	Per SF	\$ 10.00 Per SF	\$ 735,754.80	\$ 917,400.00	\$ -	Removed from rev app	-100%	25%	-1009
Concrete Driveway- Finished	190	SY	\$ 99.00	Per SY	\$ 120.00 Per SY	\$ 18,810.00	\$ 22,800.00	\$ -	Removed from rev app	-100%	21%	-1009
Concrete Sidewalk- Finished	3909	SY	\$ 45.75	Per SY	\$ 55.00 Per SY	\$ 178,836.75	\$ 214,995.00		Removed from rev app	-100%	20%	-1009
Concrete Curb & Gutter	9740	LF	\$ 19.64	Per LF	\$ 22.00 Per LF	\$ 191,293.60	\$ 214,280.00		Removed from rev app	-100%	12%	-1009
Parking Lot- Stone Base & Asphalt	17930	SY	\$ 21.08	Per SY	\$ 25.00 Per SY	\$ 377,964.40	\$ 448,250.00		Removed from rev app	-100%	19%	-1009
Parking Striping & Signage	1/330	LS	y 21.08	Per LS	Per LS	\$ 377,964.40	\$ 446,250.00		rtomovou nontrev app	-100%	1970	-100
						7						
Dumpster Pad & Fencing- Complete		SY		Per SY	Per SY	\$ - 5	\$ - !					
Concrete Porch		CY		Per CY	Per CY	\$ - !	\$ - !					
Demolish/Dispose of Concrete		CY		Per CY	Per CY	\$ - \$	\$ - !					
Demolish/Dispose of Asphalt		CY		Per CY	Per CY	\$ -	\$ - !					
	165678	SF	\$ 1.45		\$ 1.60	\$ 240,233.10	\$ 265,084.80			262%	10%	2289
Open Line Item For Developer's Use As Needed						\$ - 1	\$ - 1	\$ 2,160.00				
Total Cost						\$ 1,742,892.65	\$ 2,082,809.80	\$ 888,518.00		-49%	20%	-579
Masonry	Qt	tv	Unit Pric	e	Unit Price	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
Concrete Block		SF		Per SF	Per SF	\$ - /	5 -	5 -				
Brick Veneer	47532	SF	\$ 15.00	Per SF	\$ 16.37 Per SF	\$ 712,980.00	\$ 778,300.00	<u>.</u>		-100%	9%	-1009
Demolition of Concrete Block	17332	SF	ÿ 15.00	Per SF	Per SF	¢ /12,500.00		<u>\$</u> -		10070	0,0	100
Demolition of Brick		SF		Per SF	Per SF	\$ -	,					
Open Line Item For Developer's Use As Needed		35		Per Sr	Pel SF	\$ -						
						\$ - ;	\$ -					
Open Line Item For Developer's Use As Needed						\$ - 5	\$ - !			00/	00/	
Total Cost			1			\$ 712,980.00				9%		09
Metals	Qt		Unit Pric		Unit Price	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
Ornamental Railings- Stairs		LF		Per LF	Per LF	\$ - !	\$ - !					
Ornamental Fence	550	LF	\$ 87.39	Per LF	\$ 110.00 Per LF	\$ 48,064.50	\$ 60,500.00	\$ -	Removed from rev app			-1009
Ornamental Gate	1	EA	\$ 7,830.00	Per EA	\$ 10,000.00 Per EA					-100%	26%	
Lintels		LF	1			\$ 7,830.00	\$ 10,000.00	\$ -	Removed from rev app	-100% -100%	26% 28%	-1009
Linteis				Per LF	Per LF	\$ 7,830.00	\$ 10,000.00	\$ - \$ -				-100
		EA		Per LF Per EA		\$ 7,830.00 \$ - ! \$ - !	\$ 10,000.00 ! \$ - ! \$ - !	\$ -				-100
Support Column		EA		Per EA	Per LF Per EA	\$ 7,830.00 \$ \$	\$ -!	\$ - \$ -				-100
Support Column Demolition of Ornamental Railings- Stairs		EA LF		Per EA Per LF	Per LF Per EA Per LF	\$ 7,830.00 \$ - \$ - \$ - \$ -	\$ - ! \$ - !	\$ - \$ -				-100
Support Column Demolition of Ornamental Railings- Stairs Demolition of Ornamental Fence	1	EA LF LF	\$ 189,820,00	Per EA	Per LF Per EA Per LF Per LF	\$ - \$ \$ - \$ \$ - \$	\$ - ! \$ - ! \$ - !	\$ - \$ - \$ - \$ -		-100%	28%	
Support Column Demolition of Ornamental Railings- Stairs Demolition of Ornamental Fence Handrails and Railings	1	EA LF LF	\$ 189,820.00	Per EA Per LF	Per LF Per EA Per LF Per LF \$ 240,000.00	\$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ 189,820.00	\$ - ! \$ - ! \$ - ! \$ - !	\$ - \$ - \$ - \$ - \$ 5 \$ -		-100% -15%	28%	-33'
Support Column Demolition of Ornamental Railings-Stairs Demolition of Ornamental Fence Handrails and Railings Pond Fence	1 2352	EA LF LF	\$ 189,820.00 \$ 15.00	Per EA Per LF	Per LF Per EA Per LF Per LF Per LF Per LF \$ 240,000.00 \$ 19.00	\$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ 189,820.00 \$ \$ 35,280.00 \$	\$ - ! \$ - ! \$ - ! \$ - ! \$ - ! \$ 240,000.00 \$ 44,688.00	\$ - \$ - \$ - \$ - \$ 161,119.00 \$ 12,207.00		-100% -15% -65%	28% 26% 27%	-33' -73'
Support Column Demolition of Ornamental Railings-Stairs Demolition of Ornamental Fence Handrails and Railings Pond Fence Total Cost		EA LF LF LS	\$ 15.00	Per EA Per LF Per LF	Per LF Per EA Per LF \$ 240,000.00 \$ 19.00	\$ - \$ \$ - \$ \$ - \$ \$ 5 \$ 189,820.00 \$ 35,280.00 \$ 280,994.50	\$ - ! \$ - ! \$ - ! \$ - ! \$ 240,000.00 \$ 44,688.00 \$ 355,188.00	\$ - \$ - \$ - \$ - \$ 161,119.00 \$ 12,207.00 \$ 173,326.00		-100% -15% -65% -38%	28% 26% 27% 26%	-33° -73° -51°
Support Column Demolition of Ornamental Railings-Stairs Demolition of Ornamental Fence Handrails and Railings Pond Fence Total Cost Framing / Rough Carpentry	1 2352 Qt	EA LF LF LS LF		Per EA Per LF Per LF	Per LF Per EA Per LF Per LF Per LF S 240,000.00 S 19.00 Unit Price	\$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ 189,820.00 \$ \$ 35,280.00 \$	\$ - ! \$ - ! \$ - ! \$ - ! \$ 240,000.00 \$ 44,688.00 \$ 355,188.00 Total Cost	\$ - \$ - \$ - \$ - \$ - \$ 161,119.00 \$ 12,207.00 \$ 173,326.00 Total Cost		-100% -15% -65%	28% 26% 27%	-33 -73
Support Column Demolition of Ornamental Railings-Stairs Demolition of Ornamental Fence Handrails and Railings Pond Fence Total Cost Framing / Rough Carpentry 1st Floor - Joist /Truss System		EA LF LF LS LF SF	\$ 15.00	Per EA Per LF Per LF Per SF	Per LF Per EA Per LF S 240,000.00 \$ 19.00 Unit Price Per SF	\$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ 189,820.00 \$ \$ 35,280.00 \$ \$ 280,994.50 \$ Total Cost \$	\$	\$ - \$ - \$ - \$ - \$ - \$ 161,119.00 \$ 12,207.00 \$ 173,326.00 Total Cost \$ -		-100% -15% -65% -38%	28% 26% 27% 26%	-33' -73' -51'
Support Column Demolition of Ornamental Railings-Stairs Demolition of Ornamental Fence Handrails and Railings Pond Fence Total Cost Framing / Rough Carpentry 2nd Floor - Joist /Truss System 2nd Floor - Joist /Truss System		EA LF LS LS SF SF	\$ 15.00	Per EA Per LF Per LF Per SF Per SF	Per LF Per EA Per LF Per LF Per LF \$ 240,000.00 \$ 19.00 Unit Price Per SF Per SF	\$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ 189,820.00 \$ \$ 35,280.00 \$ Total Cost \$ - \$ \$ - \$	\$ - ! \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$ - \$ - \$ - \$ - \$ 161,119.00 \$ 12,207.00 \$ 173,326.00 Total Cost \$ -		-100% -15% -65% -38%	28% 26% 27% 26%	-33' -73' -51'
Support Column Demolition of Ornamental Railings-Stairs Demolition of Ornamental Fence Handralis and Railings Pond Fence Total Cost Framing / Rough Carpentry List Floor - Joist /Truss System Hod Floor - Joist /Truss System Hoof- Joist /Trus System Hoof- Joist /Tr		EA LF LS LS SF SF SF	\$ 15.00	Per EA Per LF Per LF Per SF Per SF Per SF	Per LF Per EA Per EA Per LF Per LF \$ 240,000.00 \$ 19.00 Unit Price Per SF Per SF Per SF Per SF	\$ - \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$ -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -		-100% -15% -65% -38%	28% 26% 27% 26%	-33 -73 -51
Support Column Demolition of Ornamental Railings-Stairs Demolition of Ornamental Fence Handrails and Railings Pond Fence Total Cost Framing / Rough Carpentry Ist Floor - Joist / Truss System Pond Floor- Joist / Truss System Pond Fl		EA LF LF LS LF SF SF SF SF	\$ 15.00	Per EA Per LF Per LF Per SF Per SF	Per LF Per EA Per EA Per LF Per LF \$ 240,000.00 \$ 19.00 Unit Price Per SF Per SF Per SF Per SF Per SF	\$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ 189,820.00 \$ \$ 35,280.00 \$ Total Cost \$ - \$ \$ - \$	\$ -	\$ - \$ - \$ - \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$		-100% -15% -65% -38%	28% 26% 27% 26%	-33 -73 -51
Support Column Demolition of Ornamental Railings-Stairs Demolition of Ornamental Fence Handrails and Railings Pond Fence Total Cost Framing / Rough Carpentry Ist Floor - Joist / Truss System Pond Floor- Joist / Truss System Pond Fl		EA LF LS LF SF SF SF LF	\$ 15.00	Per EA Per LF Per LF Per SF Per SF Per SF	Per LF Per EA Per EA Per LF Per LF \$ 240,000.00 \$ 19.00 Unit Price Per SF Per SF Per SF Per SF	\$ - \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$ -	\$ - \$ - \$ - \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$		-100% -15% -65% -38%	28% 26% 27% 26%	-33 -73 -51
Support Column Demolition of Ornamental Railings-Stairs Demolition of Ornamental Fence Handrails and Railings Drond Fence Total Cost Framing / Rough Carpentry List Floor - Joist /Truss System Lind Floor - Joist/Truss System Roof - Joist/Truss System Stoff - Joist/Truss System Stoff - Joist/Truss System Stoff - Joist/Truss System Stoff - Joist/Truss System Stuff Wail Complete		EA LF LF LS LF SF SF SF SF	\$ 15.00	Per EA Per LF Per LF Per SF Per SF Per SF Per SF	Per LF Per EA Per EA Per LF Per LF \$ 240,000.00 \$ 19.00 Unit Price Per SF Per SF Per SF Per SF Per SF	\$ - \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$ -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -		-100% -15% -65% -38%	28% 26% 27% 26%	-33 -73 -51
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Remove/Dispose of Water Heater, etc.	ADA Accessible Shower Stall/Unit Toilet complete ADA Accessible Toilet complete Pedestal Sink complete Bathroom Sink Faucet- Standard Water Heater- Electric- Complete w/ pan Water Heater- Gas- Complete w/ pan		EA EA EA EA EA EA			Per EA	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	Per EA	\$ \$ \$ \$ \$ \$		\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ \$ \$ \$ \$ \$	-
Plumbing Turnkey	ADA Accessible Shower Stall/Unit Toilet complete ADA Accessible Toilet complete Pedestal Sink complete Bathroom Sink Faucet- Standard Water Heater- Electric- Complete w/ pan Water Heater- Gas- Complete w/ pan Rough In Plumbing Per Fixture Rough In Plumbing Per SF		EA EA EA EA EA EA EA EA EA SF			Per EA	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	Per EA	\$ \$ \$ \$ \$ \$	- - - - -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ \$ \$ \$ \$ \$ \$ \$	
Standard	ADA Accessible Shower Stall/Unit Toilet complete ADA Accessible Toilet complete Pedestal Sink complete Bathroom Sink Faucet - Standard Water Heater- Electric Complete w/ pan Water Heater- Gas- Complete w/ pan Rough in Plumbing Per Fixture Rough in Plumbing Per FF Remove/Dispose of Toilet/Tub/Sink, etc.		EA E			Per EA	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	Per EA	\$ \$ \$ \$ \$ \$ \$	- - - - -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ \$ \$ \$ \$ \$ \$	- - - - - -
Total Cost Stellar S	ADA Accessible Shower Stall/Unit Toilet complete ADA Accessible Toilet complete Pedestal Sink complete Bathroom Sink Faucet- Standard Water Heater- Electric- Complete w/ pan Water Heater- Gas- Complete w/ pan Rough in Plumbing Per Fixture Rough in Plumbing Per SF Remove/Dispose of Toilet/Tub/Sink, etc. Remove/Dispose of Water Heater, etc.		EA E			Per EA	\$ - \$ - \$ - \$ 5 -	Per EA	\$ \$ \$ \$ \$ \$ \$ \$	-	\$ - \$ - \$ - \$ 5 -	\$ \$ \$ \$ \$ \$ \$ \$ \$	
Electrical / Lighting	ADA Accessible Shower Stall/Unit Toilet complete ADA Accessible Toilet complete Pedestal Sink complete Bathroom Sink Faucet- Standard Water Heater- Electric Complete w/ pan Water Heater- Electric Complete w/ pan Rough in Plumbing Per Fixture Rough in Plumbing Per Fixture Remove/Dispose of Toilet/Tub/Sink, etc. Remove/Dispose of Water Heater, etc. Plumbing Turnkey		EA E	\$		Per EA	\$	Per EA	\$ \$ \$ \$ \$ \$ \$ \$ \$	- - - - - - - - - - - - - - - - - - -	\$ - \$ - \$ - \$ - \$ 5 - \$	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- - - - - - - - - - - - - - - - - - -
The first unit of Light Fixture	ADA Accessible Shower Stall/Unit Tollet complete ADA Accessible Toilet complete Pedestal Sink complete Bedtsal Sink complete Bathroom Sink Faucet- Standard Water Heater- Electric- Complete w/ pan Water Heater- Gas- Complete w/ pan Rough in Plumbing Per Fixture Rough in Plumbing Per FSF Remove/Dispose of Toilet/Tub/Sink, etc. Remove/Dispose of Toilet/Tub/Sink, etc. Plumbing Turnkey Fire Sprinkler		EA E	\$ \$		Per EA	\$	Per EA	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- - - - - - 1,298,590.65 391,002.82	\$ - \$ - \$ - \$ - \$ 5 - \$	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- - - - - - - 1,317,100.00 351,400.00
Ceiling Fan w/ Light	ADA Accessible Shower Stall/Unit Toilet complete ADA Accessible Toilet complete Pedestal Sink complete Bathroom Sink Faucet- Standard Water Heater- Electric Complete w/ pan Water Heater- Gas- Complete w/ pan Rough in Plumbing Per Fixture Rough in Plumbing Per Stature Rough in Plumbing Per Stature Remove/Dispose of Toilet/Tub/Sink, etc. Remove/Dispose of Water Heater, etc. Plumbing Turnkey Fire Sprinkler Total Cost	262418	EA E	\$ \$	1.49	Per EA	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	Per EA	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- - - - - - 1,298,590.65 391,002.82 1,689,593.47	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$	1,317,100.00 351,400.00 1,668,500.00
Fluorescent Light Fixture	ADA Accessible Shower Stall/Unit Toilet complete ADA Accessible Toilet complete Pedestal Sink complete Beathroom Sink Faucet- Standard Water Heater- Electric- Complete w/ pan Water Heater- Electric- Complete w/ pan Rough in Plumbing Per Fixture Rough in Plumbing Per Fix Femove/Dispose of Toilet/Tul/Sink, etc. Remove/Dispose of Toilet/Tul/Sink, etc. Remove/Dispose of Toilet/Tul/Sink, etc. Plumbing Turnkey Fire Sprinkler Total Cost Electrical / Lighting	262418	EA SF EA EA Ba SF	\$ \$	1.49	Per EA	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	Per EA	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- - - - - - 1,298,590.65 391,002.82 1,689,593.47	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	1,317,100.00 351,400.00 Total Cost
Exterior Light Fixture Standard EA	ADA Accessible Shower Stall/Unit Toilet complete ADA Accessible Toilet complete Pedestal Sink complete Bedtstal Sink complete Bedtstom Sink Faucet- Standard Water Heater- Gas- Complete w/ pan Water Heater- Gas- Complete w/ pan Rough in Plumbing Per Fixture Rough in Plumbing Per Fixture Rough in Plumbing Per SF Remove/Dispose of Toilet/Tub/Sink, etc. Remove/Dispose of Toilet/Tub/Sink, etc. Plumbing Turnkey Fire Sprinkler Total Cost Electrical / Lighting Interior Light Fixture- Standard	262418	EA E	\$ \$ \$	1.49	Per EA	\$	Per EA	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- - - - - - 1,298,590.65 391,002.82 1,689,593.47	\$ - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	1,317,100.00 351,400.00 1,668,500.00
Wire Whole UNIT Incl. receptacles/switches etc. 262418 SF \$ 4.42 Per SF \$ 4.68 Per SF \$ 1,159,887.56 \$ 1,229,000.00 \$ 1,229,000 <td>ADA Accessible Shower Stall/Unit Toilet complete ADA Accessible Toilet complete Pedestal Sink complete Beathroom Sink Faucet- Standard Water Heater- Gas- Complete w/ pan Water Heater- Gas- Complete w/ pan Rough in Plumbing Per Fixture Rough in Plumbing Per SF Remove/Dispose of Toilet/Tul/Sink, etc. Remove/Dispose of Toilet/Tul/Sink, etc. Remove/Dispose of Water Heater, etc. Plumbing Turnkey Fire Sprinkler Total Cost Electrical / Lighting Interior Light Fixture- Standard Ceiling Fan w/ Light Floorescent Light Fixture</td> <td>262418</td> <td>EA EA E</td> <td>\$ \$</td> <td>1.49</td> <td>Per EA Per EA</td> <td>\$ - \$ - \$ - \$ - \$ 5 - \$</td> <td>Per EA Per EA</td> <td>\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$</td> <td>- - - - - - 1,298,590.65 391,002.82 1,689,593.47</td> <td>\$ - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -</td> <td>\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$</td> <td>1,317,100.00 351,400.00 Total Cost</td>	ADA Accessible Shower Stall/Unit Toilet complete ADA Accessible Toilet complete Pedestal Sink complete Beathroom Sink Faucet- Standard Water Heater- Gas- Complete w/ pan Water Heater- Gas- Complete w/ pan Rough in Plumbing Per Fixture Rough in Plumbing Per SF Remove/Dispose of Toilet/Tul/Sink, etc. Remove/Dispose of Toilet/Tul/Sink, etc. Remove/Dispose of Water Heater, etc. Plumbing Turnkey Fire Sprinkler Total Cost Electrical / Lighting Interior Light Fixture- Standard Ceiling Fan w/ Light Floorescent Light Fixture	262418	EA E	\$ \$	1.49	Per EA	\$ - \$ - \$ - \$ - \$ 5 - \$	Per EA	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- - - - - - 1,298,590.65 391,002.82 1,689,593.47	\$ - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	1,317,100.00 351,400.00 Total Cost
150 AMP Service Panel w/ breakers, meter & mast, etc.	ADA Accessible Shower Stall/Unit Toilet complete ADA Accessible Toilet complete Pedestal Sink complete Bathroom Sink Faucet- Standard Water Heater- Electric- Complete w/ pan Water Heater- Gas- Complete w/ pan Rough in Plumbing Per Fixture Rough in Plumbing Per SF Remove/Dispose of Toilet/Tu/b/Sink, etc. Remove/Dispose of Water Heater, etc. Plumbing Turnkey Fire Sprinkler Total Cost Electrical / Lighting Interior Light Fixture- Standard Ceiling Fan w/ Light Fluorescent Light Fixture Exterior Light Fixture Exterior Light Fixture Exterior Light Fixture- E	262418	EA E	\$ \$	1.49	Per EA	\$ - \$ - \$ - \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ \$ - \$ \$ \$ - \$ \$ \$ - \$ \$ \$ - \$ \$ \$ - \$ \$ \$ - \$	Per EA	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- - - - - - 1,298,590.65 391,002.82 1,689,593.47	\$ - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	1,317,100.00 351,400.00 Total Cost
200 AMP Service Panel w/ breakers, meter, mast, etc.	ADA Accessible Shower Stall/Unit Toilet complete ADA Accessible Toilet complete Pedestal Sink complete Beathroom Sink Faucet- Standard Water Heater- Electric- Complete w/ pan Water Heater- Electric- Complete w/ pan Rough in Plumbing Per Fixture Rough in Plumbing Per Fixture Rough in Plumbing Per SF Remove/Dispose of Toilet/Tul/Sink, etc. Remove/Dispose of Toilet/Tul/Sink, etc. Remove/Dispose of Toilet/Tul/Sink Firet Sprinkler Total Cost Electrical / Lighting Interior Light Fixture- Standard Ceiling Fan w/ Light Fluorescent Light Fixture Exterior Spot/Flood Light- Standard	262418 Qt	EA E	\$ \$	1.49 Unit Prid	Per EA	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	Per EA	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	1,298,590.65 391,002.82 1,689,593.47 Total Cost	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	1,317,100.00 351,400.00 Total Cost 214,680.00
Misc. Equipment Connection (e.g., HVAC unit, etc.) EA Per EA \$ - Per EA \$ - \$ \$ - \$ 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 \$ - Per EA \$ - \$ - \$ \$ - \$ Fire Alarm 262418 \$ 5 0.53 \$ 0.45 \$ 139,081.54 \$ 119,009.00 \$ 119,009.00 \$ 119,009.00 \$ 119,009.00 \$ 85,199.00<	ADA Accessible Shower Stall/Unit Tollet complete ADA Accessible Tollet complete Pedestal Sink complete Bedstal Sink complete Bathroom Sink Faucet- Standard Water Heater- Gas- Complete w/ pan Water Heater- Gas- Complete w/ pan Rough in Plumbing Per Fixture Rough in Plumbing Per Fix Fixture Rough in Plumbing Per SF Remove/Dispose of Toilet/Tub/Sink, etc. Remove/Dispose of Water Heater, etc. Plumbing Turnkey Fire Sprinkler Total Cost Electrical / Lighting Interior Light Fixture- Standard Celling Fan w/ Light Floorescent Light Fixture Exterior Spot/Flood Light- Standard Exterior Spot/Flood Light- Standard Wire Whole UNIT Incl. receptacles/switches etc.	262418 Qt	EA E	\$ \$ \$	1.49 Unit Prid	Per EA	\$	Per EA	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	1,298,590.65 391,002.82 1,689,593.47 Total Cost	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	1,317,100.00 351,400.00 Total Cost 214,680.00
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 \$ - \$	ADA Accessible Shower Stall/Unit Toilet complete ADA Accessible Toilet complete Pedestal Sink complete Bathroom Sink Faucet- Standard Water Heater- Electric- Complete w/ pan Water Heater- Gas- Complete w/ pan Rough in Plumbing Per Fixture Rough in Plumbing Per SF, Remove/Dispose of Toilet/Tub/Sink, etc. Remove/Dispose of Water Heater, etc. Plumbing Turnkey Fire Sprinkler Total Cost Electrical / Lighting Interior Light Fixture- Standard Ceiling Fan w/ Light Fluorescent Light Fixture Exterior Light Fixture- Standard Exterior Spot/Flood Light- Standard Urre Whole UNIT Incl. receptacles/switches etc. 150 AMP Service Panel w/ breakers, meter & mast, etc.	262418 Qt	EA E	\$ \$ \$	1.49 Unit Prid	Per EA	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	Per EA	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	1,298,590.65 391,002.82 1,689,593.47 Total Cost	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	1,317,100.00 351,400.00 Total Cost 214,680.00
Remove/Dispose of Light Fixture/Ceiling Fan	ADA Accessible Shower Stall/Unit Toilet complete ADA Accessible Toilet complete Pedestal Sink complete Beathroom Sink Faucet- Standard Water Heater- Gas- Complete w/ pan Water Heater- Gas- Complete w/ pan Water Heater- Gas- Complete w/ pan Rough in Plumbing Per Fixture Rough in Plumbing Per SF Remove/Dispose of Toilet/Tul/Sink, etc. Remove/Dispose of Toilet/Tul/Sink, etc. Remove/Dispose of Water Heater, etc. Plumbing Turnkey Fire Sprinkler Total Cost Electrical / Lighting Interior Light Fixture- Standard Ceiling Fan w/ Light Fluorescent Light Fixture- Standard Exterior Spot/Flood Light - Standard Wire Whole UniT Incl. receptacles/switches etc. 150 AMP Service Panel w/ breakers, meter & mast, etc. 200 AMP Service Panel w/ breakers, meter mast, etc.	262418 Qt	EA E	\$ \$ \$	1.49 Unit Prid	Per EA	\$ - \$ - \$ - \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ \$ - \$ \$ \$ - \$ \$ \$ - \$ \$ \$ -	Per EA	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	1,298,590.65 391,002.82 1,689,593.47 Total Cost	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	1,317,100.00 351,400.00 1,668,500.00 Total Cost 214,680.00
Fire Alarm 262418 SF \$ 0.53 \$ 0.45 \$ 139,081.54 \$ 119,009.00 \$ 119,009.00 \$ 119,009.00 \$ 119,009.00 \$ 119,009.00 \$ 190,009.00 \$ 119,009.00<	ADA Accessible Shower Stall/Unit Toilet complete Pedestal Sink complete Pedestal Sink complete Bathroom Sink Faucet- Standard Water Heater- Electric- Complete w/ pan Water Heater- Gas- Complete w/ pan Rough in Plumbing Per Fixture Rough in Plumbing Per SF Remove/Dispose of Toilet/Tub/Sink, etc. Remove/Dispose of Toilet/Tub/Sink, etc. Plumbing Turnkey Fire Sprinkler Total Cost Electrical / Lighting Interior Light Fixture- Standard Ceiling Fan w/ Light Electrical for Spot/Flood Light- Standard Exterior Spot/Flood Light- Standard Exterior Spot/Flood Light- Standard Exterior Light Fixture- Standard Exterior Spot/Flood Light- Standard Exterior Light Fixture- Standard Exterior Light Fixture	262418 Qt	EA SF EA Ba SF EA	\$ \$ \$	1.49 Unit Prid	Per EA	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	Per EA	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	1,298,590.65 391,002.82 1,689,593.47 Total Cost	\$ - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	1,317,100.00 351,400.00 Total Cost 214,680.00
Lighting Package 1 LS \$ 195,356.00 \$ 85,199.00 \$ 195,356.00 \$ 85,199.00 \$ 85,199.00	ADA Accessible Shower Stall/Unit Toilet complete ADA Accessible Toilet complete Pedestal Sink complete Beathroom Sink Fauect- Standard Water Heater- Electric- Complete w/ pan Water Heater- Electric- Complete w/ pan Rough in Plumbing Per Fixture Rough in Plumbing Per Fixture Rough in Plumbing Per SF Remove/Dispose of Toilet/Tul/Sink, etc. Remove/Dispose of Toilet/Tul/Sink, etc. Remove/Dispose of Toilet/Tul/Sink Firet Sprinkler Total Cost Electrical / Lighting Interior Light Fixture- Standard Ceiling Fan w/ Light Fluorescent Light Fixture Exterior Spot/Flood Light- Standard Wire Whole UniT Incl. receptacles/switches etc. 150 AMP Service Panel w/ breakers, meter & mast, etc. Misc. Equipment Connection (e.g., HVAC unit, etc.) 400 Amp service Whit tow meters and disconnect	262418 Qt	EA E	\$ \$ \$	1.49 Unit Prid	Per EA	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	Per EA	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	1,298,590.65 391,002.82 1,689,593.47 Total Cost	\$ - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	1,317,100.00 351,400.00 1,668,500.00 Total Cost 214,680.00
	ADA Accessible Shower Stall/Unit Tollet complete Pedestal Sink complete Pedestal Sink complete Beathroom Sink Fauete- Standard Water Heater- Gas- Complete w/ pan Water Heater- Gas- Complete w/ pan Water Heater- Gas- Complete w/ pan Rough in Plumbing Per Fixture Rough in Plumbing Per Fixture Rough in Plumbing Per SF Remove/Dispose of Toilet/Tub/Sink, etc. Remove/Dispose of Toilet/Tub/Sink, etc. Remove/Lispose of Toilet/Tub/Sink, etc. Remove/Lispose of Toilet/Tub/Sink, etc. Remove/Dispose of Water Heater, etc. Plumbing Turnkey Fire Sprinkler Total Cost Electrical / Lighting Interior Light Fixture- Standard Ceiling Fan w/ Light Fluorescent Light Fixture Exterior Spot/Flood Light- Standard Exterior Spot/Flood Light- Standard Wire Whole UNIT Incl. receptacles/switches etc. 150 AMP Service Panel w/ breakers, meter, mast, etc. 200 AMP Service Panel w/ breakers, meter, mast, etc. Misc. Equipment Connection (e.g., HVAC unit, etc.) 4400 Amp service with two meters and disconnect Remove/Dispose of Light Future/Ceilling Fan	262418 Qt 262418	EA E	\$ \$ \$	1.49 Unit Prid	Per EA	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	Per EA	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	1,298,590.65 391,002.82 1,689,593.47 Total Cost	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	1,317,100.00 351,400.00 1,668,500.00 Total Cost 214,680.00
10tai Cost \$ 1,047,000.UU \$ 1,047,000.UU \$ 1,047,000.UU	ADA Accessible Shower Stall/Unit Toilet complete ADA Accessible Toilet complete Pedestal Sink complete Beathroom Sink Faucet- Standard Water Heater- Electric Complete w/ pan Water Heater- Electric Complete w/ pan Rough in Plumbing Per Fixture Rough in Plumbing Per Fixture Rough in Plumbing Per SF Remove/Dispose of Toilet/Tub/Sink, etc. Remove/Dispose of Toilet/Tub/Sink, etc. Remove/Dispose of Toilet/Tub/Sink, etc. Remove/Dispose of Toilet/Tub/Sink Fire Sprinkler Total Cost Electrical / Lighting Interior Light Fixture- Standard Ceiling Fan w/ Light Fluorescent Light Fixture Exterior Spot/Flood Light- Standard Exterior Spot/Flood Light- Standard Wire Whole UNIT Incl. receptacles/switches etc. 150 AMP Service Panel w/ breakers, meter & mast, etc. 200 AMP Service Panel w/ breakers, meter & mast, etc. 400 Amp service Panel w/ breakers, meter, mast, etc. Misc. Equipment Connection (e.g., HVAC unit, etc.) 400 Amp service with two meters and disconnect Remove/Dispose of Light Fixture/Ceiling Fan Fire Alarm	262418 Qt 262418	EA E	\$ \$ \$	1.49 Unit Prid	Per EA	\$ - \$ - \$ - \$ 5 -	Per EA	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	1,298,590.65 391,002.82 1,689,593.7 Total Cost	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	1,317,100.00 351,400.00 Total Cost 214,680.00

#VALUE!	#VALUE!	#VALUE!
-8%	-3%	-10%
0%	-3%	-3%
#VALUE!	#VALUE!	#VALUE!
0%	31%	31%
00/	-24%	-24%
0%	-24%	-24%
-22%	-35%	-49%
-2270	-3576	-4970
0%	-1%	-1%
#VALUE!	#VALUE! -13%	#VALUE! -21%
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#VALUE!	#VALUE!	#VALUE!
-11%	31%	17%
5%	31%	37%
#VALUE!	#VALUE!	#VALUE!
-100% -100%	31% 25%	-100% -100%
-10078	2576	-100%
-2%	25%	23%
-74%	30%	-66%
-49%	27%	-35%
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#VALUE! -\$22,300 \$22,300 #VALUE!

-\$12,955 \$12,955 #VALUE! -\$19,621

\$19,621

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\$24,062 \$180,393 \$64,365 #VALUE! -\$1,530

-\$15,750 -\$543

-\$20,273 -\$38,097 #VALUE!

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#VALUE! -\$1,371,854

\$1,371,854 #VALUE! -\$106,912

-\$10,799 -\$117,710 #VALUE! -\$1,200,000 \$71,785 -\$73,700 -\$20,000 -\$57,497 -\$62,517 \$93,619 -\$1,257,742 \$857,033 \$1,716,648 -\$1,194,292 -\$181,862 \$2,124,806 -\$104.986 -\$59,054 -\$33,914 -\$61,130

> \$64,365 -\$38,097

-\$117,710 -\$1,257,742 \$857,033 -\$84,405 -\$71,434 \$701,194

-\$1,015,454

HVAC	Qt	tv	Unit Pri	ce	Unit Pric	e	Total Cost		Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
Energy Star 15 SEER HVAC/Heat Pump- 2 Ton		EA		Per EA		Per EA	\$ -	Ś	- 3	\$ -	†			
Air Handler	262418	SF	\$ 3.93	Per SF	\$ 5.23	Per SF	\$ 1,031,302.74	Ś	1,371,854.00	<u> </u>		-100%	33%	-100%
Flexible Ductwork System, Registers, etc ENTIRE UNIT		SF		Per SF		Per SF	\$ -	\$	- 3	· 5 -				
Programmable Thermostat		EA		Per EA		Per EA	\$ -	\$	- 3	; -				
Remove/Dispose of HVAC Unit/Air Handler/Furnace, etc.		EA		Per EA		Per EA	\$ -	\$	- 5	\$ -				
Open Line Item For Developer's Use As Needed							\$ -	\$	- 5	\$ 1,371,854.00				
Open Line Item For Developer's Use As Needed							\$ -	\$	- \$	\$ -				
Total Cost							\$ 1,031,302.74	\$	1,371,854.00	\$ 1,371,854.00		33%	33%	0%
Painting	Qt	ty	Unit Pri	ce	Unit Pric	e	Total Cost		Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
Interior Painting Drywall Sprayed	262418	SF	\$ 1.75	Per SF	\$ 2.20	Per SF	\$ 459,231.50	\$	577,319.60	\$ 470,408.00		2%	26%	-19%
Interior Painting Doors		EA		Per EA	\$ -	Per EA	\$ -	\$	- \$					
Interior Painting Base and Window Casing		LF		Per LF	\$ -	Per LF	\$ -	\$	- \$					
Exterior Building Siding		SF		Per SF	\$ -	Per SF	\$ -	\$	- \$					
Exterior Trim and Accessories		EA		Per EA	\$ -	Per EA	\$ -	\$	- \$					
Cleaning	224622	SF	\$ 0.34		\$ 0.40		\$ 76,371.48	\$	89,848.80	\$ 79,050.00		4%	18%	-12%
Open Line Item For Developer's Use As Needed					\$ -		\$ -	\$	- \$	<u>-</u>				
Total Cost							\$ 535,602.98	\$	667,168.40			3%	25%	-18%
Miscellaneous / Other Items Not Included	Qt		Unit Pri		Unit Pric		Total Cost		Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
Contractor Contingency	1	LS	\$ 1,048,004.00		\$ 1,300,000.00		\$ 1,048,004.00		1,200,000.00 \$		Removed from rev app	-100%	15%	-100%
Depreciable FF&E	1	LS	\$ 150,000.00	Per LS	\$ 190,000.00	Per LS			190,000.00			75%	27%	38%
Pool	1	LS	\$ 167,143.00	Per LS	\$ 210,000.00		\$ 167,143.00		210,000.00			-18%	26%	-35%
Security Cameras	1	LS	\$ 90,000.00	Per LS	\$ 110,000.00	Per LS			110,000.00			0%	22%	-18% -20%
Specialties	1	LS	\$ 38,568.00	Per LS	\$ 48,000.00	Per LS	\$ 38,568.00		48,000.00	\$ 38,568.00 \$ 382,503.00		0% 12%	24%	-20%
Appliances	1	LS	\$ 340,960.00 \$ 100.000.00	Per LS	\$ 440,000.00 \$ 125,000.00	Per LS	\$ 340,960.00 \$ 100,000.00		440,000.00 S	\$ 62,483.00	-	-38%	29% 25%	-50%
Tap Fees Open Line Item For Developer's Use-Other HCC	1	LS	\$ 100,000.00	Per LS	\$ 125,000.00	Per LS	\$ 100,000.00	è	125,000.00	\$ 93.619.00	-	-3070	25%	-50%
Total Cost							\$ 1,934,675.00	Ś	2,323,000.00			-45%	20%	-54%
10101 0031			Sub Total		Sub Total		\$ 21,498,500.00			\$ 26,072,687.31		21%	17%	3%
-							. , ,		., .,	,. ,				
				TRUCTION (COST SUMMARY									
	Site Work a		S				\$ 2,775,000.00	\$	3,472,019.00 \$			87%	25%	49%
	Concrete ar	nd Paving					\$ 1,742,892.65	\$	2,082,809.80 \$	888,518.00		-49%	20%	-57%
	Masonry						\$ 712,980.00	-	778,300.00 \$			9%	9%	0%
	Metals						\$ 280,994.50	\$	355,188.00 \$			-38%	26%	-51%
	Framing / R						\$ 4,213,499.90	\$	5,477,549.87	7,602,356.00		80%	30%	39%
	Finish / Trir	n Carpentr	у				\$ 1,008,411.66		1,292,417.16			18%	28%	-8%
	Insulation						\$ 237,953.19		302,729.10 \$	243,675.00		2%	27%	-20%
	Flooring - C	arpet					\$ 121,054.50	\$	156,922.50 \$	123,009.00		2%	30%	-22%
	Flooring - V	inyl					\$ 361,218.83	\$	471,944.20 \$	410,814.00		14%	31%	-13%
	Flooring - V	Vood					\$ -	\$	- \$					
	Flooring / V	Vall - Tile					\$ -	\$	- \$	•				
	Siding / Sof	fit / Fascia	/ Gutters				\$ 1,370,055.91	\$	897,909.00 \$			-34%	-34%	0%
	Roofing						\$ 298,025.00		290,000.00 \$,		-3%	-3%	0%
	Doors						\$ 354,743.00		351,301.00 \$			-1%	-1%	0%
	Windows						\$ 271,861.17		217,618.00			-20%	-20%	0%
	Drywall / A						\$ 1,002,436.76		1,312,090.00 \$			37%	31%	5%
		nower Doo	r / Bath Accessori	es			\$ 61,873.64	\$	78,446.61			-35%	27%	-49%
	Plumbing						\$ 1,689,593.47	\$	1,668,500.00 \$	1,668,500.00		-1%	-1%	0%
	Electrical /						\$ 1,494,325.10		1,647,888.00 \$	1,647,888.00		10%	10%	0%
		ntilating a	nd Air Conditionin	g			\$ 1,031,302.74		1,371,854.00			33%	33%	0%
	Painting						\$ 535,602.98		667,168.40	,		3%	25%	-18%
			r items not include	ea .			\$ 1,934,675.00		2,323,000.00 \$			-45%	20%	-54%
	Total Const	ruction					\$ 21,498,500.00		25,215,654.64			21%	17%	3%
	General Re			-			\$ 1,285,894.00		1,508,228.90 \$			11%	17%	-6%
	Contractor	Profit and	Overhead (max 89	6)			\$ 1,718,164.00		2,015,239.67	\$ 1,943,806.00		13%	17%	-4%
Total Project Development						\$ 24,502,558.00	\$	28,739,123.21	\$ 29,440,317.31		20%	17%	2%	

\$ 21,727,558.00 \$ 25,267,104.21 \$ 24,251,650.00

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 geotechnical reports and the estimated costs for all recommendations have been incorporated into the addendum. If applicable, I have been provided and have reviewed the geotechnical reports and the estimated costs for all recommendations have been incorporated into the addendum. If applicable, I have been provided and have reviewed the asbestos and/or lead-based paint assessment reports and taken into consideration the estimated costs necessary to build the project in accordance with federal and state regulations. If applicable, I have also taken into consideration the costs necessary to build 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.

Total Project Development (less site work)

Reviewed and approved for submission by:				
Chris Praet, Project Manager		2/10/2021		< to be completed by an Estimator, Contractor, Architect, or Engineer
(Name & Title)		(Date)	(Date)	
Progress Carolina	phone:	843-45	8-4266	
(Company / Firm Name)	fax:	866-86	9-7144	
	email:	cpraet@progressbuildersllc.com		

	Original	CMG	Revised	Original to Revised Variance	Original to CMG Variance	CMG to Revised Variance	CMG to Revised Difference
Total Construction	\$ 21,498,500.00	\$ 25,215,654.64	\$ 26,072,687.31	21%	17%	3%	\$857,033
General Requirements (max 6%)	\$ 1,285,894.00	\$ 1,508,228.90	\$ 1,423,824.00	11%	17%	-6%	-\$84,405
Contractor Profit and Overhead (max 8%)	\$ 1,718,164.00	\$ 2,015,239.67	\$ 1,943,806.00	13%	17%	-4%	-\$71,434
Total Project Development	\$ 24,502,558.00	\$ 28,739,123.21	\$ 29,440,317.31	20%	17%	2%	\$701,194
Total Project Development (less site work)	\$ 24,502,558.00	\$ 28,739,123.21	\$ 29,440,317.31	20%	17%	2%	\$701,194
Total Development Project Costs	\$ 21,727,558.00	\$ 25,267,104.21	\$ 24,251,650.00	12%	16%	-4%	-\$1,015,454