

**Low-Income Housing Tax Credit / Tax Exempt Bond Application**

Appian Way Apartments

6/20/2025

**AIA Document G702**

A1 Document Cost								
A	B	C	D	E	F	G	H	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK COMPLETED		COMPLETED AND STORED TO DATE (D+E+F)	COMPLETION % (G/C)	BALANCE TO FINISH (C-G)
				THIS APPLICATION				
				WORK IN PLACE	STORED (NOT IN D OR E)			
1	Site Work	479,199.00	-	-	-	-	0.00%	479,199.00
2	Landscaping & Amenities	357,344.00	-	-	-	-	0.00%	357,344.00
3	Concrete	162,050.00	-	-	-	-	0.00%	162,050.00
4	Masonry	55,800.00	-	-	-	-	0.00%	55,800.00
5	Metals	59,224.00	-	-	-	-	0.00%	59,224.00
6	Framing / Rough Carpentry	277,898.00	-	-	-	-	0.00%	277,898.00
7	Finish / Trim Carpentry	308,044.00	-	-	-	-	0.00%	308,044.00
8	Insulation	-	-	-	-	-	#DIV/0!	-
9	Roofing & Gutters	550,118.00	-	-	-	-	0.00%	550,118.00
10	Siding / Soffit / Fascia	170,500.00	-	-	-	-	0.00%	170,500.00
11	Doors & Windows	645,999.00	-	-	-	-	0.00%	645,999.00
12	Drywall / Acoustics/Paint	920,000.00	-	-	-	-	0.00%	920,000.00
13	Flooring & Tile	1,030,000.00	-	-	-	-	0.00%	1,030,000.00
14	Hardware & Accessories	801,500.00	-	-	-	-	0.00%	801,500.00
15	Cabinets & Appliances	1,719,111.00	-	-	-	-	0.00%	1,719,111.00
16	Elevators/Lifts	-	-	-	-	-	#DIV/0!	-
17	Plumbing	550,645.00	-	-	-	-	0.00%	550,645.00
18	HVAC	1,000,446.00	-	-	-	-	0.00%	1,000,446.00
19	Electrical / Lighting	700,122.00	-	-	-	-	0.00%	700,122.00
20	Low Voltage Systems	310,000.00	-	-	-	-	0.00%	310,000.00
21	Miscellaneous / Other items not included	-	-	-	-	-	#DIV/0!	-
22	Furniture, Fixtures, & Equipment	102,000.00	-	-	-	-	0.00%	102,000.00
Total Construction		10,200,000.00	-	-	-	-	0.00%	10,200,000.00

Contingency (max 5% NC / 10% Acq/Rehab/Reuse)	510,000.00
General Requirements (max 6%)	612,000.00
Contractor Profit and Overhead (max 8%)	816,000.00

Total Project Development 12,138,000.00

Total Project Development (less site work) 11,658,801.00

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 2024 Qualified Allocation Plan and the estimated costs necessary to build the project in accordance with the Development Design Criteria have been incorporated into the addendum. I have been provided and have reviewed the plans and specifications. I have been provided and have reviewed the geotechnical reports and the estimated costs for all recommendations have been incorporated into the addendum. If applicable, I have been provided and have reviewed the asbestos and/or lead-based paint assessment reports and taken into consideration the estimated costs necessary to remediate and/or abate these materials in accordance with federal and state regulations. If applicable, I have also taken into consideration the costs necessary to build the project in accordance with the sustainable building certification selected by the project owner.

The credentials of the preparer of the construction cost addendum must be submitted with the application.

Reviewed and approved for submission by:

Cory Maher - President

(Name & Title)

<--- to be completed by an  
Estimator, Contractor, Architect,  
or Engineer

(Signature)

(Date)

Legacy Construction Services, LLC  
(Company / Firm Name)

phone: 216-854-0004

fax: NA

email: cdm@legacy-construction.com

For year: 2025

Construction Cost Addendum