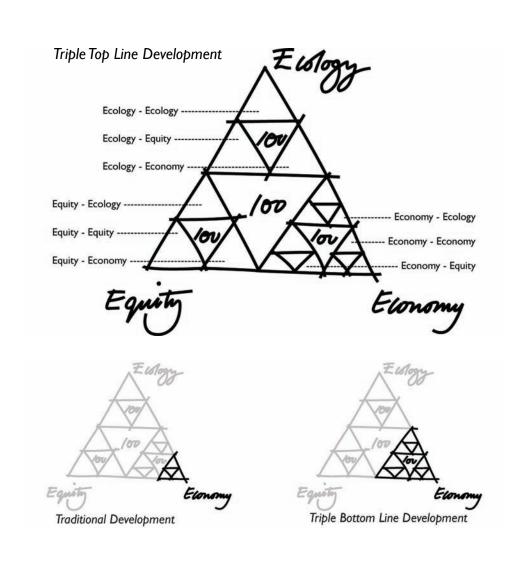
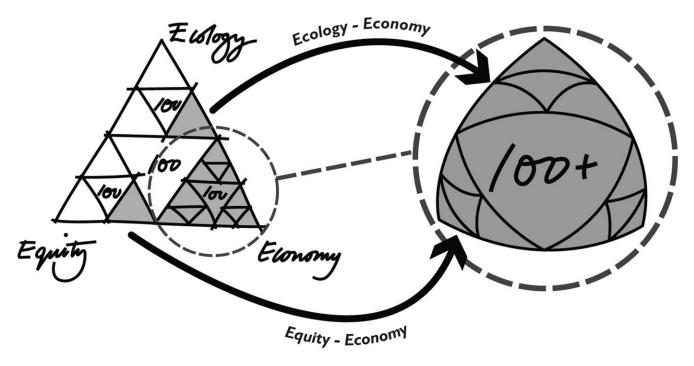
THESIS ABSTRACT

Triple top line development is a methodology for developing buildings that are not only economic assets, but environmental and social assets, with the understanding that in doing so, there will be a spillover effect among concentrations, resulting in added benefits for each. Architects are trained and educated to design buildings in this manner, but lack the necessary interests and influence to bring triple top line developments to fruition. Architects, in their traditional roles, do not produce buildings; rather they provide a service for developers and owners who do. The developers controlling project financing are legally and ethically entitled to the ultimate design authority, and their interests are often in direct conflict with those of the architects they hire. Developers are strictly concerned with a building's economic performance and will strike down design proposals which do not provide an immediate financial return. This is unfortunate, because ecological and social equity considerations have the potential to not only enhance the economic viability of projects, but create more pleasing environments in the process. These oversights open doors for Architect-Developers to develop their own triple top line projects, regain the ultimate design authority, and profit from the added value their designs bring to buildings and communities.



THE TRIPLE TOP LINE | SPILLOVER EFFECT





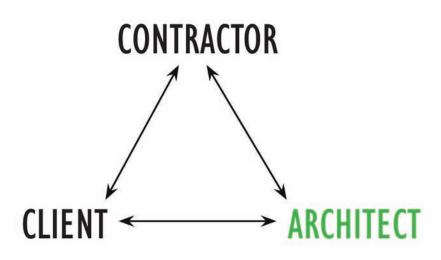


K-LOFTS PRECEDENT | SAN DIEGO, CA

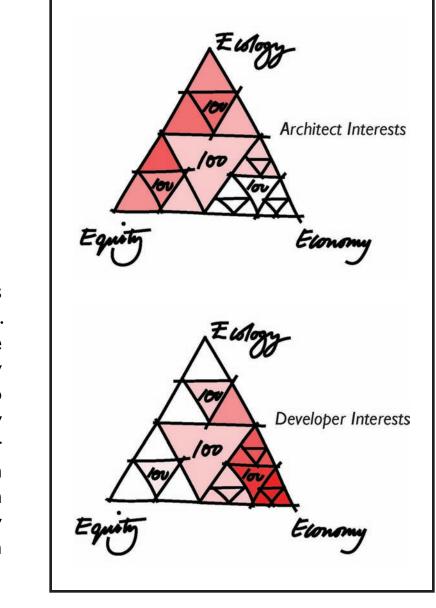
income housing, and in doing so was granted a 'density bonus' allowing for then, is why are these types of projects so few and far between?

K-Lofts by architect-developer, Jonathan Segal is a multifamily development more units than what was typically allowed by zoning. Economically, the inclusion whose name is derived from its adaptive reuse of a Circle K convenience of low-income housing and subsequent bonus proved to be more profitable than if store. Ecologically, salvaging the existing building reduced material waste and it had been developed purely as a market rate project. K-Lofts is a triple top line economically, it proved to be \$80,000 cheaper than tearing everything down development that benefits both shareholders and stakeholders alike by leveraging the and building new. Socially, the project sets aside one of its nine units as low-spillover effect to maximize its economic, ecological, and social value. The question

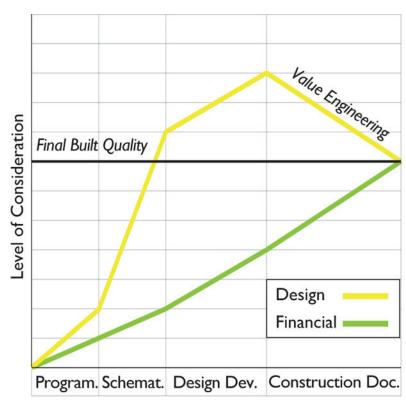
CONVENTIONAL MODEL | FRAGMENTED DEVELOPMENT



Architects are hired by developers on a service-for-fee basis that often amounts to a percentage of total construction costs. As such, they have no economic interest in the performance of the projects they work on, even if their designs significantly impact the bottom line. Consequently, architects tend to focus more on creating socially, ecologically, and aesthetically intriguing buildings that will serve as marketing tools for future commissions. This motivation is in direct conflict with the interest of developers, who are strictly concerned with making money. Unfortunately for architects, the developer, by virtue of his financial position, is the legal and ethical design authority and his interests will always trump architects'.

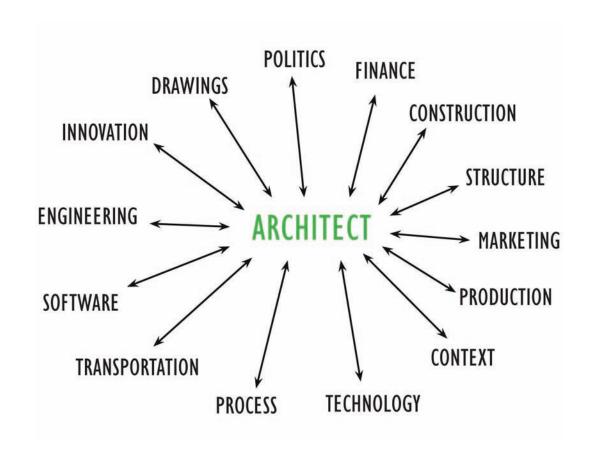


'TEAR DOWN' BUILDING PROCESS

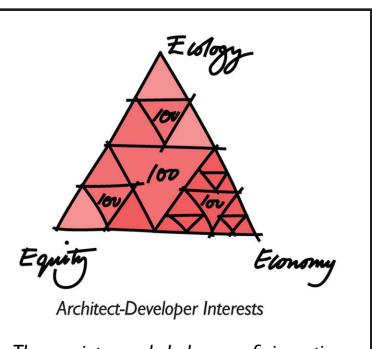


Architects tend to design independent of financial considerations until the project is bid out and found to be significantly over budget. At this point the developer pushes the architect aside and begins recklessly cutting costs in what is known as 'value engineering', often degrading the original design.

ARCHITECT-DEVELOPER MODEL | INTEGRATED DEVELOPMENT

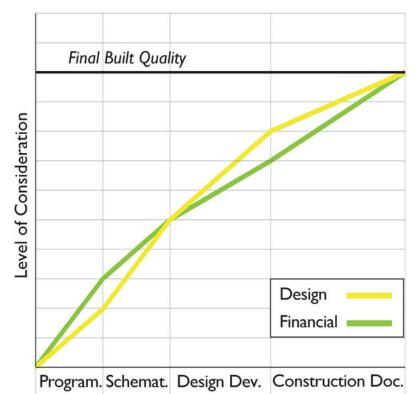


By controlling project financing, architect-developers regain the ultimate design authority, which effectively integrates development interests, the building process, and the projects themselves, not only benefiting (economic) shareholders, but (social and environmental) stakeholders as well.



The variety and balance of incentives motivating architect-developers exceptionally rare for a single profession and stems from the architect-developer's combination of architectural training, which stresses the environmental and cultural value in buildings, and real estate development training, which stresses the economic value in buildings.

'BUILD UP' BUILDING PROCESS



Architect-Developers constantly align and realign design decisions with economic considerations throughout the design-develop-build process, which effectively eliminates the need for value engineering, facilitating constant improvement.

100 WEST ELDER DEVELOPMENT | ANALYSIS AND PROGRAM

ARCHITECT AS DEVELOPER | RAMIFICATIONS FOR DESIGN

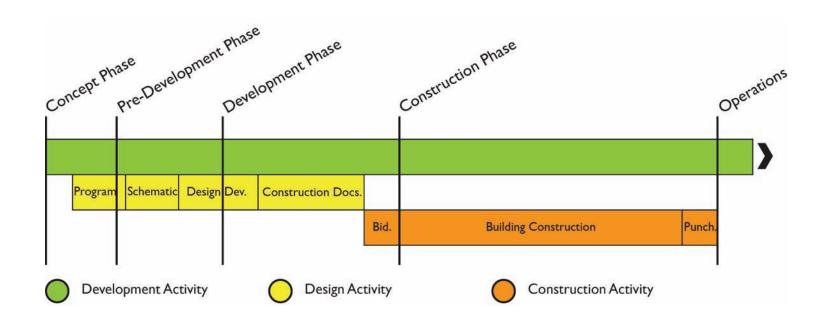
I. Building Design + Financial Pro Forma

In conjunction with the building design, a financial package including an operating statement, construction cost estimate, and pro forma 'master sheet' will be developed to integrate financial and design considerations.

2. Ultimate Design Authority = No Client By controlling project financing, architect-developers effectively eliminate the client, giving them complete design freedom. That said, they still must design for a target market to sell their product to and meet the requirements for financing.

3. Increased Scope of Design Work

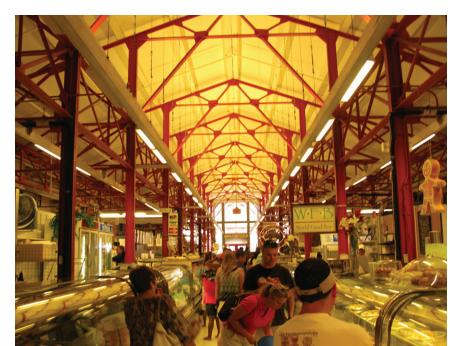
Architects aren't typically brought on to a project until after a site has been selected and a program has been determined. Architect-developers on the other hand, bear responsibility for these critical up front design decisions.



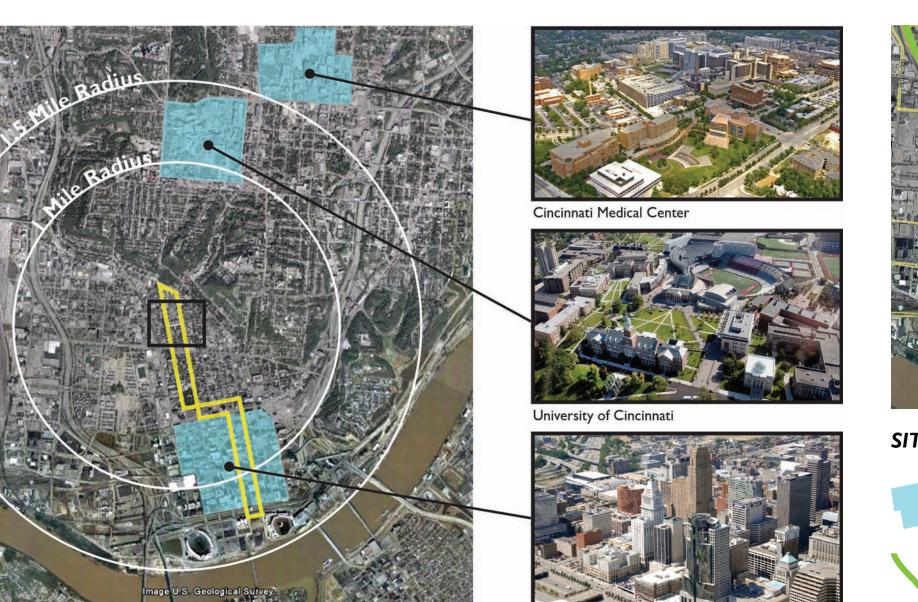
FINDLAY MARKET | BACKGROUND

Cincinnati's Findlay Market is a compilation of Ohio's oldest surviving municipal market house and its more than twenty adjoining storefronts. It was added to the National Register of Historic Places in 1972 and considered the city's most successful urban gathering space for its unique ability to attract socially, economically, racially, and ethnically diverse crowds in an otherwise segregated municipality. Findlay Market is located in the heart of the Over-the-Rhine neighborhood, whose collection of commercial, residential, religious and civic architecture is considered one of America's largest and most cohesive surviving examples of an urban, nineteenth century community (findlaymarket.org). Over-the-Rhine is recognized as the city's most blighted neighborhood, but public and private investment and development initiatives in recent years have led to a communal renaissance of sorts to which the 100 West Elder project has the opportunity to contribute.

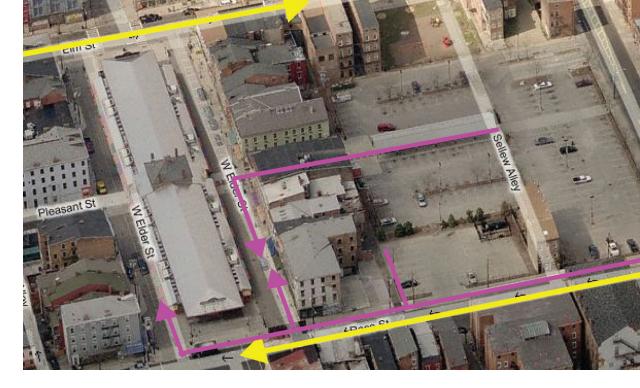




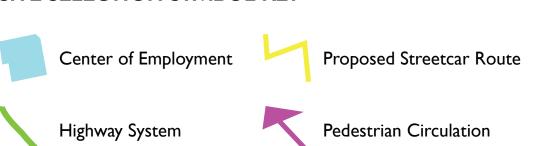
SITE SELECTION





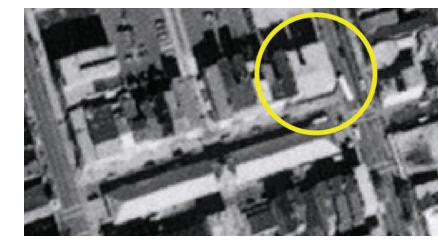


SITE SELECTION SYMBOL KEY



The Findlay Market site was primarily selected for its social value as a historical and cultural center, but its proximity to jobs, accessibility, and location in the path of progress also make it worth developing. The 100 West Elder property is situated between Cincinnati's three largest employment centers (the Cincinnati Medical Campus, University of Cincinnati, and Central Business District), is accessible by car, bus, and streetcar, is highly walkable, and in a neighborhood benefiting from an improving infrastructure and building stock.

100 WEST ELDER BUILDING





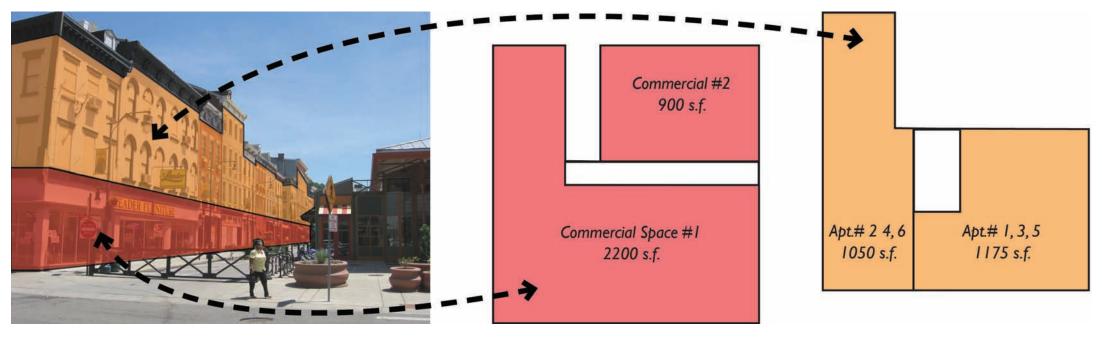
The 100 West Elder building at the northeast corner of Findlay Market is an anchor for the site with a prominent visual presence on the market. Unfortunately, this presence was put into serious jeopardy in 2003 when a previous owner doing renovation work collapsed the building's east wing, severely damaging the structure. Immediately slated for demolition, the building was saved by a local councilman and developer who recognized its significance. They eventually reinforced the project structurally and even added a curtain wall to maintain the new panoramic views of uptown left behind by the collapse.



L.O.H.A.S. | TARGET MARKET

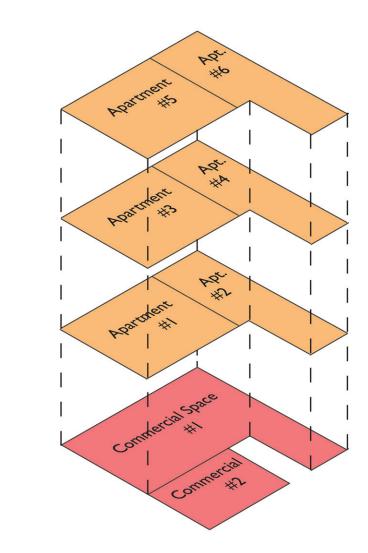
Based on the factors of location, price point, accessibility, and demographic information for comparable projects in Over-the-Rhine, the target market for the I 00 West Elder project is most accurately identified by the term LOHAS Consumer. LOHAS is an acronym for Lifestyles of Health and Sustainability and is a market segment focused on health and fitness, the environment, personal development, and social justice. The LOHAS market segment in 2006 was estimated at \$300 billion, or approximately 30% of the U.S. consumer market, and a study by the Natural Marketing Institute showed that in 2007, 40 million Americans were included within the LOHAS demographic (lohas.com). Findlay Market's proximity to job and entertainment centers, local flavor, cultural diversity, and affordable rents for students and young professionals makes it a desirable location for LOHAS renters and businesses looking to set up shop. That said, the building itself must also facilitate the wants and desires of the LOHAS consumer both programmatically and aesthetically if it is to effectively capture this target market.

PROGRAM DEVELOPMENT



The 100 West Elder program is comparable to all of the other slightly more than 2000 square feet and capable of supporting

buildings that line the Findlay Market House in that it features a single tenant user. However, the empty pad to the east has a first floor commercial storefront with levels of residential the potential to be rebuilt and support a second commercial units above. The three floors of residential space are suitable for tenant should that be deemed worthwhile. In this case the two, 2-bedroom, 2-bathroom units each, meaning the program potential to add income generating space along Race Street will feature six apartments. The commercial program of the proved desirable, as did the opportunity for the roof to serve L-shaped footprint left behind following the 2003 collapse is as an outdoor communal space for the residential units above.





100 WEST ELDER DEVELOPMENT | DESIGN GOALS

I. FOSTER COMMUNITY

- A MAINTAIN A CONNECTION TO STREET LIFE
- B PROVIDE AN OUTDOOR SOCIAL SPACE FOR RESIDENTS
- C INCORPORATE LOCAL ARTIST WORKS INTO THE BUILDING DESIGN

2. CELEBRATE HISTORY

- A MAINTAINTHE ICONIC IMAGE OF THE FINDLAY MARKET STOREFRONTS
- B DESIGNTHE NEW ADDITION TO SERVE AS A 'TIMEPIECE' UNTO ITSELF
- C INCORPORATE A 'DERELICTE' AESTHETIC FOR ADAPTIVE REUSE

3. LEVERAGE ECOLOGY

- A EXPRESS THE ON-SITE RETENTION AND TREATMENT OF STORMWATER RUNOFF
- B FACILITATE PASSIVE HEATING, COOLING, AND DAYLIGHTING



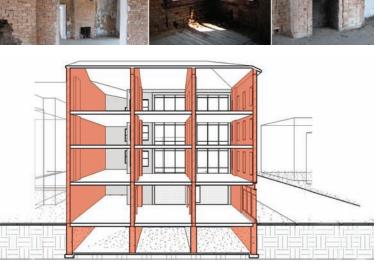
Historic renovation, especially in Over-the-Rhine, tends to be very selective as to what is to be preserved and expressed, and what is to be concealed. As a result, renovation projects have been more about containing historic structures rather than complimenting and celebrating them. The 'Derelicte' aesthetic is derived from the movie Zoolander where desolate wardrobes associated with the homeless and vagrants are re-contextualized and celebrated as high runway fashion. In applying the 'Derelicte' aesthetic to historic buildings, this means eliminating discriminatory attitudes towards aging and decay by celebrating the entireties of assemblies rather than the novelty of a select few components.



CAPITAL FLATS by Onion Flats, is a meat packing plant turned apartments, where detailing is a product of reading and interiors represent a spontaneous dialogue with existing conditions (onionflats.com). While many projects strip away rougher industrial features, Capital Flats maintains many elements used by butchers past. Blood drains in the floors, metalwork jutting from walls, and thick freezer doors enclosing bathrooms are a few such celebrated reminders.

The 100 West Elder project expresses the 'Derelicte' aesthetic by utilizing material contrasts to accentuate the building's dominant vertical surfaces structurally, aesthetically, and historically.







2A - MAINTAIN ICONIC IMAGE OF FINDLAY MARKET

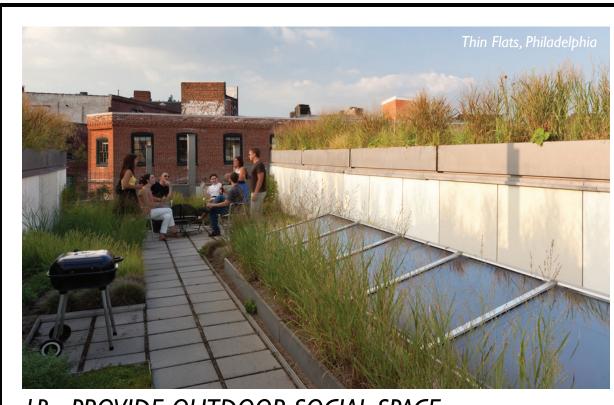
Brightly painted facades lining Elder street reinforce the markets vibrant

culture and will be maintained on the southern elevation. That said, the

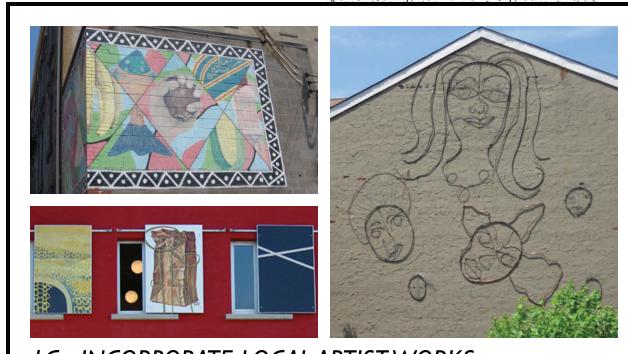
Potemkin village condition will be addressed as the building turns the corner

3B - FACILITATE PASSIVE COOLING

Cross ventilation in the residential units will help reduce energy consumption and utility bills during Cincinnati's hot spring and summer months.

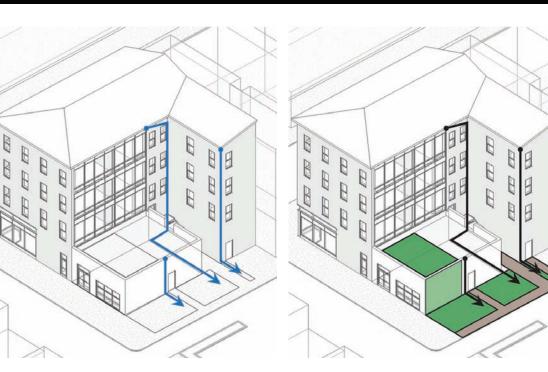


IB - PROVIDE OUTDOOR SOCIAL SPACE
A communal green roof atop the project's new addition will facilitate social interaction amongst 100 West Elder residential tenants, while providing an escape from the hustle and bustle of the market below.

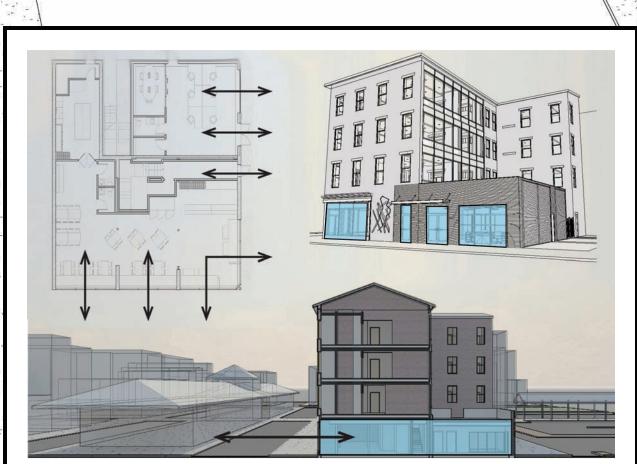


IC - INCORPORATE LOCAL ARTIST WORKS

Findlay Market and Over-the-Rhine has an incredibly rich art culture and as such, it only seems appropriate that it be incorporated into a development that intends to foster community. Methods for incorporating artwork on building facades include murals and building brooches (sculptural fixtures attached to buildings), both of which are represented in nearby buildings.



3A - EXPRESS ON-SITE TREATMENT OF STORMWATER One of Cincinnati's chronic environmental problems is stormwater management, especially in the urban environment. The incorporation of a green roof and rain gardens into the 100 West Elder development will allow the project to retain and treat all of its stormwater runoff on-site.



IA - MAINTAIN A CONNECTION TO STREET LIFE
Visual transparency on the first floor connects the interior and the market.



2B - NEW ADDITION AS A 'TIMEPIECE'
New additions to historic buildings typically contrast or mimic the existing structure to which they are attaching. The approach for the 100 West Elder addition is more dynamic in that it utilizes materials that weather over time to express and chronicle its own history as a timepiece.

100 WEST ELDER DEVELOPMENT | DESIGN / FINANCIAL CONSIDERATIONS

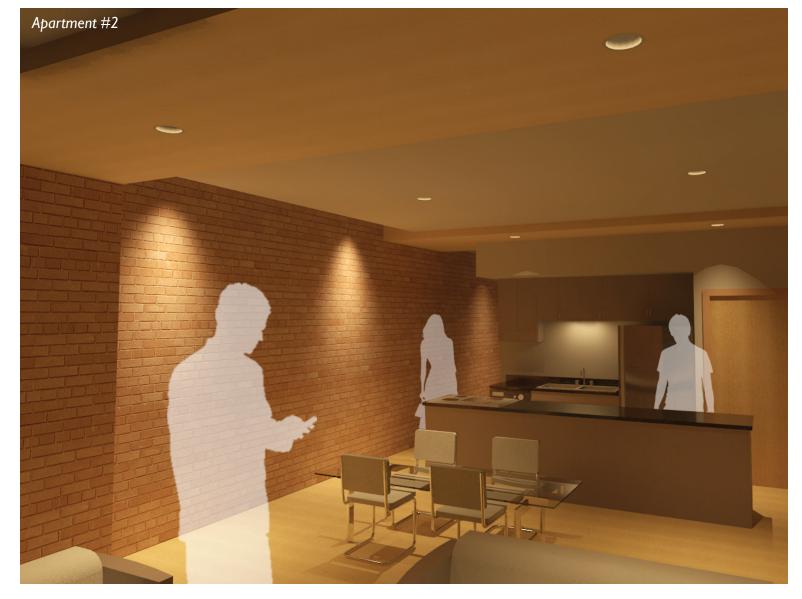
LEVERAGING, INTEGRATING, AND PRIORITIZING

When approaching projects from an architect-developer standpoint, it becomes clear early on that every design decision is an economic, ecological, and/or social consideration that will add or detract value from each concentration. The challenge then is determining what design decisions will best meet the overall aims of the triple top line. As previously stated, the most effective solutions are those that leverage economic, ecological, and social considerations to create value in other areas of the

fractal triangle, something the 100 West Elder project manages to do successfully on several occasions. Still, there are many times when economic, ecological, and social considerations are unable to be harmonized, requiring one or two values to take priority. In these situations, it is important to view every design gesture within the larger development context, consider how certain moves might compliment or conflict with other decisions made, and to understand what alternatives are available.



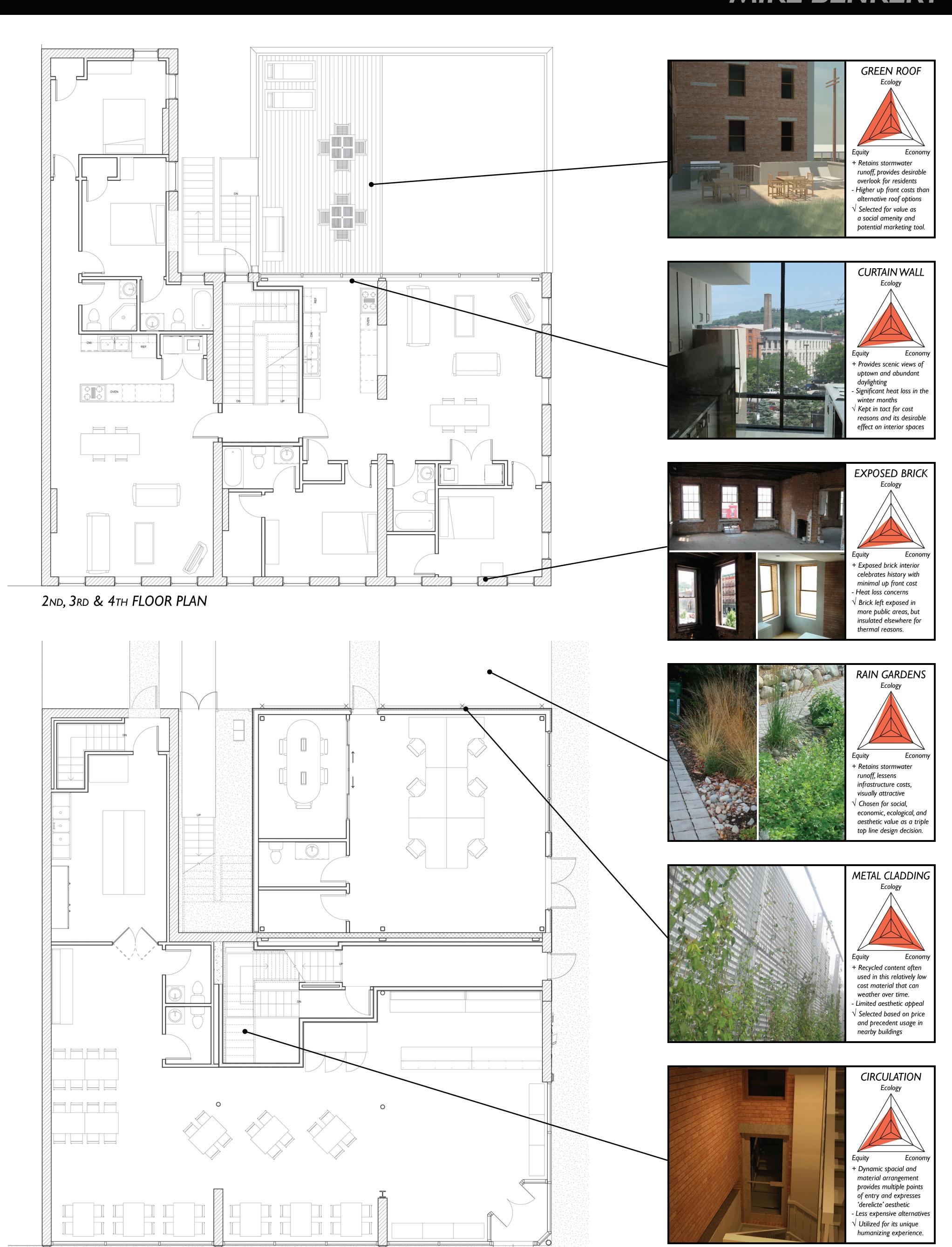








1 ST FLOOR PLAN



100 WEST ELDER DEVELOPMENT | PROJECTED FINANCING

WHAT IS A PRO FORMA?

The pro forma is a financial operating statement that projects how determine a project's expected income and expenses, costs, and while accounting for various player involvement along the way. The

a development will perform for a future period based on a set of sources of financing. The pro forma serves different functions at every

pro forma is the primary indicator of future success and is required to assumptions. To create a pro forma, the architect-developer must development stage organizing, selling, and evaluating performance obtain any type of construction loan and permanent financing.

OPERATING STATEMENT

| Residential | | Square Feet | Total | Total | Average | Monthly Rent | Monthly | Annual | Per Unit |
|------------------------------|-------|-------------|-------|-------------|--------------|-----------------|--------------|---------------|--------------|
| Key Indicators | | per Unit | Units | Square Feet | Monthly Rent | Per Square Foot | Figures | Figures | Figures |
| Project Configuration | | | | | | | | | |
| 2 Bedroom / 2 Bath | | 1150 | 3 | 3450 | \$1,200.00 | \$1.04 | \$3,600.00 | \$43,200.00 | |
| 2 Bedroom / 2 Bath | | 1057 | 3 | 3171 | \$1,050.00 | \$0.99 | \$3,150.00 | \$37,800.00 | |
| 3 Bedroom / 2 Bath | | | | | | | | | |
| Total Base Rent | | | 6 | 6621 | | | \$6,750.00 | \$81,000.00 | \$13,500.00 |
| Other Income | | | | | | | \$0.00 | \$0.00 | |
| Potential Gross Income (PGI) | | | | | | | \$6,750.00 | \$81,000.00 | \$13,500.00 |
| Vacancy/Collection Loss | 10.0% | | | | | | (\$675.00) | (\$8,100.00) | |
| Effective Gross Income (EGI) | | | | | | | \$6,075.00 | \$72,900.00 | |
| Operating Expenses | 20.0% | | | | | | (\$1,215.00) | (\$14,580.00) | (\$2,430.00 |
| Net Operating Income (NOI) | | | | | | | \$4,860.00 | \$58,320.00 | \$9,720.00 |
| | Сар | | | | | | | Total | Per Unit |
| Valuation Indicators | Rate | | | | | | | Valuation | Value |
| Value at cap rate of: | 8.0% | | | | | | | \$729,000.00 | \$121,500.00 |
| Value at cap rate of: | 8.5% | | | | | | | \$686,117.65 | \$114,352.94 |
| Value at cap rate of: | 9.0% | | | | | | | \$648,000.00 | \$108,000.00 |

| Commercial | | Total | Annual Rent Per | |
|------------------------------|-------|-------------|-----------------|--------------|
| Key Indicators | | Square Feet | Square Foot | Annual Rent |
| Tenant | | | | |
| Tenant I | | 2002 | \$15.00 | \$30,030.00 |
| Tenant 2 | | 863 | \$14.00 | \$12,082.00 |
| Total Base Rent | | 2865 | | \$42,112.00 |
| Other Income | | | | \$0.00 |
| Potential Gross Income (PGI) | | | | \$42,112.00 |
| Vacancy/Collection Loss | 10.0% | | | (\$4,211.20) |
| Effective Gross Income (EGI) | | | | \$37,900.80 |
| Operating Expenses | 20.0% | | | (\$7,580.16) |
| Net Operating Income (NOI) | | | | \$30,320.64 |

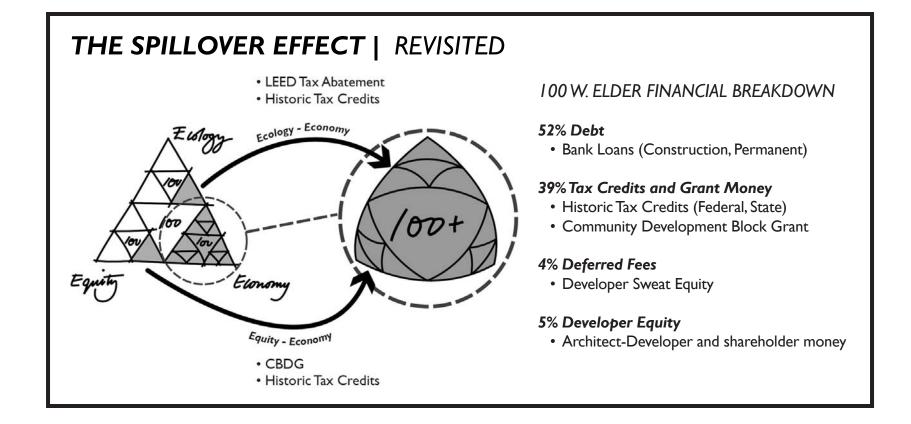
| Net Operating Income | | |
|--------------------------------|------|-----------------|
| Key Indicatiors | | |
| NOI Apartments | | \$58,320.00 |
| NOI Commercial Spaces | | \$30,320.64 |
| Net Operating Income (NOI) | | \$88,640.64 |
| Debt Service | | (\$57,992.77 |
| Debt Service Coverage Ratio (D | OCR) | 1.30 |
| Pre-Tax Cash Flow | | \$30,647.87 |
| | Сар | |
| Valuation Indicators | Rate | Total Valuation |
| Value at cap rate of: | 8.0% | \$1,108,008.00 |
| Value at cap rate of: | 8.5% | \$1,042,831.06 |
| Value at cap rate of: | 9.0% | \$984,896.00 |

BUILDING INFORMATION MODELING (BIM) | REVIT

The construction cost estimate for the 100 West Elder project is based off of material takeoffs built into, and derived from the Revit model. As such, when design changes are made, the material takeoffs and construction cost estimate are updated to reflect the different alterations. This provides the architectdeveloper with an instant feedback loop to evaluate decisions as they related to the development's financial feasibility and the previously defined design goals.



TOTAL PROJECT COST SUMMARY



Key Indicators

PRO FORMA 'MASTER SHEET'

| | PROJEC | T FACT | S: | | | | |
|---|-----------|-------------|---|--------|--|--|--|
| Site Area | | | | | | | 4,800 |
| Number of stories | | | | | | | 2 |
| Gross Storefront Area | | | | incl. | | | |
| Gross Office Area | | | | incl. | | | |
| Gross Residential Area | | | | incl. | | | |
| Net Leasable Storefront | Tentant I | | | | | | 2,002 |
| Net Leasable Office | Tentant 2 | | | | | | 863 |
| Net Rentable Residential | | | | | | | 6,62 |
| Number of Residential Units | 6 | | | | | | |
| Number of tenants | 8 | | | | | | |
| GROSS BUILDING AREA | 6 | per plan | 5 | | | | 11,74 |
| TOTAL NET LEASABLE | | | | | | | 9,48 |
| Overall Efficiency | | | | | | | 819 |
| Storefront Rent/ s.f. | | NNN | | | | | \$2,503 |
| Office Rent/s.f. | 14.0 | NNN | | | | | \$1,007 |
| Apartment I Rent | | | | | | | \$1,200 |
| Apartment 2 Rent | | | | | | | \$1,050 |
| Apartment 3 Rent | | | | | | | \$1,200 |
| Apartment 4 Rent | | | | | | | \$1,050 |
| Apartment 5 Rent | | | | | | | \$1,200 |
| Apartment 6 Rent | | | | | | | \$1,050 |
| Misc Income | | | | | | \$ | • |
| Floor Area Ratio | | | | | | | 2.45 |
| LAND COST | | | | | | \$ | 26,100.00 |
| | PROJEC | T COS | | | | | |
| | PROJEC | T COS | \$5.44 | | sq.ft. | \$ | 26,100 |
| | PROJEC | T COS | | | sq.ft. sq.ft. | | 26,100 978,365 |
| Land Value Building Hard Costs | PROJEC | T COS | \$5.44 \$83.29 | | sq.ft. | \$ \$ | 978,365 |
| Building Hard Costs Project Contingency | PROJEC | T COS | \$5.44 \$83.29 | | sq.ft. | \$ \$ | 978,365 29,351 |
| Building Hard Costs Project Contingency Pre-Dev Consultants | PROJEC | T COS | \$5.44 \$83.29 3.0% 1.0% | | sq.ft. of hd costs of hd costs | \$ \$ \$ | 978,365 29,351 9,784 |
| Building Hard Costs Project Contingency Pre-Dev Consultants Architecture & Engineering | PROJEC | T COS | \$5.44 \$83.29 3.0% 1.0% 7.0% | | sq.ft. of hd costs of hd costs of hd costs | \$ \$ \$ \$ | 978,365 29,351 9,784 68,486 |
| Building Hard Costs Project Contingency Pre-Dev Consultants Architecture & Engineering Development Fees | PROJEC | T COS | \$5.44 \$83.29 3.0% 1.0% 7.0% 5.0% | | sq.ft. of hd costs of hd costs of hd costs of hd costs | \$ \$ \$ \$ \$ | 978,365 29,351 9,784 68,486 48,918 |
| Building Hard Costs Project Contingency Pre-Dev Consultants Architecture & Engineering Development Fees Permit Fees | PROJEC | T COS | \$5.44 \$83.29 3.0% 1.0% 7.0% 5.0% 2.0% | | sq.ft. of hd costs | \$ \$ \$ \$ \$ \$ | 978,365 29,351 9,784 68,486 48,918 19,567 |
| Building Hard Costs Project Contingency Pre-Dev Consultants Architecture & Engineering Development Fees Permit Fees Legal & Accounting | PROJEC | T COS | \$5.44 \$83.29 3.0% 1.0% 7.0% 5.0% 2.0% 4.0% | | of hd costs | \$ \$ \$ \$ \$ \$ | 978,365 29,351 9,784 68,486 48,918 19,567 39,135 |
| Building Hard Costs Project Contingency Pre-Dev Consultants Architecture & Engineering Development Fees Permit Fees Legal & Accounting Construction Financing & Carrying | PROJEC | T COS | \$5.44 \$83.29 3.0% 1.0% 7.0% 5.0% 2.0% 4.0% 4.5% | | of hd costs | \$ \$ \$ \$ \$ \$ \$ | 978,365 29,351 9,784 68,486 48,918 19,567 39,135 44,026 |
| Building Hard Costs Project Contingency Pre-Dev Consultants Architecture & Engineering Development Fees Permit Fees Legal & Accounting Construction Financing & Carrying Permanent Financing | PROJEC | T COS | \$5.44 \$83.29 3.0% 1.0% 7.0% 5.0% 2.0% 4.5% 2.0% | | of hd costs | \$ \$ \$ \$ \$ \$ \$ \$ \$ | 978,365 29,351 9,784 68,486 48,918 19,567 39,135 44,026 19,567 |
| Building Hard Costs Project Contingency Pre-Dev Consultants Architecture & Engineering Development Fees Permit Fees Legal & Accounting Construction Financing & Carrying Permanent Financing | - | | \$5.44 \$83.29 3.0% 1.0% 7.0% 5.0% 4.0% 4.5% 2.0% 1.5% | | of hd costs | \$ \$ \$ \$ \$ \$ \$ \$ \$ | 978,365 29,351 9,784 68,486 48,918 19,567 39,135 44,026 19,567 14,675 |
| Building Hard Costs Project Contingency Pre-Dev Consultants Architecture & Engineering Development Fees Permit Fees Legal & Accounting Construction Financing & Carrying Permanent Financing | | T COS | \$5.44 \$83.29 3.0% 1.0% 7.0% 5.0% 4.0% 4.5% 2.0% 1.5% 24.99 | | of hd costs | \$ \$ \$ \$ \$ \$ \$ \$ \$ | 978,365 29,351 9,784 68,486 48,918 19,567 39,135 44,026 19,567 |
| Project Contingency Pre-Dev Consultants Architecture & Engineering Development Fees Permit Fees Legal & Accounting Construction Financing & Carrying Permanent Financing Leasing Total Soft Costs | | \$ | \$5.44 \$83.29 3.0% 1.0% 7.0% 5.0% 4.0% 4.5% 2.0% 1.5% 24.99 | | of hd costs | \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ | 978,365 29,351 9,784 68,486 48,918 19,567 39,135 44,026 19,567 14,675 |
| Project Contingency Pre-Dev Consultants Architecture & Engineering Development Fees Permit Fees Legal & Accounting Construction Financing & Carrying Permanent Financing Leasing Total Soft Costs Total Soft Costs | | \$ | \$5.44 \$83.29 3.0% 1.0% 7.0% 5.0% 4.0% 4.5% 2.0% 1.5% 24.99 30.00% | of har | sq.ft. of hd costs sq.ft. rd costs sq.ft. | \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ | 978,365 29,351 9,784 68,486 48,918 19,567 39,135 44,026 19,567 14,675 293,510 |
| Project Contingency Pre-Dev Consultants Architecture & Engineering Development Fees Permit Fees Legal & Accounting Construction Financing & Carrying Permanent Financing Leasing Total Soft Costs Total Soft Costs | | \$ | \$5.44 \$83.29 3.0% 1.0% 7.0% 5.0% 4.0% 4.5% 2.0% 1.5% 24.99 30.00% | of har | sq.ft. of hd costs sq.ft. rd costs sq.ft. | \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ | 978,365 29,351 9,784 68,486 48,918 19,567 39,135 44,026 19,567 14,675 293,510 |
| Project Contingency Pre-Dev Consultants Architecture & Engineering Development Fees Permit Fees Legal & Accounting Construction Financing & Carrying Permanent Financing Leasing Total Soft Costs Total Soft Costs TOTAL PROJECT COST OPERAT Gross Retail Income | | \$ FORMA | \$5.44 \$83.29 3.0% 1.0% 7.0% 5.0% 4.0% 4.5% 2.0% 1.5% 24.99 30.00% | of har | sq.ft. of hd costs sq.ft. rd costs sq.ft. | \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ | 978,365 29,351 9,784 68,486 48,918 19,567 39,135 44,026 19,567 14,675 293,510 |
| Project Contingency Pre-Dev Consultants Architecture & Engineering Development Fees Permit Fees Legal & Accounting Construction Financing & Carrying Permanent Financing Leasing Total Soft Costs Total Soft Costs TOTAL PROJECT COST OPERAT Gross Retail Income Gross Office Income | | \$ FORMA | \$5.44 \$83.29 3.0% 1.0% 7.0% 5.0% 4.5% 2.0% 1.5% 24.99 30.00% 5113.71 | of har | sq.ft. of hd costs sq.ft. rd costs sq.ft. | \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ | 978,365 29,351 9,784 68,486 48,918 19,567 39,135 44,026 19,567 14,675 293,510 1,297,975 |
| Project Contingency Pre-Dev Consultants Architecture & Engineering Development Fees Permit Fees Legal & Accounting Construction Financing & Carrying Permanent Financing Leasing Total Soft Costs Total Soft Costs TOTAL PROJECT COST OPERAT Gross Retail Income Gross Residential Income | | \$ FORMA | \$5.44 \$83.29 3.0% 1.0% 7.0% 5.0% 4.5% 2.0% 1.5% 24.99 30.00% 5113.71 | of har | sq.ft. of hd costs sq.ft. rd costs sq.ft. | \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ | 978,365 29,351 9,784 68,486 48,918 19,567 39,135 44,026 19,567 14,675 293,510 1,297,975 \$30,030 \$12,082 |
| Project Contingency Pre-Dev Consultants Architecture & Engineering Development Fees Permit Fees Legal & Accounting Construction Financing & Carrying Permanent Financing Leasing Total Soft Costs Total Soft Costs TOTAL PROJECT COST OPERAT Gross Retail Income Gross Office Income Gross Residential Income Misc. Income | | \$ FORMA | \$5.44 \$83.29 3.0% 1.0% 7.0% 5.0% 4.5% 2.0% 1.5% 24.99 30.00% 5113.71 | of har | sq.ft. of hd costs sq.ft. rd costs sq.ft. | \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ | 978,365 29,351 9,784 68,486 48,918 19,567 39,135 44,026 19,567 14,675 293,510 1,297,975 \$30,030 \$12,082 |
| Project Contingency Pre-Dev Consultants Architecture & Engineering Development Fees Permit Fees Legal & Accounting Construction Financing & Carrying Permanent Financing Leasing Total Soft Costs | | \$ FORMA | \$5.44 \$83.29 3.0% 1.0% 7.0% 5.0% 4.0% 4.5% 2.0% 1.5% 24.99 30.00% 6113.71 | of har | sq.ft. of hd costs sq.ft. rd costs sq.ft. | \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ | 978,365 29,351 9,784 68,486 48,918 19,567 39,135 44,026 19,567 14,675 293,510 1,297,975 \$30,030 \$12,082 \$81,000 (\$3,003) |
| Project Contingency Pre-Dev Consultants Architecture & Engineering Development Fees Permit Fees Legal & Accounting Construction Financing & Carrying Permanent Financing Leasing Total Soft Costs | | \$ FORMA | \$5.44 \$83.29 3.0% 1.0% 7.0% 5.0% 4.0% 4.5% 2.0% 1.5% 24.99 30.00% 6113.71 | of har | sq.ft. of hd costs sq.ft. rd costs sq.ft. | \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ | 978,365 29,351 9,784 68,486 48,918 19,567 39,135 44,026 19,567 14,675 293,510 1,297,975 \$30,030 \$12,082 \$81,000 |
| Project Contingency Pre-Dev Consultants Architecture & Engineering Development Fees Permit Fees Legal & Accounting Construction Financing & Carrying Permanent Financing Leasing Total Soft Costs TOTAL PROJECT COST | | \$ FORMA | \$5.44 \$83.29 3.0% 1.0% 7.0% 5.0% 4.0% 4.5% 2.0% 1.5% 24.99 30.00% 6113.71 | of har | sq.ft. of hd costs sq.ft. rd costs sq.ft. | \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ | 978,365 29,351 9,784 68,486 48,918 19,567 39,135 44,026 19,567 14,675 293,510 1,297,975 \$30,030 \$12,082 \$81,000 (\$3,003) (\$1,208) |
| Project Contingency Pre-Dev Consultants Architecture & Engineering Development Fees Permit Fees Legal & Accounting Construction Financing & Carrying Permanent Financing Leasing Total Soft Costs | | \$ FORMA | \$5.44 \$83.29 3.0% 1.0% 7.0% 5.0% 4.5% 2.0% 1.5% 24.99 30.00% 5113.71 | of har | sq.ft. of hd costs sq.ft. rd costs sq.ft. | \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ | 978,365 29,351 9,784 68,486 48,918 19,567 39,135 44,026 19,567 14,675 293,510 1,297,975 \$30,030 \$12,082 \$81,000 (\$3,003) (\$1,208) (\$8,100) |
| Project Contingency Pre-Dev Consultants Architecture & Engineering Development Fees Permit Fees Legal & Accounting Construction Financing & Carrying Permanent Financing Leasing Total Soft Costs | | \$ FORMA | \$5.44 \$83.29 3.0% 1.0% 7.0% 5.0% 4.0% 4.5% 2.0% 1.5% 24.99 30.00% \$113.71 10% 10% 10% | of har | sq.ft. of hd costs sq.ft. rd costs sq.ft. | \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ | 978,365 29,351 9,784 68,486 48,918 19,567 39,135 44,026 19,567 14,675 293,510 1,297,975 \$30,030 \$12,082 \$81,000 (\$3,003) (\$1,208) (\$8,100) \$0 |
| Project Contingency Pre-Dev Consultants Architecture & Engineering Development Fees Permit Fees Legal & Accounting Construction Financing & Carrying Permanent Financing Leasing Total Soft Costs | | \$ FORMA | \$5.44 \$83.29 3.0% 1.0% 7.0% 5.0% 4.0% 4.5% 2.0% 1.5% 24.99 30.00% \$113.71 10% 10% 10% | of har | sq.ft. of hd costs sq.ft. rd costs sq.ft. | \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ | 978,365 29,351 9,784 68,486 48,918 19,567 39,135 44,026 19,567 14,675 293,510 1,297,975 \$30,030 \$12,082 \$81,000 (\$3,003) (\$1,208) (\$8,100) \$0 \$0 \$0 |

(-) Replacement Reserves

-) Commercial Management (In House)

NET OPERATING INCOME

| | CONSTRUCTION LOA | M | |
|---------------------------------------|--|--|------------------|
| | | 0.500/ | |
| Interest Rate | | 8.50% | |
| Term (Months) Construction Loan | | 18 | |
| Construction Loan | | 677,840 | |
| Loan-to-Cost | | 52.22% | |
| Loan-to-Value | | 65% | |
| Drawdown Factor 9 | mo. X 0.6 | 45% p | ortion of a year |
| Annual Debt Service | | \$25,927 | |
| | | | |
| PERMANENT F | INANCING ASSUMPTIONS | | |
| 7 | DCR | LTV | |
| Loan Amount | \$796,972 | \$677,840 | |
| Interest Rate | 7.700% | 7.700% | |
| Term (Years) | 30 | 30 | |
| Debt-Coverage Ratio | 1.30 | | |
| Project Value | | \$1,042,831 | |
| Loan-to-Value | | 65% | |
| Value per Net Square Foot | | \$110 | |
| Stabilized NOI | \$88,641 | \$88,641 | |
| CAP Rate | 940 to 100 to 10 | 8.500% | |
| Supportable Mortgage | \$677,840 | D-91-7-20-0 | |
| Supportable Debt Service | (\$57,993) | | |
| | and the same special and | | |
| CASH FLOW C | ALCULATION (PER YEAR) | | |
| TOTAL DEVELOPMENT COST | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | \$1,297,975 | |
| (-) Permanent Financing | | (\$677,840) | 52.2% |
| (-) Equity in Land | | \$0 | 0.0% |
| (-) Development Fee | | (\$48,918) | 3.8% |
| (-) Architect Fee | | \$0 | 0.0% |
| (-) Federal Historic Tax Credit | | (\$205,408) | 15.8% |
| (-) State Historic Tax Credit | | (\$157,077) | 12.1% |
| (-) Community Development Block Grant | | (\$150,000) | 11.6% |
| (-) Low Income Housing Tax Credit | | \$0 | 0.0% |
| (-) Tax Increment Financing | | \$0 | 0.0% |
| EQUITY REQUIRED | | \$58,732 | 4.5% |
| NET OPERATING INCOME | | \$88,641 | 7.3% |
| | | and the second s | (\$4,833) |
| (-) MORTGAGE | | (\$57,993) | 144 911 |

| Interest Rate | | 8.50% | | | , | | | | | |
|--|----------------------------|------------------|--|--|-------------------|-----------------------|--|-------------------|---------------------|--------------------------|
| Las record re- ex | | | | | HARD | COSTS | | | | |
| Term (Months) | | 18 | | | HARD | | | | | |
| Construction Loan | | 677,840 | | | Rehab Co | | | | \$784,753 | |
| | | | | | New Add | lition Costs | | | \$89,203 | |
| Loan-to-Cost | | 52.22% | | | Site Wor | k | | | \$8,744 | |
| Loan-to-Value | | 65% | | | General | Conditions | | 5% | \$44,135 | |
| ###################################### | 9 mo. X 0.6 | | portion of a year | | Overhead | | | 7% | \$64,878 | |
| Drawdown Factor | 7 IIIO. ∧ 0.6 | 43% | portion of a year | | | J | | | | |
| | | | | | Profit | | | 7% | \$69,420 | |
| Annual Debt Service | | \$25,927 | | | Subtotal | | | | \$1,061,133 | |
| 7 | | | 92 | | | | | | | |
| | | | | | Location | Factor | Cincinnati | 92.2% | | |
| | | | | | <u> </u> | osts Total | | | \$978,365 | |
| DERMANIENT | FINANCING ACCUMPTI | ans. | | | | | | 2.09/ | • | |
| PERMANENT | FINANCING ASSUMPTION | | | | Contingen | cy/Change Orders | | 2.0% | \$19,567 | |
| | DCR | LTV | | | | | | | | |
| Loan Amount | \$796,972 | \$677,840 | | | LAND (| COSTS | | | | |
| Interest Rate | 7.700% | 7.700% | | | Land | | Acres | 0.113 | \$26,100 | |
| Term (Years) | 30 | 30 | | | | | | | | |
| Debt-Coverage Ratio | 1.30 | ~~] | | | HARD | COSTS + LAND | | | \$1,004,465 | |
| L | 1.30 | 01 042 021 | | | I IAND | COSTS · LAND | | | φ1,007,703 | |
| Project Value | | \$1,042,831 | | | | | | | | |
| Loan-to-Value | | 65% | | | SOFT C | OSTS | | | | |
| Value per Net Square Foot | | \$110 | | | Project C | Contingency | | 3.0% | \$29,351 | |
| Stabilized NOI | \$88,641 | \$88,641 | | | Pre-Dev | Consultants | | 1.0% | \$9,784 | |
| CAP Rate | ೂ ಬಡಡ ∄ರಬರವೆ! | 8.500% | | | | ure & Engineering | <u> </u> | 7.0% | \$68,486 | |
| Supportable Mortgage | \$677,840 | 0.500/8 | | | | nent Fees | + | 5.0% | \$48,918 | |
| | | | | | | | | | | |
| Supportable Debt Service | (\$57,993) | | | | Permit Fe | | | 2.0% | \$19,567 | |
| | | | | | Legal & A | ccounting | | 4.0% | \$39,135 | |
| | | | | | Construc | tion Financing & Ca | arrying | 4.5% | \$44,026 | |
| CASH FLOW | CALCULATION (PER YE | AR) | | | Permane | nt Financing | | 2.0% | \$19,567 | |
| TOTAL DEVELOPMENT COST | | \$1,297,975 | | | Leasing | | | 1.5% | \$14,675 | |
| TOTAL DEVELOTTENT COST | | Ψ1,277,773 | | | | oft Costs | | 30.0% | | |
| WAR DE C | | | | | Total Sc | on Costs | | 30.0% | \$293,510 | |
| (-) Permanent Financing | | (\$677,840) | 52.2% | | | | | | | |
| (-) Equity in Land | | \$0 | 0.0% | | SUMMA | ARY | | | | |
| (-) Development Fee | | (\$48,918) | 3.8% | | Hard Co | sts | | | \$978,365 | |
| (-) Architect Fee | | \$0 | 0.0% | | Land | | | | \$26,100 | |
| (-) Federal Historic Tax Credit | | (\$205,408) | 15.8% | | Soft Cost | ·s | | | \$293,510 | |
| NOT THE PARTY OF T | | Maria Cara Maria | | | | | | | - | |
| (-) State Historic Tax Credit | | (\$157,077) | 12.1% | | I otal Pi | oject Costs | | | \$1,297,975 | |
| (-) Community Development Block Grant | | (\$150,000) | 11.6% | | | | | | | |
| (-) Low Income Housing Tax Credit | | \$0 | 0.0% | | | | | | | |
| (-) Tax Increment Financing | | \$0 | 0.0% | | | | | | | |
| EQUITY REQUIRED | | \$58,732 | 4.5% | | | | | | | |
| NET OPERATING INCOME | , 🗀 | \$88,641 | 1112/6 | | | | | | | |
| | | | (4.1.022) | | | | | | | |
| (-) MORTGAGE | | (\$57,993) | (\$4,833) | | | | | | | |
| | | | | | | | | | | |
| NET CASH FLOW | | \$30,648 | | | | | | | | |
| Equity-to-Cost Ratio | 47.78% | | | | | | | | | |
| | | | | | | | | | | |
| | YR I | YR 2 | YR 3 | <u>YR 4</u> | YR 5 | YR 6 | <u>YR 7</u> | YR 8 | YR 9 | YR 10 |
| D (29) | Total Control Control | Manager W. | The second secon | Contract of the Contract of th | The second second | Committee or with | The state of the s | The second second | Oraclina Cont. | Devia tu - misses-s |
| Revenue (3% escalator) | 110,801 | 114,125 | 117,549 | 121,075 | 124,707 | 128,448 | 132,302 | 136,271 | 140,359 | 144,570 |
| Expenses (3% escalator) | (22,160) | (22,825) | (23,510) | (24,215) | (24,941) | (25,690) | (26,460) | (27,254) | (28,072) | (28,914) |
| | | | | | | | | | | |
| NOI | 88,641 | 91,300 | 94,039 | 96,860 | 99,766 | 102,759 | 105,842 | 109,017 | 112,287 | 115,656 |
| Debt Service | (57,993) | (57,993) | (57,993) | (57,993) | (57,993) | (57,993) | (57,993) | (57,993) | (57,993) | (57,993) |
| A STANDARD AND A STANDARD A STANDARD AND A STANDARD | | | | | | | | | | |
| NET CASH FLOW | 30,648 | 33,307 | 36,046 | 38,867 | 41,773 | 44,766 | 47,849 | 51,024 | 54,295 | 57,663 |
| RETURN ON INVESTMENT | 11.9% | 12.9% | 14.0% | 15.1% | 16.2% | 17.4% | 18.6% | 19.8% | 21.1% | 22.4% |
| Combined DCR | 1.53 | 1.57 | 1.62 | 1.67 | 1.72 | 1.77 | 1.83 | 1.88 | 1.94 | 1.99 |
| | 1.53 | | | | | | | | | |
| | 1.53 | | | | | | | | | |
| PROJECT APPRECIATION at 3% | | \$1,074,116 | \$1,106.339 | \$1,139,530 | \$1,173,716 | \$1,208,927 | \$1,245,1951 | \$1,282,551 | \$1,321,027 | \$1,360,658 |
| ÷ | \$1,042,831 | \$1,074,116 | \$1,106,339 | \$1,139,530 | \$1,173,716 | \$1,208,927 | \$1,245,195 | \$1,282,551 | \$1,321,027 | \$1,360,658 |
| NET SALES PROCEEDS | | \$1,074,116 | \$1,106,339 | \$1,139,530 | \$1,173,716 | \$1,208,927 | \$1,245,195 | \$1,282,551 | \$1,321,027 | \$1,265,412 |
| NET SALES PROCEEDS LOAN BALANCE | | \$1,074,116 | \$1,106,339 | \$1,139,530 | \$1,173,716 | \$1,208,927 | \$1,245,195 | \$1,282,551 | \$1,321,027 | \$1,265,412 \$590,895 |
| NET SALES PROCEEDS | | \$1,074,116 | \$1,106,339 | \$1,139,530 | \$1,173,716 | \$1,208,927 | \$1,245,195 | \$1,282,551 | \$1,321,027 | \$1,265,412 \$590,895 |
| NET SALES PROCEEDS LOAN BALANCE | | \$1,074,116 | \$1,106,339 | \$1,139,530 | \$1,173,716 | \$1,208,927 | \$1,245,195 | \$1,282,551 | \$1,321,027 | \$1,265,412 \$590,895 |
| NET SALES PROCEEDS LOAN BALANCE | | \$1,074,116 | \$1,106,339 | \$1,139,530 | \$1,173,716 | \$1,208,927 | \$1,245,195 | \$1,282,551 | \$1,321,027 | \$1,265,412 \$590,895 |
| NET SALES PROCEEDS LOAN BALANCE TOTAL EQUITY 10 yr IRR (on Developer Equity) | \$1,042,831 | \$1,074,116 | \$1,106,339 | \$1,139,530 | \$1,173,716 | \$1,208,927 | \$1,245,195 | \$1,282,551 | \$1,321,027 | \$1,265,412 |
| NET SALES PROCEEDS LOAN BALANCE TOTAL EQUITY 10 yr IRR (on Developer Equity) 10 yr IRR (on Total Equity) | \$1,042,831 64% 7.4% | \$1,074,116 | \$1,106,339 | \$1,139,530 | \$1,173,716 | \$1,208,927 | \$1,245,195 | \$1,282,551 | \$1,321,027 | \$1,265,412 \$590,895 |
| NET SALES PROCEEDS LOAN BALANCE TOTAL EQUITY 10 yr IRR (on Developer Equity) | \$1,042,831 | \$1,074,116 | \$1,106,339 | \$1,139,530 38,867 | \$1,173,716 | \$1,208,927 44,766 | \$1,245,195 47,849 | \$1,282,551 | \$1,321,027 | \$1,265,412 \$590,895 |

REHAB CONSTRUCTION 'SYSTEMS' COSTS

| Assembly Number DIVISION A A10 | Description | | | Total Cost | | |
|--|---|---------------------------------|--|--|--|------------------|
| | Description | Qty. | Unit | Unit | | Cost Per S.F. |
| | SUBSTRUCTURE | • | | | | |
| A10 | | | Γ | | | |
| | Foundations Existing | | | | | |
| A20 | Basement Construction Existing | | | | | |
| | | | | | | |
| | Subtotal Division A | | | | \$0 | \$0.00 |
| DIVISION B | SHELL | | | | | |
| B10 B1010-261-3700 | Superstructure Floor Construction | 880 | C F | 4.07 | ¢2 F02 | |
| 51010-261-3700 | Subtotal, Division B10, Superstructure | 880 | 3.Г. | 4.07 | \$3,582 \$3,582 | \$0.33 |
| B20 | Exterior Closure | | | | | |
| B2010-146-1400 B2020-106-7500 | Metal Siding Panel Aluminum Windows | | S.F. EA. | 5.54 1,036.00 | \$510 \$55,944 | |
| B2030-110-6300 | Glazed Exterior Doors, w/ Transom | I | EA. | 2,245.00 | \$2,245 | |
| B2030-110-6900 B2030-220-3450 | Glazed Exterior Doors, w/ Transom Steel Exterior Doors | l | EA. EA. | 2,735.00 1,458.00 | \$2,735 \$1,458 | |
| | Subtotal, Division B20, Exterior Closure | | | | \$62,892 | \$5.83 |
| | | | | | Ψ02,072 | Ψ3.03 |
| B30 B3010-620-2000 | Roofing Downspouts | 144 | V.L.F. | 4.64 | \$668 | |
| | Subtotal, Division B30, Roofing | | | | \$668 | \$0.06 |
| DIVISION C | | l | | _1 | · · | i |
| DIVISION C | INTERIOR CONSTRUCTION | | | | | |
| C1010-126-5400 | Partitions Drywall Partitions/Metal Stud Framing | 16447 | S.F. | 3.70 | \$60,854 | |
| C1010-126-6200 | Drywall Partitions/Metal Stud Framing at Stair Core | 11827 | | 5.46 | \$64,575 | |
| C1010-128-0649 | Exterior Wall Furring, I-1/2" Steel Channels @ 24" O.C. | 1000 | S.F. | 1.56 | \$1,560 | |
| C1010-128-0700 C1010-128-0920 | Insulation, Rigid I" Thick Gypsum Board, 5/8" Fire Rated | 1000 | | 0.88 | \$880 \$1,000 | |
| C1010-128-0960 | Tape and Finish Interior Doors & Hardware | 1000 | | 0.50 | \$500 | |
| C1020-114-1000 | Interior Metal Door / Metal Frame | | EA. | 760.00 | \$7,600 | |
| C1020-120-2000 C1020-120-2160 | Interior Wood Door / Wood Frame Interior Wood Door / Wood Frame Double | | EA. EA. | 326.00 690.00 | \$8,802 \$4,140 | |
| | Fittings | | | | · | |
| C1030-710 C1030-830 | Bath and Toilet Accessories Fabricated Kitchen Base Cabinets | | L.F. | 251.00 | • | |
| C1030-830 C1030-830 | Fabricated Kitchen Wall Cabinets Fabricated Kitchen Countertops, Corian | | L.F. L.F. | 195.50 75.00 | \$9,384 \$5,400 | |
| C1030-830 C1030-830 | Fabricated Bathroom Vanity Casework, 36" Fabricated Bathroom Vanity Counterops, 37" | | EA. EA. | 339.50 344.00 | \$4,074 \$4,128 | |
| | Stairs | | | | · | |
| C2010-110-0660 C2010-110-0920 | Exterior Stairs, Steel, Grate Type Interior Stairs, Steel, Pan Tread | | FLIGHT FLIGHT | 9,100.00 12,900.00 | | |
| C2010-110-1120 | Basement Stairs, Wood Prefab Wall Finish | 2 | FLIGHT | 2,255.00 | \$4,510 | |
| C3010-230-0140 | Wall Finish, Painted Drywall | 60500 | S.F. | 0.71 | \$42,955 | |
| C3020-410 | Floor Finish Linoleum Floors | 1675 | S.F. | 5.50 | \$9,213 | |
| C3020-410 | Bamboo Floors Ceiling Finish | 5575 | S.F. | 8.00 | \$44,600 | |
| C3030-110-5700 | Ceiling Finishes, Drywall Ceilings | 7085 | S.F. | 3.32 | \$23,522 | |
| | Subtotal, Division C, Interior Construction | | | | \$378,927 | \$35.10 |
| DIVISION D | SERVICES | | | | | |
| D20 | | | | | | |
| D2010-410-1800 | Plumbing Kitchen Sink System | | EA. | 1,285.00 | | |
| D2010-922-2240 D2010-924-2240 | Two Fixture Bathroom, One Wall Plumbing Three Fixture Bathroom, One Wall Plumbing | | EA. EA. | 2,350.00 3,200.00 | \$4,700 \$19,200 | |
| D2010-926-2240 D2020-240-1820 | Three Fixture Bathroom, Two Wall Plumbing Electric Water Heater, Commercial | | EA. EA. | 3,450.00 5,565.00 | \$20,700 \$44,520 | |
| J2020-2 1 0-1620 | | 0 | EA. | 3,363.00 | · | |
| RD2010-031 | Plumbing Subtotal Control (10%), Fittings (30%), Quality/Comp. (10%) | | | | \$98,115 \$49,058 | |
| | Subtotal, Division D20 Plumbing | | | | \$147,173 | |
| | | | | | φ177,173 | |
| D30 D3030-214-1200 | HVAC Heating/Cooling, Gas Fired Forced Air, 1200 SF | 6 | EA. | 6,882.08 | \$41,292 | |
| D3030-214-1200 | Heating/Cooling, Gas Fired Forced Air, 2000 SF | I | EA. | 10,069.96 | \$10,070 | |
| | Subtotal, Division D30 HVAC | | | | \$51,362 | |
| D40 | Fire Protection | | | | | |
| D50 | Electrical | | | | | |
| | Cost per S.F for Total Electirc Systems, Low Rise Apt. | 7030 | | 7.12 | \$50,054 | |
| | a | | IS.F. | _ | \$41,240 | |
| | Cost per S.F for Total Electirc Systems, Donut Shop | 2000 | | 20.62 | φτ1,2 1 0 | |
| | Cost per S.F for Total Electirc Systems, Donut Shop Subtotal, Division D50 Electrical | 2000 | | 20.62 | \$91,294 | |
| | Subtotal, Division D50 Electrical | 2000 | | 20.62 | \$91,294 | AR 2 - 11 |
| | | 2000 | | 20.62 | · | \$26.85 |
| RD5010-117 | Subtotal, Division D50 Electrical | 2000 | | 20.62 | \$91,294 | \$26.85 |
| DIVISION E | Subtotal, Division D50 Electrical Subtotal, Division D, Services EQUIPMENT & FURNISHINGS Equipment | | | | \$91,294 \$289,829 | \$26.85 |
| DIVISION E E10 E1090-410-0110 E1090-410-0120 | Subtotal, Division D50 Electrical Subtotal, Division D, Services EQUIPMENT & FURNISHINGS Equipment Range, Cook Top, 4 Burner Built In, Single Oven, 30" Wide | 6 6 | EA. | 324.00 602.00 | \$91,294 \$289,829 \$1,944 \$3,612 | \$26.85 |
| DIVISION E E10 E1090-410-0110 E1090-410-0120 E1090-410-0170 | Subtotal, Division D50 Electrical Subtotal, Division D, Services EQUIPMENT & FURNISHINGS Equipment Range, Cook Top, 4 Burner Built In, Single Oven, 30" Wide Dish Washer, Built In | 6 6 | EA. EA. | 324.00 602.00 561.00 | \$91,294 \$289,829 \$1,944 \$3,612 \$3,366 | \$26.85 |
| DIVISION E E10 E1090-410-0110 E1090-410-0120 E1090-410-0170 E1090-410-0220 | Subtotal, Division D50 Electrical Subtotal, Division D, Services EQUIPMENT & FURNISHINGS Equipment Range, Cook Top, 4 Burner Built In, Single Oven, 30" Wide | 6 6 6 | EA. | 324.00 602.00 | \$91,294 \$289,829 \$1,944 \$3,612 | \$26.85 |
| DIVISION E E10 E1090-410-0110 E1090-410-0120 E1090-410-0170 E1090-410-0220 | Subtotal, Division D50 Electrical Subtotal, Division D, Services EQUIPMENT & FURNISHINGS Equipment Range, Cook Top, 4 Burner Built In, Single Oven, 30" Wide Dish Washer, Built In Refrigerator, 21 to 29 C.F. | 6 6 6 | EA. EA. EA. | 324.00 602.00 561.00 1,250.00 | \$91,294 \$289,829 \$1,944 \$3,612 \$3,366 \$7,500 | \$26.85 |
| DIVISION E E10 E1090-410-0110 E1090-410-0120 E1090-410-0170 E1090-410-0220 E1090-410-0300 | Subtotal, Division D50 Electrical Subtotal, Division D, Services EQUIPMENT & FURNISHINGS Equipment Range, Cook Top, 4 Burner Built In, Single Oven, 30" Wide Dish Washer, Built In Refrigerator, 21 to 29 C.F. Stacked Washer and Dryer Subtotal, Division E10 Equipment | 6 6 6 | EA. EA. EA. | 324.00 602.00 561.00 1,250.00 | \$91,294 \$289,829 \$1,944 \$3,612 \$3,366 \$7,500 | \$26.85 |
| E10 E1090-410-0110 E1090-410-0120 E1090-410-0170 E1090-410-0220 E1090-410-0300 | Subtotal, Division D50 Electrical Subtotal, Division D, Services EQUIPMENT & FURNISHINGS Equipment Range, Cook Top, 4 Burner Built In, Single Oven, 30" Wide Dish Washer, Built In Refrigerator, 21 to 29 C.F. Stacked Washer and Dryer | 6 6 6 | EA. EA. EA. | 324.00 602.00 561.00 1,250.00 | \$91,294 \$289,829 \$1,944 \$3,612 \$3,366 \$7,500 | \$26.85 |
| E10 E1090-410-0110 E1090-410-0120 E1090-410-0170 E1090-410-0220 E1090-410-0300 | Subtotal, Division D50 Electrical Subtotal, Division D, Services EQUIPMENT & FURNISHINGS Equipment Range, Cook Top, 4 Burner Built In, Single Oven, 30" Wide Dish Washer, Built In Refrigerator, 21 to 29 C.F. Stacked Washer and Dryer Subtotal, Division E10 Equipment Furnishings | 6 6 6 | EA. EA. EA. EA. | 324.00 602.00 561.00 1,250.00 | \$1,944 \$3,612 \$3,366 \$7,500 \$23,922 | \$26.85 |
| E10 E1090-410-0110 E1090-410-0120 E1090-410-0120 E1090-410-0220 E1090-410-0300 E200 E2010-320-0130 | Subtotal, Division D50 Electrical Subtotal, Division D, Services EQUIPMENT & FURNISHINGS Equipment Range, Cook Top, 4 Burner Built In, Single Oven, 30" Wide Dish Washer, Built In Refrigerator, 21 to 29 C.F. Stacked Washer and Dryer Subtotal, Division E10 Equipment Furnishings Window Treatment, Vertical Blinds and Track | 6 6 6 | EA. EA. EA. EA. | 324.00 602.00 561.00 1,250.00 | \$91,294 \$289,829 \$1,944 \$3,612 \$3,366 \$7,500 \$7,500 \$23,922 | \$26.85 |
| E10 E1090-410-0110 E1090-410-0120 E1090-410-0170 E1090-410-0220 E1090-410-0300 E200 E2010-320-0130 DIVISION F | Subtotal, Division D50 Electrical Subtotal, Division D, Services EQUIPMENT & FURNISHINGS Equipment Range, Cook Top, 4 Burner Built In, Single Oven, 30" Wide Dish Washer, Built In Refrigerator, 21 to 29 C.F. Stacked Washer and Dryer Subtotal, Division E10 Equipment Furnishings Window Treatment, Vertical Blinds and Track SPECIAL CONSTRUCTION & DEMOLITION Building Demolition | 6 6 6 | EA. EA. EA. EA. | 324.00 602.00 561.00 1,250.00 | \$91,294 \$289,829 \$1,944 \$3,612 \$3,366 \$7,500 \$7,500 \$23,922 | \$26.85 |
| E10 E1090-410-0110 E1090-410-0120 E1090-410-0170 E1090-410-0300 E1090-410-0300 E2010-320-0130 DIVISION F E20 E20 | Subtotal, Division D50 Electrical Subtotal, Division D, Services EQUIPMENT & FURNISHINGS Equipment Range, Cook Top, 4 Burner Built In, Single Oven, 30" Wide Dish Washer, Built In Refrigerator, 21 to 29 C.F. Stacked Washer and Dryer Subtotal, Division E10 Equipment Furnishings Window Treatment, Vertical Blinds and Track SPECIAL CONSTRUCTION & DEMOLITION Building Demolition | 6 6 6 6 | EA. EA. EA. EA. | 324.00 602.00 561.00 1,250.00 | \$91,294 \$289,829 \$1,944 \$3,612 \$3,366 \$7,500 \$7,500 \$23,922 | \$26.85 |
| E10 E1090-410-0110 E1090-410-0120 E1090-410-0120 E1090-410-0220 E1090-410-0300 E20 E2010-320-0130 DIVISION F F20 DIVISION G | Subtotal, Division D50 Electrical Subtotal, Division D, Services EQUIPMENT & FURNISHINGS Equipment Range, Cook Top, 4 Burner Built In, Single Oven, 30" Wide Dish Washer, Built In Refrigerator, 21 to 29 C.F. Stacked Washer and Dryer Subtotal, Division E10 Equipment Furnishings Window Treatment, Vertical Blinds and Track SPECIAL CONSTRUCTION & DEMOLITION Building Demolition SITE WORK | 6 6 6 6 6 6 | EA. EA. EA. EA. S.F. | 324.00 602.00 561.00 1,250.00 1,250.00 | \$1,294 \$289,829 \$1,944 \$3,612 \$3,366 \$7,500 \$7,500 \$23,922 \$4,934 | \$26.85 |
| E10 E1090-410-0110 E1090-410-0120 E1090-410-020 E1090-410-0300 E1090-410-0300 E200 E2010-320-0130 DIVISION F F20 DIVISION G G10 G1020-200 | Subtotal, Division D50 Electrical Subtotal, Division D, Services EQUIPMENT & FURNISHINGS Equipment Range, Cook Top, 4 Burner Built In, Single Oven, 30" Wide Dish Washer, Built In Refrigerator, 21 to 29 C.F. Stacked Washer and Dryer Subtotal, Division E10 Equipment Furnishings Window Treatment, Vertical Blinds and Track SPECIAL CONSTRUCTION & DEMOLITION Building Demolition | 555 | EA. EA. EA. EA. | 324.00 602.00 561.00 1,250.00 | \$91,294 \$289,829 \$1,944 \$3,612 \$3,366 \$7,500 \$7,500 \$23,922 | \$26.85 |
| E10 E1090-410-0110 E1090-410-0110 E1090-410-0120 E1090-410-0200 E1090-410-0300 E20 E2010-320-0130 DIVISION F F20 DIVISION G G10 G1020-200 G1030-100 | Subtotal, Division D50 Electrical Subtotal, Division D, Services EQUIPMENT & FURNISHINGS Equipment Range, Cook Top, 4 Burner Built In, Single Oven, 30" Wide Dish Washer, Built In Refrigerator, 21 to 29 C.F. Stacked Washer and Dryer Subtotal, Division E10 Equipment Furnishings Window Treatment, Vertical Blinds and Track SPECIAL CONSTRUCTION & DEMOLITION Building Demolition SITE WORK Site Preparation Demolition of Site Components, Concrete | 555 | EA. EA. EA. EA. S.F. | 324.00 602.00 561.00 1,250.00 1,250.00 20,000.00 | \$1,294 \$289,829 \$1,944 \$3,612 \$3,366 \$7,500 \$7,500 \$23,922 \$4,934 | \$26.85 |
| E10 E1090-410-0110 E1090-410-0120 E1090-410-0120 E1090-410-0220 E1090-410-0300 E20 E2010-320-0130 DIVISION F E20 G1020-200 G1030-100 G20 G2030-120-1580 | Subtotal, Division D50 Electrical Subtotal, Division D, Services EQUIPMENT & FURNISHINGS Equipment Range, Cook Top, 4 Burner Built In, Single Oven, 30" Wide Dish Washer, Built In Refrigerator, 21 to 29 C.F. Stacked Washer and Dryer Subtotal, Division E10 Equipment Furnishings Window Treatment, Vertical Blinds and Track SPECIAL CONSTRUCTION & DEMOLITION Building Demolition SITE WORK Site Preparation Demolition of Site Components, Concrete Site Grading, Excavation and Disposal Site Improvements Concrete Sidewalks | 555 | EA. EA. EA. EA. S.F. | 324.00 602.00 561.00 1,250.00 1,250.00 20,000.00 | \$1,944 \$3,612 \$3,366 \$7,500 \$7,500 \$23,922 \$4,934 \$1,285 \$843 | \$26.85 |
| DIVISION E | Subtotal, Division D50 Electrical Subtotal, Division D, Services EQUIPMENT & FURNISHINGS Equipment Range, Cook Top, 4 Burner Built In, Single Oven, 30" Wide Dish Washer, Built In Refrigerator, 21 to 29 C.F. Stacked Washer and Dryer Subtotal, Division E10 Equipment Furnishings Window Treatment, Vertical Blinds and Track SPECIAL CONSTRUCTION & DEMOLITION Building Demolition SITE WORK Site Preparation Demolition of Site Components, Concrete Site Grading, Excavation and Disposal | 555 | EA. EA. EA. EA. S.F. | 324.00 602.00 561.00 1,250.00 1,250.00 20,000.00 | \$1,294 \$289,829 \$1,944 \$3,612 \$3,366 \$7,500 \$23,922 \$4,934 \$20,000 \$1,285 \$843 | \$26.85 |
| E10 E1090-410-0110 E1090-410-0110 E1090-410-0120 E1090-410-0220 E1090-410-0300 E20 E2010-320-0130 DIVISION F F20 DIVISION G G10 G1020-200 G1030-100 G20 G2030-120-1580 G2040-100 G2050 | Subtotal, Division D50 Electrical Subtotal, Division D, Services EQUIPMENT & FURNISHINGS Equipment Range, Cook Top, 4 Burner Built In, Single Oven, 30" Wide Dish Washer, Built In Refrigerator, 21 to 29 C.F. Stacked Washer and Dryer Subtotal, Division E10 Equipment Furnishings Window Treatment, Vertical Blinds and Track SPECIAL CONSTRUCTION & DEMOLITION Building Demolition SITE WORK Site Preparation Demolition of Site Components, Concrete Site Grading, Excavation and Disposal Site Improvements Concrete Sidewalks Fences and Gates | 555 | EA. EA. EA. EA. S.F. | 324.00 602.00 561.00 1,250.00 1,250.00 20,000.00 | \$1,285 \$289,829 \$1,944 \$3,612 \$3,366 \$7,500 \$7,500 \$23,922 \$4,934 | \$26.85 |
| E10 E1090-410-0110 E1090-410-0120 E1090-410-0120 E1090-410-0220 E1090-410-0300 E20 E2010-320-0130 DIVISION F F20 DIVISION G G10 G1020-200 G1030-100 G20 G2030-120-1580 G2040-100 G2050 G30 G3010-110-6090 | Subtotal, Division D50 Electrical Subtotal, Division D, Services EQUIPMENT & FURNISHINGS Equipment Range, Cook Top, 4 Burner Built In, Single Oven, 30" Wide Dish Washer, Built In Refrigerator, 21 to 29 C.F. Stacked Washer and Dryer Subtotal, Division E10 Equipment Furnishings Window Treatment, Vertical Blinds and Track SPECIAL CONSTRUCTION & DEMOLITION Building Demolition SITE WORK Site Preparation Demolition of Site Components, Concrete Site Grading, Excavation and Disposal Site Improvements Concrete Sidewalks Fences and Gates Landscaping Site Mechanical Utilities Water Distribution Piping | 555 148 100 100 1 1 | EA. EA. EA. S.F. S.F. L.F. | 324.00 602.00 561.00 1,250.00 1,250.00 20,000.00 8.68 8.43 15.90 350.00 2,500.00 | \$1,294 \$289,829 \$1,944 \$3,612 \$3,366 \$7,500 \$7,500 \$23,922 \$4,934 \$1,285 \$843 \$1,590 \$350 \$2,500 | \$26.85 |
| E10 E1090-410-0110 E1090-410-0110 E1090-410-0120 E1090-410-0200 E1090-410-0300 E20 E2010-320-0130 DIVISION F F20 DIVISION G G10 G1020-200 G1030-100 G20 G2030-120-1580 G2040-100 G2050 | Subtotal, Division D50 Electrical Subtotal, Division D, Services EQUIPMENT & FURNISHINGS Equipment Range, Cook Top, 4 Burner Built In, Single Oven, 30" Wide Dish Washer, Built In Refrigerator, 21 to 29 C.F. Stacked Washer and Dryer Subtotal, Division E10 Equipment Furnishings Window Treatment, Vertical Blinds and Track SPECIAL CONSTRUCTION & DEMOLITION Building Demolition SITE WORK Site Preparation Demolition of Site Components, Concrete Site Grading, Excavation and Disposal Site Improvements Concrete Sidewalks Fences and Gates Landscaping Site Mechanical Utilities | 148 100 100 100 | EA. EA. EA. S.F. S.F. L.F. | 324.00 602.00 561.00 1,250.00 1,250.00 20,000.00 8.68 8.43 15.90 350.00 2,500.00 | \$1,285 \$289,829 \$1,944 \$3,612 \$3,366 \$7,500 \$23,922 \$4,934 \$1,285 \$843 | \$26.85 |
| E10 E1090-410-0110 E1090-410-0110 E1090-410-0120 E1090-410-0200 E1090-410-0300 E20 E2010-320-0130 DIVISION F F20 DIVISION G G10 G1020-200 G1030-100 G2050 G300 G3010-110-6090 G3010-110-6090 G3020-110-4150 | Subtotal, Division D50 Electrical Subtotal, Division D, Services EQUIPMENT & FURNISHINGS Equipment Range, Cook Top, 4 Burner Built In, Single Oven, 30" Wide Dish Washer, Built In Refrigerator, 21 to 29 C.F. Stacked Washer and Dryer Subtotal, Division E10 Equipment Furnishings Window Treatment, Vertical Blinds and Track SPECIAL CONSTRUCTION & DEMOLITION Building Demolition SITE WORK Site Preparation Demolition of Site Components, Concrete Site Grading, Excavation and Disposal Site Improvements Concrete Sidewalks Fences and Gates Landscaping Site Mechanical Utilities Water Distribution Piping Drainage and Sewage Piping | 148 100 100 100 | EA. EA. EA. C. E | 324.00 602.00 561.00 1,250.00 1,250.00 20,000.00 8.89 | \$1,294 \$289,829 \$1,944 \$3,612 \$3,366 \$7,500 \$23,922 \$4,934 \$20,000 \$1,285 \$843 \$1,590 \$350 \$2,500 | \$26.85 |

NEW CONSTRUCTION 'SYSTEMS' COSTS

| Assembly | | | | Total Cost | C | Cost |
|----------------------------------|--|----------|----------------|--|--------------------|----------|
| Number | Description | Qty. | Unit | Unit | | Per S.F. |
| DIVISION A | SUBSTRUCTURE | | | | | |
| A10 | Foundations | | | 1 | 1 | |
| 410 | Existing | | | | | |
| A20 | Basement Construction | | | | | |
| | Existing | | | | | |
| | Subtotal Division A | | | | \$0 | \$0.00 |
| DIVISION A | SUBSTRUCTURE | | | | | |
| DIVISION B | SHELL | | | | | |
| BI0 | Superstructure | | 1 | | | |
| B1010-208-1600 | Steel Columns (50K), 9 x 10' | | V.L.F. | 31.40 | \$2,826 | |
| B1010-246-1250 B1020-112-2700 | Floor Construction Roof Construction | | S.F. S.F. | 9.61 5.81 | \$8,293 \$5,014 | |
| | Subtotal, Division B10, Superstructure | | | | \$16,133 | \$16.95 |
| B20 | Exterior Closure | | | | 410,100 | 4.0 |
| B2010-146-1400 | Metal Siding Panel | | S.F. | 5.54 | \$5,429 | |
| B2010-154-3000 B2020-210-1800 | Metal Siding Support Tubular Aluminum Window Framing | | S.F. S.F. | 5.23 35.15 | \$5,125 \$2,953 | |
| B2030-110-6950 | Glazed Exterior Doors | | EA. | 4,525.00 | \$4,525 | |
| B2030-220-3450 | Steel Exterior Doors | I | EA. | 1,458.00 | \$1,458 | |
| | Subtotal, Division B20, Exterior Closure | | | | \$19,490 | \$20.47 |
| B30 | Roofing | | | | | |
| B3010 | Extensive Green Roof Assembly | | S.F. | 10.00 | \$8,500 | |
| B3010-410-1000 B3010-620-1400 | Base Flashing Downspout | | L.F. V.L.F. | 22.20 4.54 | \$2,664 \$50 | |
| 55010 020 1100 | | | V.L.I . | 1.51 | | |
| | Subtotal, Division B30, Roofing | | | | \$11,214 | \$11.78 |
| DIVISION C | INTERIOR CONSTRUCTION | | | | | |
| | Partitions | | <u> </u> | | | |
| C1010-126-5400 | Drywall Partitions/Metal Stud Framing | 330 | S.F. | 3.70 | \$1,221 | |
| C1010-128-0649 | Exterior Wall Furring, I-I/2" Steel Channels @ 24" O.C. | 450 | S.F. | 1.56 | \$1,026 | |
| C1010-128-0700 | Insulation, Rigid I" Thick | | S.F. | 0.88 | \$579 | |
| C1010-128-0920 | Gypsum Board, 5/8" Fire Rated | | S.F. | 1.00 | \$658 | |
| C1010-128-0960 | Tape and Finish Interior Doors & Hardware | 658 | S.F. | 0.50 | \$329 | |
| C1020 | Interior Doors Sliding 4 Panel | | EA. | 2,200.00 | \$2,200 | |
| C1020-114-1000 | Metal Door/Metal Frame Fittings | 2 | EA. | 760.00 | \$1,520 | |
| C1030-710 | Bath and Toilet Accessories Wall Finish | | | | \$335 | |
| C3010-230-0140 | Wall Finish, Painted Drywall | 1250 | S.F. | 0.71 | \$888 | |
| C2020 410 0740 | Floor Finish | 042 | 6.5 | 0.07 | 675. | |
| C3020-410-0740 | Floor Finish, Exposed Aggregate Finish Ceiling Finish | 863 | S.F. | 0.87 | \$751 | |
| C3030-110-5700 | Ceiling Finishes, Drywall Ceilings | 195 | S.F. | 3.32 | \$647 | |
| | Subtotal, Division C, Interior Construction | | | | \$10,154 | \$10.67 |
| DIVISION D | SERVICES | | | | | |
| D20 | Plumbing | | Ī | | I | |
| D2010-922-2240 | Two Fixture Bathroom, One Wall Plumbing | | EA. | 2,350.00 | \$2,350 | |
| D2020-240-1820 D2040-210-1960 | Electric Water Heater, Commercial Roof Drain System | | EA. EA. | 5,565.00 882.00 | \$5,565 \$882 | |
| D2040-210-2000 | Roof Drain, Additional Length | | L.F. | 22.06 | \$552 | |
| | Plumbing Subtotal | | | | \$9,349 | |
| RD2010-031 | Control (10%), Fittings (30%), Quality/Comp. (10%) | | | | \$4,674 | |
| | Subtotal, Division D20 Plumbing | | | | \$14,023 | |
| D30 D3030-214-1200 | HVAC | | EA. | 4 993 09 | \$4,000 | |
| D3030-214-1200 | Heating/Cooling, Gas Fired Forced Air | <u>'</u> | EA. | 6,882.08 | \$6,882 | |
| D40 | Fire Protection | | | | | |
| D50 | Electrical | | | | | |
| D5010-120-0240 | Service, 100 Amp | | EA. | 2,070.00 | \$2,070 | |
| D5010-230-0240 D5020-110-0640 | Feeders, 100 Amp Receptacles | | L.F. S.F. | 25.35 3.08 | \$1,268 \$2,658 | |
| D5020-130-0360 | Wall Switches 5/1000 S.F. | | S.F. | 1.08 | \$932 | |
| D5020-210-0280 | Lighting | 644 | S.F. | 6.80 | \$4,379 | |
| | Subtotal, Division D50 Electrical | | | | \$11,307 | \$11.88 |
| | Subtotal, Division D, Services | | | | \$32,212 | \$33.84 |
| DIVISION E | EQUIPMENT & FURNISHINGS | | | | | |
| DIVISION F | SPECIAL CONSTRUCTION & DEMOLITION | | | | | |
| | | | | | | |
| DIVISION G | SITE WORK | | | | \$89,203 | \$93.70 |

TOTAL CONSTRUCTION COST SUMMARY

| Division | Description | Subtotal Cost | Cost/S.F. | Percentage |
|-------------------------------|----------------------------------|---------------|--------------------|----------------|
| A | Substructure | \$0 | \$0.00 | 0.0% |
| B10 | Shell: Superstructure | \$19,715 | \$1.68 | 2.2% |
| B20 | Shell: Exterior Closure | \$82,382 | \$7.02 | 9.3% |
| B30 | Shell: Roofing | \$11,882 | \$1.01 | 1.3% |
| С | Interior Construction | \$389,081 | \$33.14 | 44.1% |
| DI0 | Services: Conveying | \$0 | \$0.00 | 0.0% |
| D20 | Services: Plumbing | \$161,195 | \$13.73 | 18.3% |
| D30 | Services: HVAC | \$58,245 | \$4.96 | 6.6% |
| D40 | Services: Fire Protection | \$0 | \$0.00 | 0.0% |
| D50 | Services: Electrical | \$102,600 | \$8.74 | 11.6% |
| E | Equipment & Furnishings | \$28,856 | \$2.46 | 3.3% |
| F | Special Construction | \$20,000 | \$1.70 | 2.3% |
| G | Site Work | \$8,744 | \$0.74 | 1.0% |
| • | Building Subtotal | \$882,700 | | • |
| Sales Tax General Conditions | % x Subtotal / 2 5.0% x Subtotal | | | \$44.135.00 |
| General Conditions | 5.0% x Subtotal | | C. L LHAH | \$44,135.00 |
| 0 1 1 | 7.00/ | | Subtotal "A" | \$926,835.03 |
| Overhead | 7.0% x Subtotal "A" | | C 1 | \$64,878.45 |
| D C. | 7.00/ | | Subtotal "B" | \$991,713.48 |
| Profit | 7.0% x Subtotal "B" | | C 1 | \$69,419.94 |
| | 02.20% | | Subtotal "C" | \$1,061,133.43 |
| Location Factor | 92.2% x Subtotal "C" | Cincinnati | Localized Cost | \$978,365.02 |
| Architects Fee | 8.5% × Localized Cost = | | | |
| Contingency | 2.0% x Localized Cost = | | | \$19,567.30 |
| | | | Project Total Cost | \$997,932.32 |
| Square Foot Cost | \$ / 11740 S.F. = | | S.F. Cost | \$85.00 |
| Cubic Foot Cost | \$ / 610480 CF = | | C.F. Cost | \$1.6 |