## THE VILLAGE AT SUDBURY STATION

**PRO FORMA ANALYSIS** 

# SEB LLC

"...the right to a decent, safe and suitable living environment...

Date:

June 28, 2016

To:

Sudbury Zoning Board of Appeals

From:

Bob Engler/consultant to Sudbury Station, LLC

Re:

The 40B Pro Forma

#### **MEMORANDUM**

This Memo will outline the methodology for determining if conditions imposed by a ZBA render a project "uneconomic" under 40B guidelines and based on Housing Appeals Committee case law.

- 1. development and operating budgets are prepared following 40B guidelines which basically follow actual estimated project costs with the following exceptions:
  - a. the land value shown is the appraised as-is value based on underlying zoning and is not tied to actual purchase price, whether that is higher or lower; the appraisal is commissioned by the selected subsidizing agency
  - b. if the contractor and developer are a "related party", the contractor can only carry 14% above all third party costs for general conditions, overhead and fee (if the general contractor is a third party, there is no restriction other than "industry standards"). In either case, there is language in the cost certification guidelines that a "safe harbor" for any debate about construction costs should be 110% of RS Means published costs for the type of development being proposed; applicants have typically counted this (as it is considered unreliable) by having a contractor or cost estimator provide estimates, even though based on schematic or preliminary drawings, particularly is the project is complex and costly
  - c. the maximum allowable developer overhead & fee is a 40B formula and is typically both a source and use to the extent it is contributed back to the project as part of the developer's equity
  - d. market rents are based on a third party market analysis
  - e. affordable rents and utility allowances are set by DHCD/HUD published information and LHA Section 8 Utility Allowance Schedules
  - f. annual operating costs are based on comparable mixed income 40B developments
  - g. construction/permanent loans are market based or tied to a particularly subsidized housing agency's loan program

- 2. The formula for determining whether a project is uneconomic is as follows: The RETURN ON TOTAL COST (Net Operating Income divided by the Total Development Cost of the project) is compared to the interest on a 10 year Treasury bill at the time of submission of the pro forma. An uneconomic project would produce a ROTC less than 450 basis points above the return on that 10 Year Treasury bill.
- 3. When producing this analysis, the developer's pro forma becomes the "base line" budget from which to start. That pro forma can show that the project, as submitted, is uneconomic by 40B standards (as many are); it is the developer's prerogative to submit a project which would be considered uneconomic as there are many reasons to undertake a project and this formula is only one of them. However, any conditions imposed by the ZBA which render the project significantly more uneconomic can be challenged under an appeal to HAC. The developer is entitled to show the cumulative effect of all the imposed conditions which have a financial impact on the development in making this case.
- 4. In our program, the 250 unit project is uneconomic by 40B standards; there are several reasons for this, other than the fundamental element of providing 25% of the units as affordable which units don't support their own costs. The other factors include the relatively high site development costs because of the extensive roadway system, grading, storm water management, on-site wastewater treatment and other costs related to this project; also, construction costs continue to rise in the Boston area because of demand for labor, and finally operating costs continue to rise over time for all the reasons which constitute these costs, such as real estate taxes, administrative and maintenance salaries, utility costs and insurance.
- 5. By reducing the units of units by 40% (250 150), many of the fixed costs of the project, both in the development budget (acquisition value, site costs, contractor mobilization costs, amenities, various soft costs) and the operating budget (administrative, maintenance personnel, site utilities) do not get reduced proportionately; therefore, per unit costs will increase. This is evident in the 150 unit pro forma. The uneconomic measure (ROTC) decreases by 70%. Consequently, it is irrefutable that this condition renders the project significantly more uneconomic.

The Village at Sudbury Station Sudbury, MA 6/23/2016

Number of Units

250

**RENTAL PRO FORMA** 

### Assumptions & Formulas

| As-Is Appraised Value                      | \$3,500,000 |
|--|-------------|
| GSF - flats                                | 298,706     |
| GSF - townhouses                           | 85,410      |
| Construction costs/gsf                     |             |
| flats bldgs, not incl podium parking       | \$126.85    |
| podium parking - total cost                | \$4,986,599 |
| townhouses, with parking                   | \$131.13    |
| Hard Cost contingency                      | 5%          |
| Soft Cost contingency                      | 5%          |
| Construction Period (in months)            | 24          |
| Construction Loan interest = loan amount x |             |
| 50% x interest rate x construction period  | 3.25%       |
| Finance Fees (appli/constr/permanent)      | 1.10%       |
| Soft Costs                                 |             |
| Builder's general conditions/OH & Fee      | incl        |

#### **SOURCES & USES**

| Development Costs  | Per Unit  | Total        |
|--|-----------|--------------|
| Acquisition  | 14,000    | 3,500,000    |
| Hard Costs   |           |              |
| Site Work earth work   | \$29,187  | \$7,296,684  |
| utilities (on site/off site) roads and walks   |           |              |
| site improvement lawns and planting/landscaping/fencing geotechnical condition environmental remediation | \$6,257   | \$1,564,228  |
| demolition   |           |              |
| unusual site conditions  |           |              |
| Sub-Total Site Work  | \$35,444  | \$8,860,912  |
| Construction   |           |              |
| Building structures - flats units  |           | \$37,890,856 |
| Podium Parking   |           | \$4,986,599  |
| Building structures - townhouse units  |           | \$11,199,813 |
| Clubhouse/exercise   |           | \$1,479,125  |
| Sub-total -Site & Building construction  | \$257,669 | \$64,417,305 |
| General Conditions   | \$0       |              |
| Builder's Overhead   | \$0       |              |
| Builder's Profit   | \$0       |              |
| Sub-Total - Gen Cond/ Overhead/ Profit   | \$0       |              |
| Hard Cost contingency  | \$12,778  | \$3,194,384  |
| Sub-Total Hard Costs   | \$270,447 | \$67,611,689 |

#### **Soft Costs**

| Appraisal/Market Study                                | 104      | 26,000      |
|---|----------|-------------|
| Marketing/Initial Rent-up                             | 300      | 75,000      |
| Taxes   | 1,800    | 450,000     |
| Utility Usage   | 40       | 10,000      |
| Insurance   | 360      | 90,000      |
| Security  | 40       | 10,000      |
| Inspecting Engineer                                   | 0        | 0           |
| Construction Loan Interest                            | 5,983    | 1,495,637   |
| Fees - construction lender                            | 2,700    | 674,954     |
| Fees - Permanent lender                               | incl     | incl        |
| Architecture/Engineering                              | 6,680    | 1,670,000   |
| Survey, permits                                       | 400      | 100,000     |
| Building Permits & other fees                         | 4,516    | 1,129,029   |
| Construction Manager                                  | 0        | 0           |
| Bond Premiums (P&P/Lien bond)                         | 0        | 0           |
| Environmental/Civil/Geo-tech Engineering              | 1,720    | 430,000     |
| Legal   | 2,000    | 500,000     |
| Title & Recording                                     | 200      | 50,000      |
| Accounting & 40B Cost Certification Bond              | 160      | 40,000      |
| Relocation  | 0        | 0           |
| 40B Site Approval Processing Fee                      | 0        | 0           |
| 40B Mediation Fund Fee                                | 20       | 5,000       |
| 40B Land Appraisal (as-is appraisal)                  | 20       | 5,000       |
| 40B Final Approval Processing fee/Tech Assistance fee | 30       | 7,500       |
| 40B Subsidizing Agency Cost Certification Fee         | 0        | 0           |
| 40B Monitoring Agent Fees                             | 60       | 15,000      |
| MIP   | 0        | 0           |
| Credit Enhancement                                    | 0        | 0           |
| Letter of Credit Fee                                  | 0        | 0           |
| Other Financing Fees                                  | 0        | 0           |
| Development consultant                                | 600      | 150,000     |
| Lottery consultant                                    | 172      | 43,000      |
| ZBA peer review consultants Other consultants         | 160      | 40,000      |
| Other consultants                                     | 0        | 0           |
| Soft Cost Contingency                                 | 1,403    | 350,806     |
| Cont Cook Containing Chey                             | 1,400    | 000,000     |
| Sub-Total Soft Costs                                  | 29,468   | 7,366,926   |
| Sub-Total Acquisition + Hard + Soft Costs             | 313,914  | 78,478,616  |
| Developer Overhead/Fee                                | 31,431   | 7,857,862   |
| Off-site mitigation                                   | 800      | 200,000     |
| TOTAL NET DEVELOPMENT COSTS                           | 346,146  | 86,536,477  |
|   |          |             |
| Capitalized Reserves                                  |          |             |
| Initial Rent-Up Reserves                              | 400      | 100,000     |
| Operating Reserves                                    | 400      | 000,000     |
| Operating Reserves                                    | U        | U           |
| Sub-Total Capitalized Reserves                        | 400      | 100,000     |
|   |          |             |
| TOTAL DEVELOPMENT COSTS                               | 346,546  | 86,636,477  |
|   | =        |             |
| DEVELOPMENT SOURCES                                   |          |             |
| Permanent Loan  | 245,438  | 61,359,475  |
| Equity Required                                       | 101,108  | 25,277,003  |
| less Developer Overhead/Fee contributed               | (31,431) | (7,857,862) |
| 1000 Developer Overneau/r de continbuteu              | (31,431) | (1,001,002) |
| Developer Cash Equity Required                        | 69,677   | 17,419,141  |
| TOTAL DEVELOPMENT SOURCES                             | 346,546  | 86,636,477  |
|   |          |             |

# Calculation of Maximum Allowable 40B Developer Fee

| A.                                 |               |              |  |  |
|------------------------------------|---------------|--------------|--|--|
| Appraised lar                      | \$3,500,000   |              |  |  |
| C                                  | \$0           |              |  |  |
| Allowable Acquisition Cost \$3,500 |               |              |  |  |
| B. Allowable Acquisiton C          | Cost * 5%     | \$175,000    |  |  |
|                                    | Hard Costs i. | \$67,611,689 |  |  |
|                                    | \$7,216,926   |              |  |  |
| A                                  | djusted TDC   | \$74,828,616 |  |  |

## **DHCD Maximum Allowable Developer Fee**

| Developer Fee  |      | \$7,857,862 |
|--|------|-------------|
| 5% of Acquisiton  DHCD Maximum Allowable 40B   |      | \$175,000   |
| Developer Fee  |      | \$7,682,862 |
| 10% of the difference between Adjusted TDC and \$5,000,000 Sub-total Maximum Allowable | iii. | \$6,982,862 |
| 12.5% of the next \$2,000,000 of Adjusted TDC  | ii.  | \$250,000   |
| 15% of 1st \$3,000,000 of Adjusted TDC   | i.   | \$450,000   |

(estimated pre-40B value upon which developer fee is calculated)

#### The Village at Sudbury Station Sudbury, MA

Number of Units:

250

| RENTAL R    | EVENUES                                | Units | Approx. Sq. Ft.<br>(flats + TH) | Affordable<br>Rent @ 70% | Utility Allowa | Rent /Month    |          |
|-------------|--|-------|---------------------------------|--------------------------|----------------|----------------|----------|
| Affordable  | 1 BR                                   | 29    | 1,015                           | 1,190                    | 117            | 1.072          |          |
| Affordable  | 2 BR                                   | 28    | 1,323                           | 1,419                    |                | 1,073<br>1,270 |          |
| Affordable  | 3 BR                                   | 6     | 1,580                           | 1,629                    |                | 1,446          |          |
| Market      | 1 BR                                   | 90    | 1,015                           | @ 2.10/sf                |                | 2,133          |          |
| Market      | 2 BR                                   | 78    | 1,323                           | @ 1.92/sf                |                | 2,537          |          |
| Market      | 3 BR                                   | 19    | 1,580                           | @ 2.34/sf                |                | 3,694          |          |
| Total Units |  | 250   |                                 |                          |                |                |          |
| Gross Annu  | ual Rental Income                      |       |                                 |                          |                | 6,424,466      |          |
|             | ne - parking<br>ne - Misc (.01 x rent) | 171   | 150/mo - mrkt unit              | s with podium            | parking        | 307,800        |          |
| Total "OTH  |  |       |                                 |                          |                | 64,245         |          |
|             | art moonic                             |       |                                 |                          |                | 372,045        |          |
| TOTAL GR    | OSS INCOME                             |       |                                 |                          |                | 6,796,511      |          |
|             | G EXPENSES                             |       |                                 |                          |                | Total          | Per Unit |
| MANAGEM     |  |       |                                 |                          |                | 145,018        | 580      |
|             | RATION (incl 1/2 payroll)              |       |                                 |                          |                | 341,215        | 1,365    |
| UTILITIES   | NCE (incl 1/2 payroll)                 |       |                                 |                          |                | 593,627        | 2,375    |
|             |  |       |                                 |                          |                | 204,550        | 818      |
| TAXES       |  |       |                                 |                          |                | 950,000        | 3,800    |
| RESIDENT    |  |       |                                 |                          |                | 0              | 0        |
| INSURANC    | <del>77</del> 3                        |       |                                 |                          |                | 100,000        | 400      |
| MONITORII   |  |       |                                 |                          |                | 15,000         | 60       |
| REPLACEM    | MENT RESERVES                          |       |                                 |                          |                | 75,000         | 300      |
| TOTAL OP    | ERATING EXPENSES                       |       |                                 |                          |                | 2,424,410      | 9,698    |
| TOTAL OF    | LINATING EXPENSES                      |       |                                 |                          |                | 2,424,410      | 9,69     |

| Supportable Loan   | 61,359,475 |
|--|------------|
| Available for debt service   | 3,204,484  |
| Debt Service Coverage Ratio  | 1.25       |
|  | 4,005,605  |
| (less) Annual Operating Expenses NET OPERATING INCOME                      | -2,424,410 |
| 8 2  | 6,430,015  |
| Effective Total Income   | -18,602    |
| (less) Vacancy on Other Income   | -276,012   |
| (less) Vacancy and Bad Debt -mrkt units                                    | -71,883    |
| (less) Vacancy and Bad Debt -afford units                                  | 372,045    |
| Other Income (parking + miscellaneous)                                     |            |
| OPERATING PRO-FORMA- initial yr - stabilized occupancy Gross Rental Income | 6,424,466  |

| umptions                           |       |
|------------------------------------|-------|
| ancy & Bad Debt (Affordable Units) | 5.00% |
| ancy & Bad Debt (Market Units)     | 5.00% |
| ancy & Bad Debt (Other Income)     | 5.00% |
| agement Fee (as a % gross income)  | 3.05% |
|                                    |       |
| nber of Months                     | 12    |
| rest Rate                          | 4.75% |
| t Service Coverage Ratio           | 1.25  |

Mortgage Calculator

| mortgage Calculator                     |            |
|---|------------|
| Total monthly payment allowed           | 267,040    |
| Estimated monthly escrow payment        | 0          |
| Homeowner's insurance, if applicable    | o          |
| Homeowner's dues and other fees, if any | 0          |
| Annual interest rate (e.g., 7.125)      | 3.25       |
| Duration of loan (in years)             | 30         |
| Monthly principal + interest payment    | 267,040    |
| Maximum loan amount                     | 61.359.475 |

## The Village at Sudbury Station Sudbury, MA

Assumptions

Rate of Growth Income Rate of Growth Expenses Rate of Growth -Taxes

1.03 (income growth should be 1% less than operating expense growth)1.041.025

|  |  |  |  |  |  |  |  |  |  | Year 10  |
|--|--|--|--|--|--|--|--|--|--|--|
| Gross Rental Income  | 6,424,466  | 6,617,200  | 6,815,716  | 7,020,188                                    | 7,230,793                                    | 7,447,717  | 7,671,149  | 7,901,283  | 8,138,322  | 8,382,471  |
| Other Income   | 372,045  | 383,206  | 394,702  | 406,543                                      | 418,740                                      | 431,302  | 444,241  | 457,568  | 471,295  | 485,434  |
| TOTAL GROSS INCOME (less) Vacancy and Bad Debt -afford units (less) Vacancy and Bad Debt-mrkt units (less) Vacancy and Bad Debt-other NET RENTAL INCOME  | 6,796,511  | 7,000,406  | 7,210,419  | 7,426,731                                    | 7,649,533                                    | 7,879,019  | 8,115,390  | 8,358,851  | 8,609,617  | 8,867,905  |
|  | (71,883)   | (74,039)   | (76,260)   | (78,548)                                     | (80,904)                                     | (83,332)   | (85,832)   | (88,407)   | (91,059)   | (93,790)   |
|  | (276,012)  | (284,292)  | (292,821)  | (301,605)                                    | (310,653)                                    | (319,973)  | (329,572)  | (339,459)  | (349,643)  | (360,132)  |
|  | (18,602)   | (19,160)   | (19,735)   | (20,327)                                     | (20,937)                                     | (21,565)   | (22,212)   | (22,878)   | (23,565)   | (24,272)   |
|  | 6,430,015  | 6,622,915  | 6,821,603  | 7,026,251                                    | 7,237,038                                    | 7,454,149  | 7,677,774  | 7,908,107  | 8,145,350  | 8,389,711  |
| ANNUAL OPERATING EXPENSES  Management Fee  Administration  Maintenance  Utilities  Real Estate Taxes  Insurance  Tax Credit Monitoring Fee  Replacement Reserves  SUB-TOTAL OPERATING EXPENSES | 145,018  | 150,819  | 156,851  | 163,126                                      | 169,651                                      | 176,437  | 183,494  | 190,834  | 198,467  | 206,406  |
|  | 341,215  | 354,864  | 369,058  | 383,820                                      | 399,173                                      | 415,140  | 431,746  | 449,016  | 466,976  | 485,655  |
|  | 593,627  | 617,372  | 642,067  | 667,750                                      | 694,460                                      | 722,238  | 751,128  | 781,173  | 812,420  | 844,916  |
|  | 204,550  | 212,732  | 221,241  | 230,091                                      | 239,295                                      | 248,866  | 258,821  | 269,174  | 279,941  | 291,138  |
|  | 950,000  | 973,750  | 998,094  | 1,023,046                                    | 1,048,622                                    | 1,074,838  | 1,101,709  | 1,129,251  | 1,157,483  | 1,186,420  |
|  | 100,000  | 104,000  | 108,160  | 112,486                                      | 116,986                                      | 121,665  | 126,532  | 131,593  | 136,857  | 142,331  |
|  | 15,000   | 15,600   | 16,224   | 16,873                                       | 17,548                                       | 18,250   | 18,980   | 19,739   | 20,529   | 21,350   |
|  | 75,000   | 78,000   | 81,120   | 84,365                                       | 87,739                                       | 91,249   | 94,899   | 98,695   | 102,643  | 106,748  |
|  | 2,424,410  | 2,521,386  | 2,622,242  | 2,727,132                                    | 2,836,217                                    | 2,949,665  | 3,067,652  | 3,190,358  | 3,317,972  | 3,450,691  |
| NET OPERATING INCOME  Debt Service  NET CASH FLOW  Return on Equity (40B methodology)  | 4,005,605<br>(3,204,484)<br><b>801,121</b><br>3.2% | 4,101,529<br>(3,204,484)<br><b>897,045</b><br>3.5% | 4,199,361<br>(3,204,484)<br><b>994,877</b><br>3.9% | 4,299,119<br>(3,204,484)<br><b>1,094,635</b> | 4,400,821<br>(3,204,484)<br><b>1,196,338</b> | 4,504,484<br>(3,204,484)<br><b>1,300,000</b><br>5.1% | 4,610,122<br>(3,204,484)<br><b>1,405,638</b><br>5.6% | 4,717,749<br>(3,204,484)<br><b>1,513,265</b><br>6.0% | 4,827,378<br>(3,204,484)<br><b>1,622,894</b><br>6.4% | 4,939,019<br>(3,204,484)<br><b>1,734,536</b><br>6,9% |

| ANNUAL RENTAL INCOME                      | Year 11     | Year 12     | Year 13     | Year 14     | Year 15     | Year 16     | Year 17     | Year 18     | Year 19     | Year 20     |
|---|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
|   |             |             |             |             |             |             |             |             |             |             |
| Gross Rental Income                       | 8,633,946   | 8,892,964   | 9,159,753   | 9,434,545   | 9,717,582   | 10,009,109  | 10,309,383  | 10,618,664  | 10,937,224  | 11,265,341  |
| Other Income                              | 499,997     | 514,997     | 530,447     | 546,360     | 562,751     | 579,633     | 597,022     | 614,933     | 633,381     | 652,383     |
| TOTAL GROSS INCOME                        | 9,133,942   | 9,407,961   | 9,690,200   | 9,980,906   | 10,280,333  | 10,588,743  | 10,906,405  | 11,233,597  | 11,570,605  | 11,917,723  |
| (less) Vacancy and Bad Debt -afford units | (96,604)    | (99,502)    | (102,487)   | (105,562)   | (108,729)   | (111,991)   | (115,350)   | (118,811)   | (122,375)   | (126,047)   |
| (less) Vacancy and Bad Debt-mrkt units    | (370,936)   | (382,064)   | (393,526)   | (405,332)   | (417,492)   | (430,017)   | (442,917)   | (456,205)   | (469,891)   | (483,988)   |
| (less) Vacancy and Bad Debt-other         | (25,000)    | (25,750)    | (26,522)    | (27,318)    | (28,138)    | (28,982)    | (29,851)    | (30,747)    | (31,669)    | (32,619)    |
| NET RENTAL INCOME                         | 8,641,402   | 8,900,644   | 9,167,663   | 9,442,693   | 9,725,974   | 10,017,753  | 10,318,286  | 10,627,835  | 10,946,670  | 11,275,070  |
|   |             |             |             |             |             |             |             |             |             |             |
| ANNUAL OPERATING EXPENSES                 |             |             |             |             |             |             |             |             |             |             |
| Management Fee                            | 214,662     | 223,249     | 232,178     | 241,466     | 251,124     | 261,169     | 271,616     | 282,481     | 293,780     | 305,531     |
| Administration                            | 505,082     | 525,285     | 546,296     | 568,148     | 590,874     | 614,509     | 639,089     | 664,653     | 691,239     | 718,889     |
| Maintenance                               | 878,713     | 913,861     | 950,416     | 988,433     | 1,027,970   | 1,069,089   | 1,111,852   | 1,156,326   | 1,202,579   | 1,250,683   |
| Utilities                                 | 302,784     | 314,895     | 327,491     | 340,591     | 354,214     | 368,383     | 383,118     | 398,443     | 414,381     | 430,956     |
| Real Estate Taxes                         | 1,216,080   | 1,246,482   | 1,277,644   | 1,309,585   | 1,342,325   | 1,375,883   | 1,410,280   | 1,445,537   | 1,481,676   | 1,518,718   |
| Insurance                                 | 148,024     | 153,945     | 160,103     | 166,507     | 173,168     | 180,094     | 187,298     | 194,790     | 202,582     | 210,685     |
| Tax Credit Monitoring Fee                 | 22,204      | 23,092      | 24,015      | 24,976      | 25,975      | 27,014      | 28,095      | 29,219      | 30,387      | 31,603      |
| Replacement Reserves                      | 111,018     | 115,459     | 120,077     | 124,881     | 129,876     | 135,071     | 140,474     | 146,093     | 151,936     | 158,014     |
| SUB-TOTAL OPERATING EXPENSES              | 3,554,212   | 3,660,838   | 3,770,664   | 3,883,784   | 4,000,297   | 4,120,306   | 4,243,915   | 4,371,233   | 4,502,370   | 4,637,441   |
| NET OPERATING INCOME                      | 5,087,190   | 5,239,806   | 5,397,000   | 5,558,910   | 5,725,677   | 5,897,447   | 6,074,371   | 6,256,602   | 6,444,300   | 6,637,629   |
| Debt Service                              | (3,204,484) | (3,204,484) | (3,204,484) | (3,204,484) | (3,204,484) | (3,204,484) | (3,204,484) | (3,204,484) | (3,204,484) | (3,204,484) |
| NET CASH FLOW                             | 1,882,706   | 2,035,322   | 2,192,516   | 2,354,426   | 2,521,193   | 2,692,964   | 2,869,887   | 3,052,118   | 3,239,816   | 3,433,145   |
| Return on Equity                          | 7.4%        | 8.1%        | 8.7%        | 9.3%        | 10.0%       | 10.7%       | 11.4%       | 12.1%       | 12.8%       | 13.6%       |
| Notalli on Equity                         | 1.470       | 0.170       | 0.770       | 9.3%        | 10.0%       | 10.7%       | 11.470      | 12.170      | 12.0%       | 13.0%       |

## The Village at Sudbury Station

23-Jun-16

## FINANCIAL PERFORMANCE INDICATORS

| Benchmark - 10 YR TREASURY RATE (current date)         | 1.74%  |
|--|--------|
| RETURN ON TOTAL COST (NOI/TOTAL DEVELOPMENT COSTS) (1) |        |
| Estimated Project ROTC                                 | 4.62%  |
| Uneconomic Minimum Threshold                           | 6.24%  |
| Over/Under   | -1.62% |
|  |        |
|  |        |
|  |        |
|  |        |

<sup>(1)</sup> The uneconomic minimum threshold was determined by adding 450 basis points to the 10 Yr. Treasury - consistent with 40B guidelines

## The Village at Sudbury Station

Sudbury, MA 6/23/2016

Number of Units

**RENTAL PRO FORMA** 

150

### Assumptions & Formulas

| As-Is Appraised Value                      | \$3,500,000 |
|--|-------------|
| GSF - flats                                | 180,061     |
| GSF - townhouses                           | 49,822      |
| Construction costs/gsf                     |             |
| flats bldgs, not incl podium parking       | \$135.55    |
| podium parking - total cost                | \$4,986,599 |
| townhouses, with parking                   | \$137.67    |
| Hard Cost contingency                      | 5%          |
| Soft Cost contingency                      | 5%          |
| Construction Period (in months)            | 18          |
| Construction Loan interest = loan amount x |             |
| 50% x interest rate x construction period  | 3.25%       |
| Finance Fees (appli/constr/permanent)      | 1.10%       |
| Soft Costs                                 |             |
| Builder's general conditions/OH & Fee      | incl        |

#### **SOURCES & USES**

| Development Costs  | Per Unit  | Total                       |
|--|-----------|-----------------------------|
| Acquisition  | 23,333    | 3,500,00                    |
| Hard Costs   |           |                             |
| Site Work  |           |                             |
| earth work   | \$48,645  | \$7,296,68                  |
| utilities (on site/off site)                             |           |                             |
| roads and walks  |           |                             |
| site improvement   |           |                             |
| lawns and planting/landscaping/fencing                   | \$10,428  | \$1,564,22                  |
| geotechnical condition                                   |           |                             |
| environmental remediation                                |           |                             |
| demolition<br>unusual site conditions                    |           |                             |
| unusual site conditions                                  |           |                             |
| Sub-Total Site Work                                      | \$59,073  | \$8,860,912                 |
| Construction   |           |                             |
| <u>Construction</u><br>Building structures - flats units |           | ¢24 407 260                 |
| Podium Parking   |           | \$24,407,269<br>\$4,986,599 |
| Building structures - townhouse units                    |           | \$6,858,995                 |
| Clubhouse/exercise                                       |           | \$1,479,125                 |
| Sub-total -Site & Building construction                  | \$310,619 | \$46,592,899                |
| General Conditions                                       | \$0       | Ţ . 0,00 <u>—</u> ,000      |
| Builder's Overhead                                       | \$0       |                             |
| Builder's Profit   | \$0       |                             |
| Sub-Total - Gen Cond/ Overhead/ Profit                   | \$0       |                             |
| Hard Cost contingency                                    | \$12,745  | \$1,911,776                 |
| Sub-Total Hard Costs                                     | \$323,365 | \$48,504,675                |

#### **Soft Costs**

| Appraisal/Market Study                                | 173      | 26,000      |
|---|----------|-------------|
| Marketing/Initial Rent-up                             | 500      | 75,000      |
| Taxes   | 3,000    | 450,000     |
| Utility Usage   | 40       | 6,000       |
| Insurance   | 360      | 54,000      |
| Security  | 67       | 10,000      |
| Inspecting Engineer                                   | 0        | 0           |
| Construction Loan Interest                            | 5,545    | 831,754     |
| Fees - construction lender                            | 2,502    | 375,355     |
| Fees - Permanent lender                               | incl     | incl        |
| Architecture/Engineering                              | 11,133   | 1,670,000   |
|   | 667      | 100,000     |
| Survey, permits                                       |          |             |
| Building Permits & other fees                         | 4,505    | 675,703     |
| Construction Manager                                  | 0        | 0           |
| Bond Premiums (P&P/Lien bond)                         | 0        | 420,000     |
| Environmental/Civil/Geo-tech Engineering              | 2,867    | 430,000     |
| Legal   | 3,333    | 500,000     |
| Title & Recording                                     | 213      | 32,000      |
| Accounting & 40B Cost Certification Bond              | 267      | 40,000      |
| Relocation  | 0        | 0           |
| 40B Site Approval Processing Fee                      | 0        | 0           |
| 40B Mediation Fund Fee                                | 33       | 5,000       |
| 40B Land Appraisal (as-is appraisal)                  | 33       | 5,000       |
| 40B Final Approval Processing fee/Tech Assistance fee | 50       | 7,500       |
| 40B Subsidizing Agency Cost Certification Fee         | 0        | 0           |
| 40B Monitoring Agent Fees                             | 100      | 15,000      |
| MIP   | 0        | 0           |
| Credit Enhancement                                    | 0        | 0           |
|   |          |             |
| Letter of Credit Fee                                  | 0        | 0           |
| Other Financing Fees                                  | 0        | 0           |
| Development consultant                                | 1,000    | 150,000     |
| Lottery consultant                                    | 227      | 34,000      |
| ZBA peer review consultants                           | 267      | 40,000      |
| Other consultants                                     | 0        | 0           |
|   |          |             |
| Soft Cost Contingency                                 | 1,844    | 276,616     |
|   | **       |             |
| Sub-Total Soft Costs                                  | 38,726   | 5,808,928   |
| Sub-Total Acquisition + Hard + Soft Costs             | 385,424  | 57,813,603  |
| Developer Overhead/Fee                                | 38,609   | 5,791,360   |
| Off-site mitigation                                   | 1,333    | 200,000     |
| TOTAL NET DEVELOPMENT COSTS                           | 425,366  | 63,804,963  |
|   |          |             |
| Capitalized Reserves                                  |          |             |
|   |          |             |
| Initial Rent-Up Reserves                              | 667      | 100,000     |
| Operating Reserves                                    | 0        | 0           |
|   |          |             |
| Sub-Total Capitalized Reserves                        | 667      | 100,000     |
|   |          |             |
| TOTAL DEVELOPMENT COSTS                               | 426,033  | 63,904,963  |
|   |          |             |
| DEVELOPMENT SOURCES                                   |          |             |
| Dermanant Loan  | 227 400  | 24 122 225  |
| Permanent Loan  | 227,488  | 34,123,225  |
| Equity Required                                       | 198,545  | 29,781,738  |
| less Developer Overhead/Fee contributed               | (38,609) | (5,791,360) |
| Doveloper Cook Equity Permitted                       | 150.026  | 22 000 279  |
| Developer Cash Equity Required                        | 159,936  | 23,990,378  |
| TOTAL DEVELOPMENT SOURCES                             | 426,033  | 63,904,963  |

## Calculation of Maximum Allowable 40B Developer Fee

| Adjusted TDC                                      | \$54,163,603       |
|---|--------------------|
| Soft Costs ii.                                    | \$5,658,928        |
| Hard Costs i.                                     | \$48,504,675       |
| C.  |                    |
| B. Allowable Acquisiton Cost * 5%                 | \$175,000          |
| Allowable Acquisition Cost                        | \$3,500,000        |
| Appraised land value as-is i.  Carrying Costs ii. | \$3,500,000<br>\$0 |
| Α   |                    |

## **DHCD Maximum Allowable Developer Fee**

| Developer Fee  |      | \$5,791,360 |
|--|------|-------------|
| 5% of Acquisiton  DHCD Maximum Allowable 40B   |      | \$175,000   |
| E0/ of A   |      | 42.12       |
| Developer Fee  |      | \$5,616,360 |
| 10% of the difference between Adjusted TDC and \$5,000,000 Sub-total Maximum Allowable | iii. | \$4,916,360 |
| 12.5% of the next \$2,000,000 of Adjusted TDC  | ii.  | \$250,000   |
| 15% of 1st \$3,000,000 of<br>Adjusted TDC  | i.   | \$450,000   |

(estimated pre-40B value upon which developer fee is calculated)

## The Village at Sudbury Station Sudbury, MA

Number of Units:

150

| DENTAL BEVENUES                                    | Units        | Approx. Sq. Ft.<br>(flats + TH) | Affordable<br>Rent @ 70% | Utility Allowa | Rent /Month    |          |
|--|--------------|---------------------------------|--------------------------|----------------|----------------|----------|
| RENTAL REVENUES                                    |              |                                 |                          |                |                |          |
| Affordable 1 BR                                    | 17           | 1,015                           | 1,190                    | 117            | 4.070          |          |
| Affordable 2 BR                                    | 17           | 1,323                           | .,                       |                | 1,073          |          |
| Affordable 3 BR                                    | 4            | 1,580                           |                          | 0.000          | 1,270<br>1,446 |          |
|  |              | 1,000                           | 1,025                    | 103            | 1,440          |          |
| Market 1 BR  | 54           | 1,015                           | @ 2.10/sf                |                | 2,133          |          |
| Market 2 BR  | 47           | 1,323                           |                          |                | 2,537          |          |
| Market 3 BR  | 11           | 1,580                           |                          |                | 3,694          |          |
| Total Units  | 150          |                                 |                          |                |                |          |
| Gross Annual Rental Income                         |              |                                 |                          |                | 3,847,875      |          |
| Other Income - parking                             | 112          | 150/mo - mrkt unit              | s with podium            | parking        | 201,600        |          |
| Other Income - Misc (.01 x rent)                   |              |                                 | 950                      |                | 38,479         |          |
| Total "OTHER" Income                               |              |                                 |                          |                | 240,079        |          |
| TOTAL GROSS INCOME                                 |              |                                 |                          |                | 4,087,954      |          |
| OPERATING EXPENSES                                 |              |                                 |                          |                | Total          | Per Unit |
| MANAGEMENT FEE                                     |              |                                 |                          |                | 89.636         | 598      |
| ADMINISTRATION                                     |              |                                 |                          |                | 280,119        | 1.867    |
| MAINTENANCE  |              |                                 |                          |                | 450,722        | 3.005    |
| UTILITIES  |              |                                 |                          |                | 129,550        | 864      |
| TAXES  |              |                                 |                          |                | 570,000        | 3,800    |
| RESIDENT SERVICES                                  |              |                                 |                          |                | 0              | 0,000    |
| INSURANCE  |              |                                 |                          |                | 60.000         | 400      |
| MONITORING FEE                                     |              |                                 |                          |                | 15.000         | 100      |
| REPLACEMENT RESERVES                               |              |                                 |                          |                | 45,000         | 300      |
| TOTAL OPERATING EXPENSES                           |              |                                 |                          |                | 1,640,027      | 10,934   |
| OPERATING PRO-FORMA- initia<br>Gross Rental Income | al yr - stab | ilized occupancy                |                          |                |                |          |
|  |              |                                 |                          |                | 3.847.875      |          |

| Assumptions  |       |
|--|-------|
| Vacancy & Bad Debt (Affordable Units)  | 5.00% |
| Vacancy & Bad Debt (Market Units)  | 5.00% |
| Vacancy & Bad Debt (Other Income)  | 5.00% |
| Management Fee (as a % gross income)   | 3.05% |
|  |       |
| Number of Months   | 12    |
| Interest Rate  | 4.75% |
| Debt Service Coverage Ratio  | 1.25  |
|  |       |
| - The state of the | 1.2   |
|  |       |
|  |       |
|  |       |
|  |       |
|  |       |
|  |       |

| Cross Bootel Income                       |            |
|---|------------|
| Gross Rental Income                       | 3,847,875  |
| Other Income (parking + miscellaneous)    | 240,079    |
| (less) Vacancy and Bad Debt -afford units | -43.301    |
| (less) Vacancy and Bad Debt -mrkt units   | -165,025   |
| (less) Vacancy on Other Income            | -12,004    |
| Effective Total Income                    | 3,867,623  |
| (less) Annual Operating Expenses          | -1,640,027 |
| NET OPERATING INCOME                      | 2,227,596  |
| Debt Service Coverage Ratio               | 1.25       |
| Available for debt service                | 1,782,077  |
| Supportable Loan                          |            |
| - appertante south                        | 34,123,225 |

| Total monthly payment allowed           | 148,506    |
|---|------------|
| Estimated monthly escrow payment        | 0          |
| Homeowner's insurance, if applicable    | 0          |
| Homeowner's dues and other fees, if any | 0          |
| Annual interest rate (e.g., 7.125)      | 3.25       |
| Duration of loan (in years)             | 30         |
| Monthly principal + interest payment    | 148,506    |
| Maximum loan amount                     | 34 123 225 |

## The Village at Sudbury Station Sudbury, MA

Assumptions

Rate of Growth Income Rate of Growth Expenses Rate of Growth -Taxes

1.03 (income growth should be 1% less than operating expense growth)

1.04

1.025

| ANNUAL RENTAL INCOME   | Year 1         | Year 2         | Year 3         | Year 4         | Year 5         | Year 6         | Year 7         | Year 8         | Year 9         | Year 10        |
|--|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Gross Rental Income Other Income TOTAL GROSS INCOME  | 3,847,875      | 3,963,311      | 4,082,210      | 4,204,677      | 4,330,817      | 4,460,742      | 4,594,564      | 4,732,401      | 4,874,373      | 5,020,604      |
|  | 240,079        | 247,281        | 254,700        | 262,341        | 270,211        | 278,317        | 286,667        | 295,267        | 304,125        | 313,248        |
| (less) Vacancy and Bad Debt -afford units (less) Vacancy and Bad Debt-mrkt units (less) Vacancy and Bad Debt-other NET RENTAL INCOME   | 4,087,954      | 4,210,592      | 4,336,910      | 4,467,017      | 4,601,028      | 4,739,059      | 4,881,230      | 5,027,667      | 5,178,497      | 5,333,852      |
|  | (43,301)       | (44,600)       | (45,938)       | (47,317)       | (48,736)       | (50,198)       | (51,704)       | (53,255)       | (54,853)       | (56,499)       |
|  | (165,025)      | (169,975)      | (175,075)      | (180,327)      | (185,737)      | (191,309)      | (197,048)      | (202,960)      | (209,048)      | (215,320)      |
|  | (12,004)       | (12,364)       | (12,735)       | (13,117)       | (13,511)       | (13,916)       | (14,333)       | (14,763)       | (15,206)       | (15,662)       |
|  | 3,867,623      | 3,983,652      | 4,103,162      | 4,226,257      | 4,353,044      | 4,483,636      | 4,618,145      | 4,756,689      | 4,899,390      | 5,046,371      |
| ANNUAL OPERATING EXPENSES  Management Fee  Administration  Maintenance  Utilities  Real Estate Taxes  Insurance  Tax Credit Monitoring Fee  Replacement Reserves  SUB-TOTAL OPERATING EXPENSES | 89,636         | 93,221         | 96,950         | 100,828        | 104,861        | 109,056        | 113,418        | 117,955        | 122,673        | 127,580        |
|  | 280,119        | 291,324        | 302,977        | 315,096        | 327,700        | 340,808        | 354,440        | 368,617        | 383,362        | 398,697        |
|  | 450,722        | 468,751        | 487,501        | 507,001        | 527,281        | 548,372        | 570,307        | 593,119        | 616,844        | 641,518        |
|  | 129,550        | 134,732        | 140,121        | 145,726        | 151,555        | 157,617        | 163,922        | 170,479        | 177,298        | 184,390        |
|  | 570,000        | 584,250        | 598,856        | 613,828        | 629,173        | 644,903        | 661,025        | 677,551        | 694,490        | 711,852        |
|  | 60,000         | 62,400         | 64,896         | 67,492         | 70,192         | 72,999         | 75,919         | 78,956         | 82,114         | 85,399         |
|  | 15,000         | 15,600         | 16,224         | 16,873         | 17,548         | 18,250         | 18,980         | 19,739         | 20,529         | 21,350         |
|  | 45,000         | 46,800         | 48,672         | 50,619         | 52,644         | 54,749         | 56,939         | 59,217         | 61,586         | 64,049         |
|  | 1,640,027      | 1,705,628      | 1,773,853      | 1,844,807      | 1,918,600      | 1,995,344      | 2,075,157      | 2,158,164      | 2,244,490      | 2,334,270      |
| NET OPERATING INCOME  Debt Service  NET CASH FLOW  Return on Equity (40B methodology)  | 2,227,596      | 2,278,024      | 2,329,309      | 2,381,449      | 2,434,445      | 2,488,292      | 2,542,987      | 2,598,525      | 2,654,900      | 2,712,102      |
|  | (1,782,077)    | (1,782,077)    | (1,782,077)    | (1,782,077)    | (1,782,077)    | (1,782,077)    | (1,782,077)    | (1,782,077)    | (1,782,077)    | (1,782,077)    |
|  | <b>445,519</b> | <b>495,947</b> | <b>547,231</b> | <b>599,372</b> | <b>652,367</b> | <b>706,215</b> | <b>760,910</b> | <b>816,448</b> | <b>872,822</b> | <b>930,024</b> |
|  | 1.5%           | 1.7%           | 1.8%           | 2.0%           | 2.2%           | 2.4%           | 2.6%           | 2.7%           | 2.9%           | 3.1%           |

| ANNUAL RENTAL INCOME                      | Year 11     | Year 12     | Year 13     | Year 14     | Year 15     | Year 16     | Year 17     | Year 18     | Year 19     | Year 20     |
|---|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
|   |             |             |             |             |             |             |             |             |             |             |
| Gross Rental Income                       | 5,171,222   | 5,326,359   | 5,486,149   | 5,650,734   | 5,820,256   | 5,994,864   | 6,174,710   | 6,359,951   | 6,550,749   | 6,747,272   |
| Other Income                              | 322,646     | 332,325     | 342,295     | 352,564     | 363,141     | 374,035     | 385,256     | 396,814     | 408,718     | 420,980     |
| TOTAL GROSS INCOME                        | 5,493,868   | 5,658,684   | 5,828,444   | 6,003,298   | 6,183,397   | 6,368,898   | 6,559,965   | 6,756,764   | 6,959,467   | 7,168,251   |
| (less) Vacancy and Bad Debt -afford units | (58,193)    | (59,939)    | (61,737)    | (63,590)    | (65,497)    | (67,462)    | (69,486)    | (71,571)    | (73,718)    | (75,929)    |
| (less) Vacancy and Bad Debt-mrkt units    | (221,779)   | (228,433)   | (235,286)   | (242,344)   | (249,615)   | (257,103)   | (264,816)   | (272,761)   | (280,944)   | (289,372)   |
| (less) Vacancy and Bad Debt-other         | (16,132)    | (16,616)    | (17,115)    | (17,628)    | (18,157)    | (18,702)    | (19,263)    | (19,841)    | (20,436)    | (21,049)    |
| NET RENTAL INCOME                         | 5,197,763   | 5,353,695   | 5,514,306   | 5,679,735   | 5,850,128   | 6,025,631   | 6,206,400   | 6,392,592   | 6,584,370   | 6,781,901   |
| ANNUAL OPERATING EXPENSES                 |             |             |             | 18          |             |             |             |             |             |             |
| Management Fee                            | 132,683     | 137,991     | 143,510     | 149,251     | 155,221     | 161,429     | 167,887     | 174,602     | 181,586     | 188,850     |
| Administration                            | 414,645     | 431,230     | 448,480     | 466,419     | 485,075     | 504,478     | 524,658     | 545,644     | 567,470     | 590,168     |
| Maintenance                               | 667,179     | 693,866     | 721,620     | 750,485     | 780,505     | 811,725     | 844,194     | 877,962     | 913,080     | 949,603     |
| Utilities                                 | 191,766     | 199,436     | 207,414     | 215,710     | 224,339     | 233,312     | 242,645     | 252,351     | 262,445     | 272,942     |
| Real Estate Taxes                         | 729,648     | 747,889     | 766,587     | 785,751     | 805,395     | 825,530     | 846,168     | 867,322     | 889,005     | 911,231     |
| Insurance                                 | 88,815      | 92,367      | 96,062      | 99,904      | 103,901     | 108,057     | 112,379     | 116,874     | 121,549     | 126,411     |
| Tax Credit Monitoring Fee                 | 22,204      | 23,092      | 24,015      | 24,976      | 25,975      | 27,014      | 28,095      | 29,219      | 30,387      | 31,603      |
| Replacement Reserves                      | 66,611      | 69,275      | 72,046      | 74,928      | 77,925      | 81,042      | 84,284      | 87,656      | 91,162      | 94,808      |
| SUB-TOTAL OPERATING EXPENSES              | 2,404,298   | 2,476,427   | 2,550,720   | 2,627,241   | 2,706,058   | 2,787,240   | 2,870,857   | 2,956,983   | 3,045,693   | 3,137,063   |
| NET OPERATING INCOME                      | 2,793,465   | 2,877,269   | 2,963,587   | 3,052,494   | 3,144,069   | 3,238,391   | 3,335,543   | 3,435,609   | 3,538,677   | 3,644,838   |
| Debt Service                              | (1,782,077) | (1,782,077) | (1,782,077) | (1,782,077) | (1,782,077) | (1,782,077) | (1,782,077) | (1,782,077) | (1,782,077) | (1,782,077) |
| NET CASH FLOW                             | 1,011,387   | 1,095,191   | 1,181,509   | 1,270,417   | 1,361,992   | 1,456,314   | 1,553,466   | 1,653,532   | 1,756,600   | 1,862,761   |
| Return on Equity                          | 3.4%        | 3.7%        | 4.0%        | 4.3%        | 4.6%        | 4.9%        | 5.2%        | 5.6%        | 5.9%        | 6.3%        |
|   |             |             |             |             |             |             |             |             |             |             |
|   |             |             |             |             |             | 14          |             |             |             |             |
|   |             |             |             |             |             |             |             |             |             |             |
|   |             |             |             |             |             |             | ε           |             |             |             |
|   |             |             |             |             |             |             |             |             |             |             |

## The Village at Sudbury Station

23-Jun-16

## FINANCIAL PERFORMANCE INDICATORS

| 3.49%  |
|--------|
| 6.24%  |
| -2.75% |
| -      |

<sup>(1)</sup> The uneconomic minimum threshold was determined by adding 450 basis points to the 10 Yr. Treasury - consistent with 40B guidelines

#### THE VILLAGE AT SUDBURY STATION

#### NOTES TO THE PRO FORMAS

#### #1 250 UNIT BUDGET (BASELINE)

The supporting documentation for the budget as submitted is as follows:

As-is land value appraisal commissioned by MassHousing

Hard Costs (site & construction) prepared by DellBrook Construction -6-23-16

Soft costs prepared by the developer & SEB

Developer Overhead & Fee as per 40B guidelines

Off-site mitigation suggested by the ZBA

Affordable rents (2015) prepared by SEB

Market rents prepared by LDS Consulting (2015) & (flats & townhouses consolidated) updated by Winn Management (2016)

Operating Costs prepared by Winn Management, with

estimated real estate taxes by John Connery

Uneconomic Calculation prepared according to 40B guidelines

#### #2 150 unit budget requested by the Sudbury ZBA

The same supporting evidence has been provided as in the 250 baseline budget with the following caveats;

DellBrook Construction estimated separately for a 150 unit development

Soft costs were evaluated by SEB for appropriate line item reductions

Rents were held to be consistent with the baseline budget

Operating costs were evaluated by Winn Management for a 150 unit development



### THE VILLAGE AT SUDBURY STATION

# NOTES TO THE CHANGES FROM THE PRO FORMA SUBMITTED FOR SITE APPROVAL LAST NOVEMBER AND THE UPDATED PRO FORMA

While we understand that the pro forma peer reviewer will review the original submission, along with plans and other documents, to understand the context of this process, I believe this memo will help highlight some of the issues in making any comparisons (even though what is being reviewed is whether a condition reducing the 250 plan to 150 units, as outlined by the ZBA chairman at the last hearing, would render the project uneconomic under 40B guidelines)

The major changes in the two budgets involve the site and unit construction costs, as follows:

Site Costs

\$7,325,000 to \$8,880,915

Basically, we received a cost estimate from another company than DellBrook who did not have much information at that time to provide a detailed cost estimate. I took the bottom line and broke it into subcategories based on the MassHousing format but did not have any backup information to support it.

I estimated the WWTF about \$1.5M less than the Dellbrook estimate (\$1.0M to \$2.5M) which largely constitutes the difference in the bottom line, notwithstanding the differences in their line item breakdown versus my earlier estimates.

Residential construction costs\$36,517,098 to \$55,556,393

The difference in the budget estimates can be attributed to a few factors, namely: the total gross square footage has increased, mainly because the Site Approval application budget format does not allow for garage parking to be separated out and consequently, it was not added in to the gross square foot construction costs. As a result, among other changes, like a larger clubhouse, the overall size in the PEL application was 329,752gsf (taken from the table of sizes for each building) and the current size, including garage space, is 466,206sf.

The cost in the PEL application was \$110.74gsf and the current submission it is \$119.17/gsf, including the garage space. As a result, we underestimated the project size in completing the application. The square foot price increase of 7.6% over 9 months can be attributable to rising construction costs which have been averaging 1%/month over the past 18 months due to the increasing demand for labor in this industry.

Secondly, it's fair to say that as plans evolve with more details, prices generally get better and that usually means, higher.

Thirdly, there were no townhouses in the original plan and they are more expensive than flats

In sum, we underestimated our total costs a year ago and have now brought them in line. As a comparison, the 254 unit development in Stoneham (in which SEB is involved) has both 3-5 story flats buildings and townhouse buildings has been estimated by a different major contractor (Callahan) @ \$155/gsf which is higher than our cost estimate. If you would like to review it, let me know.

0

# **DELLBROOK**CONSTRUCTION LEC

# JK SCANLAN PROJECT LOCATION

DATE

Sudbury Station 3 & 4 Story over Podium/Garage Hudson Rd and Peter's Way Extension June 23, 2016, rev.1

| Construction Cost F | office As Broad Island                         |     | DATE         | June 23, 2016, rev.1      |
|---------------------|--|-----|--------------|---------------------------|
| BASE BID            | stimate Breakdown                              |     | Delas        |                           |
| Division 1          | DESCRIPTION                                    |     | Price        | Notes                     |
| Division 1          | General Requirements                           | _   | \$ 471,265   |                           |
|                     | HazMat   | _   | \$ 11,500    |                           |
| Division 2          | Demolition                                     |     | \$ -         |                           |
| Division 2          | Selective Demolition                           | _   | \$ -         |                           |
| Division 2          | Earthwork                                      |     | \$ 5,025,538 | WWTF, see Alternate below |
| Division 2          | Special Foundation/Soil Conditions             |     | \$ -         |                           |
| Division 2          | Fencing  |     | \$ 109,200   |                           |
| Division 2          | Landscape & Site Furnishings                   |     | \$ 885,226   |                           |
| Division 3          | CIP Concrete                                   |     | \$ 2,134,316 |                           |
| Division 3          | Cementitous Underlayment                       |     | \$ 574,036   |                           |
| Division 4          | Masonry & Restoration                          | 7 [ | \$ 281,853   |                           |
| Division 5          | Structural Steel                               |     | \$ 1,625,364 |                           |
| Division 5          | Misc. Metals                                   |     | \$ 371,030   |                           |
| Division 6          | Rough Carpentry                                | 7   | \$ 5,914,941 |                           |
| Division 6          | Finish Carpentry                               | 71  | \$ 941,600   |                           |
| Division 7          | Waterproofing                                  |     | \$ 222,864   |                           |
| Division 7          | Insulation                                     |     | \$ 884,725   |                           |
| Division 7          | Roofing  |     | \$ 856,076   |                           |
| Division 7          | Siding   | _   | \$ 2,053,548 |                           |
| Division 7          | Fireproofing                                   |     |              |                           |
| Division 7          | Fire Stopping                                  |     | \$ -         |                           |
| Division 7          | Joints & Sealants                              |     | \$ 37,450    |                           |
| Division 8          |  |     | \$ 68,899    |                           |
|                     | Doors, Frames and Hardware                     |     | \$ 1,189,060 |                           |
| Division 8          | Specialty Doors                                |     | \$ -         |                           |
| Division 8          | Overhead Doors                                 |     | \$ 60,000    |                           |
| Division 8          | Entrances, Storefronts & Glazing               |     | \$ 59,000    |                           |
| Division 8          | Windows  |     | 496,076      |                           |
| Division 9          | Gypsum Wall Board                              | 1   | 3,136,417    |                           |
| Division 9          | Acoustical Ceiling Tiles                       | 1   | 747,209      |                           |
| Division 9          | Flooring                                       | 1   | 2,130,611    |                           |
| Division 9          | Painting                                       | 1   | 833,128      |                           |
| Division 10         | Specialties                                    | 5   | 427,400      |                           |
| Division 11         | Parking Equipment                              | 5   |              |                           |
| Division 11         | Appliances                                     | 5   | 0.0000       |                           |
| Division 11         | Compactor & Chutes                             | \$  |              |                           |
| Division 11         | Commercial Kitchen                             | \$  |              |                           |
| Division 12         | Cabinets                                       | \$  |              |                           |
| Division 12         | Stone and Solid Surface Counters               | \$  |              |                           |
| Division 12         | Window Treatments                              | \$  |              |                           |
| Division 13         | Special Construction                           | \$  |              |                           |
| Division 14         | Elevators & Escalators                         | \$  |              |                           |
| Division 15         | Fire Protection                                | \$  |              |                           |
| Division 15         | Plumbing                                       |     |              |                           |
| Division 15         | HVAC   | \$  | 3,239,767    |                           |
| Division 16         | Electrical                                     | \$  | 2,151,178    |                           |
| 17131011 10         |  | \$  |              |                           |
|                     | Trade Subtotal:                                |     | 45,000,898   |                           |
|                     | Sub-Bonds                                      | \$  | -            |                           |
|                     | Pre-Construction Services                      | \$  | 30,000       |                           |
|                     | General Conditions                             | \$  | 2,106,000    |                           |
|                     | Winter Conditions                              | \$  | 200,000      | 2,000,000,000,000,000     |
|                     | Builders Risk                                  | \$  | -            |                           |
|                     | Design Contingency                             | \$  | -            |                           |
|                     | Escalation Contingency                         | \$  | -            |                           |
|                     | Construction Contingency                       | \$  | 2,485,187    |                           |
|                     | Building Permits & Special Permits             | \$  | 878,376      |                           |
|                     | General Liability Insurance                    | \$  | 506,700      |                           |
|                     | Payment and Perfomance Bond                    | \$  | -            |                           |
| Genera              | I Conditions/Insurance/Bonds/Permits Subtotal: |     | 6,206,263    |                           |
| Jenera              | The subtotal:                                  | 7   | 0,200,203    |                           |
|                     | CM Overhead and Fees +                         | ć   | 2,272,902    |                           |
|                     | TOTAL CONSTRUCTION COST =                      |     |              |                           |



## JKSCANLAN PROJECT

COMPANY, LLC LOCATION DATE

Sudbury Station 3 & 4 Story over Podium/Garage Hudson Rd and Peter's Way Extension June 23, 2016, rev.1

#### Inclusions

#### Division 1

- 1 Cube 3 CD plans dated April 16, 2016: Sudbury Station (Architectural Conceptual Only)
- 2 Sullivan Connor & Associates civil plans dated April 29, 2016-rev. 1 Bldg #s as 52 units
- 3 Site Improved Area related to Flat units: Assumed area of 416,910 GSF (total site area = 609,380 w/TH site)
- 4 Unit mix: 1br=18 ea, 1br+den=90 ea, 2br=88ea, 2br+den=6, 3br=12ea
- 5 Project façade: 37% Pre-fin. Hardi clapboards, 37% Hardi panels, 18% window, 2% garage expos, 5% patio drs
- 6 Market rate expectations for Town of Sudbury
- 7 Open Shop Wages
- 8 Sales Tax Inclusion
- 9 Building Permit Cost
- 10 Assumption that current existing parking is available for parking and construction staging
- 11 Allowance for Various Items (See allowances below)

#### 12 Division 2

13

- 14 Assume 6" overburden/topsoil at Podium Building footprint
- 15 Assume 6" overburden/topsoil at Podium paving areas
- 16 Allowance for soil hazmat
- 17 Removal of all vegetation and trees
- 18 Site Prep: Erosion control, truck wheel rubs, CB filters
- 19 Mass site for foundation / garage under parking
- 20 8" crush stone import for undergarage slab
- 21 Foundation drainage and specified infiltration system
- 22 Sanitary lateral direct from Greendale to site
- 23 Alternate for WWTF facility and future leach field
- 24 4" Water service / 6" Fire service for Podium Building from new site 8" distribution loop
- 25 Hydrant work with 6" lateral supply
- 26 Acco trench drains for garage
- 27 Electrical duct bank and communication duct bank with concrete encasement where required by utility compan
- 28 On site Trenching for site lighting and bollard path lighting
- 29 Curb cuts to Town Street included as Granite. Property curb as precast concrete
- 30 Partial Town walk on Hudson and Concord Rd
- 31 Property interior walks are CIP concrete
- 32 Side property chain link fencing
- 33 Guard rail at retaining walls
- 34 Modular Block Retaining Walls
- 35 Playground allowance
- 36 Site Improvements at pool deck
- 37 Landscape: 85% lawn, 15% plantings
- 38 Select prunining / clearing of property front, see allowance
- 39 Division 3
- 40 Baement foundation walls that have lateral loads assumed with reinforcing expectations.
- 41 Frost wall foundations and tempered reinforcing if not above
- 42 Lt WT conc on Podium steel deck
- 43 CIP concrete spandrels and columns at select amenity exterior
- 44 CIP shear wall for elevator shaft and one stair shaft from SOG to top of podium
- 45 Exposed garage venting walls are cast concrete
- 46 6" thick garage slab on grade with 6 x 6 w2.9 mesh
- 47 vapor barrier under garage sog
- 48 1" Acoustimat II (level 2 to top)
- 49 Misc Conc.: Pads for private patios / transformers / entry doors
- 50 Division 4
- 51 CMU for One stair shaft at garage level and for select garage area storage rooms.
- 52 CMU for elevator shaft, full height
- 53 Division 5
- 54 podium steel deck
- 55 Misc Metals for garage: vent openings, bollards, guards, garage stairs etc.
- 56 misc steel for wood frame use
- 57 Division 6
- 58 Rough Carpentry
- 59 Panelized construction for wood framing work for all Residential levels on podium, 80% units with Balconies
- 60 Open deck framing
- 61 OSB assumed for sheathing
- 62 all interior non-load bearing walls
- 63 set exterior windows and doors
- 64 Floors are Sturdi-ply or Advance Zip
- 65 Finish Carpentry
- 66 Unit Millwork: crown molding at 2nd level, wood base, wood sill and apron, wire shelving,
- 67 Labor for doors, toilet accessories, cabinets, mailboxes



#### JKSCANLAN PROJECT COMPANY, LLC LOCATION

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Sudbury Station 3 & 4 Story over Podium/Garage Hudson Rd and Peter's Way Extension June 23, 2016, rev.1

#### 68 Division 7

- 69 Façade as described in Div. 1 above
- 70 PVC trim and soffits
- 71 use of commercial Tyvek Building wrap
- 72 Stretch Code Insulation w/ batten or as nailable type
- 73 Drainage board waterproofing system at front and sides of garage foundation. Damp type at rear foundation
- 74 Asphalt shingle roof with aluminum gutters and downs
- 75 Gutters downs tied into foundation drainage system
- 76 EPDM roofing at flats of gable top
- 77 Std insulation and sound batt package for residential construction
- 78 Exterior / Interior sealants
- 79 Division 8
- 80 Exterior door as FG pre-hung unit
  - 1-3/8" int SC molded panel door with rigid
- 81 wood frame and casing
- 82 all doors to have solid painting in field
- 83 Std speed garage door with FOB operations
- 84 Paradigm Brand Vinyl windows with integral exterior casing and patio sliders assumed
- 85 Storefront for entry, amenity and pool area
- 86 Exterior and interior storefront doors allowed
- 87 Division 9
- 88 Drywall at residential levels includes types of construction and wall rating expected. Includes "Level 4" finish.
- 89 Wallboard on Div. 6 wood studs at all Levels
- 90 MR board, Dens glas for any pre-rock
- 91 Metal framing system for amenties area.
- 92 Mincey sytem for shower surround and base
- 93 Mincey sytem for tub surround
- 94 Subway tile on cooking wall above counter
- 95 Luxury vinyl plank flooring for bath, den, foyer, kitchen, and living room
- 96 Carpeting for bedrooms and stairs
- 97 Standard unit painting, millwork is for solid paint finish
- 98 Exterior paint limited to rails, trim, doors
- 99 Division 10 11-12
- 100 Louvers for elevator and misc use at garage interior
- 101 Standard code signage package
- 102 USPS approved mail/parcel type boxes, one central location in Amenity area
- 103 Market rate toilet accessories: towel bar, tp holder, recess plan panel med cabinets for int wall, wood framed mirror for each lav bow, curve shower rod for tub unit, Mincey shower door for MBr shower unit,
- 104 Mid-line SS kitchen appliances: self-clean Electric range, micro hood, 20cf top/bottom refr, 5 cycle DW,
- 105 Side x side washer and dryers for each residence.
- 106 Competitive kitchen cabinet with shaker door
- 107 Competitive market granite tops for kitchen that assumes undermount sink
- 108 Granite for kitchen tops and at Island
- 109 Granite tops for bath lav's that assume undermount lav

#### **Division 13**

Pro-rate by unit count for Pool/Clubhouse Building, Maintenance/Trash Building, and WWTF Building structure

- 110 **Division 14**
- 111 3500# Kone Eco Spec type elevators, one elevator per building
- 112 Division 15 Fire Protection
- 113 Wet Sprinkler: NFPA 13 for residential spaces, interstitial where needed
- 114 Dry system for garage, fire pump is included as allowance
- 115 Division 15 Plumbing
- 116 System: PVC underground and riser sanitary, CPVC water line, domestic fixtures, garage spigot,
- 117 tub for guest bath, 20 ga kit sink, undermount lav's, chrome fixt's, indiv meters,
- 118 gas piping to hot air unit, flue piping, CI wast pipe in garage and amenity area
- 119 Division 15 HVAC
- 120 System: single hydrotherm furnace w/ AC coil, supply duct each room, central return duct,
- 121 AC condensor on ext ground, bath exhaust, kitchen exhaust, laundry exhaust,
- 122 exhaust venting discharge at sidewall, Combo Navian unit, ERV /MU air for corricor
- 123 Division 16 -ELECTRICAL
- 124 System: secondary to unit, empty conduits from TH to lawn termination box for cable/tel,
- unit panels, std devices, light fixtures, power wiring to HVAC system/condensor,
- 126 arc / GFCI breakers where required, garage and amenity services



# JK SCANLAN PROJECT LOCATION

DATE

Sudbury Station 3 & 4 Story over Podium/Garage Hudson Rd and Peter's Way Extension June 23, 2016, rev.1

|            | DATE Julie 23, 2016, 189.1   |
|------------|--|
| EXCLUSIONS |  |
| Div. 1     | 1 Payment and Performance Bond Cost  |
|            | 2 Sewer and water connection permit cost based on bedroom or bathroom count                      |
|            | 3 New service charges by Electric Utility Company or Gas Company                                 |
| 1          | 4 Union subcontractors and wages   |
|            | 5 Cost for TH Apartment Building   |
| Div. 2     | 6 WWTF Facility: See alternate allowance   |
| 1          | 7 Re-construction or overlay of Hudson and Concord Rd  |
| l          | 8 Future Soil Report Requirements  |
|            | 9 Improvements to Greendale for new traffic lights, deceleration lanes/turn, lane markings, etc. |
|            | 10 Police details except for lateral utilities to street and new by-pass sewer work              |
|            | 11 Upgrade of water, drainage, gas, electrical on Greendale Ave. or any other offsite location   |
| Div. 3     | 12 Moisture mitagation for concrete decks to received adhered flooring                           |
| Div. 8     | 13 Sound rated glass   |
|            |  |
|            |  |
|            |  |
|            |  |
|            |  |
|            |  |
|            |  |

| Divisional Allowances | (Listed prices do not include GC, Insurance, OH&Fees)                 |               |
|-----------------------|---|---------------|
| 1                     | Winter Conditions   | \$<br>200,000 |
| 2                     | Soil Hazmat   | \$<br>7,500   |
|                       | Entry sign/stone foundation/feature fence, etc (also 12.5k w/TH)      | \$<br>12,500  |
|                       | Front Street Tree Prunning and Planting Improvements (also 10k w/ TH) | \$<br>10,000  |
| 6                     | Amenity Room Specialty Work: Millwork, Cabinets, Art, etc.            | \$<br>320,000 |
| 10                    | Code Signage  | \$<br>29,660  |
| 15                    | Fire Pump Allowance   | \$<br>40,000  |
|                       |   |               |
|                       |   |               |
|                       |   |               |

| ALTERNATES | (Listed prices do not include GC, Insurance, OH&Fees)   |                 |
|------------|---|-----------------|
| 1          | WWTF TH portion allowance (300 BR at \$11,000 per each) | \$<br>3,300,000 |
|            |   |                 |
|            |   |                 |
|            |   |                 |

|    | udbury Station 3 & 4 Story over Podium/Garage   | PROJECT SqFt DA  |                  | ATE                | - 1          | Secretary Control       | June 23, 2           |                       | FLOORS\BUILDINGS           | Building 1       | Building 2           | Building 3     | Building 4         | Building 5         | Share Pool                             |  |                 | matrix count             | _             |
|----|---|--|------------------|--------------------|--------------|-------------------------|----------------------|-----------------------|----------------------------|------------------|----------------------|----------------|--------------------|--------------------|--|--|-----------------|--------------------------|---------------|
| n  | DELLBROOK JK SCANLAN  |  |                  | 298,706            | Site         | Improved                | Area-5 story         | 416,910               | Below Garage               | 15,590           | est area<br>18,425   | est area       | ****               |                    | Bldg                                   | Bldg   |                 | assumed                  | 000000        |
|    | CONSTRUCTION LLC COMPANY, LLC   | In the second second   |                  | 82,089             | Bui          | ding Foot<br>halt Paver | Print                | 82,089<br>115,000     | First                      | 15,590           | 18,425               | 18,425         | 14,825<br>14,825   | 14,825<br>14,825   | Blda 1 = 44                            | 1 BR -   | 1BR + Den<br>20 | 2 BR 2 BR +              | Der           |
| 3  |   | Total Project GSF  | - 1              | 380,795            | Lar          | dscape                  |                      | 188,271               | Second<br>Third            | 15,590<br>15,590 | 18,425<br>18,425     |                | 14,825<br>14,825   | 14,825             | Bldg 2 = 52                            | 4  | 20              | 24 0                     |               |
|    | New 5 story Wood Frame Residential over 1 and 2 level garage below  | Schedule   | mos              | 18                 |              | ewalks/Partration are:  |                      | 6,550<br>25,000       | Fourth<br>Fifth            | 15,590           | 18,425               |                | 0                  | 14,825             | Bldg 3 = 52<br>Bldg 4 = 33             | 3  | 20<br>15        | 24 0<br>12 3             |               |
|    | Sudbury Station 3 & 4 Story over Podium/Garage  | FC clap siding   | 37.35%           | 137,799<br>51468   |              | TAL                     |                      | 214                   |                            | 0                |                      |                | 0                  | 0                  | Bldg 5 = 33<br>214                     | 3<br>18  | 15              | 12 3                     |               |
|    | Hudson Rd and Peter's Way Extension<br>CD plans by Cube 3, April 16, 2016   | FC panel siding  | 37.35%           | 51468              |              | 1 bed<br>18             | 1 bed + den<br>90    | 2 bed<br>88           | GSF per Bidg.<br>per Bidg. | 77,950           | 92,123               | 92,123         | 59,300             | 59300              |  | 18   | 90              | 88 6                     |               |
|    | Market rate rental. Larger Sudbury Units  | Windows<br>Patio Drs x 80% units   | 18.00%<br>5.35%  | 24804<br>7372      | 2 Ь          | ed + den<br>6           | Full Beths           | 3 bed                 | Peri. per Bldg             | 44<br>600        | 52<br>709.09         | 709.09         | 33<br>577          | 33<br>577          | end gables<br>700                      | long side gab  | oles            |                          | -             |
| -  |   | Garage expos&louver  | 1.95%            | 2687               |              |                         | 320                  | 12                    | Height per Bldg            | 44.50            | 44.50                | 44.50          | 33.83              | 33.83              |  | 8.00   |                 |                          |               |
| on | Trade Item Description  | Trade Note   | Count            | quantity           |              | Unit<br>Price           | Unit<br>Mat or       | Total<br>Unit         |                            |                  | Cost per             | Cost per       | Bid # 1            | Sub # 1            | Bid # 4                                | Sub#4  | DCI             | L DATABASE PRO           |               |
| -  |   |  | Factor           |                    | La           | bor/Tax                 | Sub/Suppl.           | Price                 | Total<br>Amount            |                  | Total<br>GSF         | Total          | Bid # 2<br>Bid # 3 | Sub # 2<br>Sub # 3 | Bid # 5<br>Bid # 6                     | Sub # 5  | (m              | ninimum 3 comparable pr  | projects      |
|    | Tollet and Bath Accessories   |  | 1.00             |                    | US OILET AND | BATHAC                  | 0.00                 | 0.00<br>S - SUB-TOTAL | \$ -<br>\$ 245,890         |                  | 0.00                 | 0              | \$ -               | 300#3              | S -                                    | Sub#6  | (if pos         | ssible use current PM bu | dget d        |
|    | TOILET AND BATH ACCESSORIES SUBCONTRACTOR LUMPSUM Accessories for full bath: towel bar, med cabinet, to holder, robe hook                                     |  | 1.00             | 1.00               | LS           |                         | 0.00                 | 0.00                  | \$ -                       | 2 .              | 0.65                 | 1,149          | ,                  |                    |  | 335130   | Photosopping    | DEPLOYED THE THE         |               |
|    | Shower Rods Mincey Shower Door  |  | 1.00             | 320.00<br>214.00   | ea           | -                       | 185.00<br>55.00      | 185.00<br>55.00       | \$ 59,200<br>\$ 11,770     |                  | 0.16                 | 277            | \$ .               |                    | \$ -                                   | -  |                 |                          | $\dashv$      |
|    | Wood framed mirrors (MBR=2 or 192 ea, all others 1/bath room or 108 ea)   |  | 1.00             | 116,00<br>404,00   |              | 220.00                  | 400.00               | 620.00                | \$ 71,920                  |                  | 0.03                 | 55<br>336      | \$ -<br>\$ -       |                    | \$ .                                   |  |                 |                          | $\Box$        |
|    | ADA allowance<br>EQUIPMENT  |  | 1.00             | 5.00               | LS           |                         | 250.00<br>400.00     | 400.00                | \$ 2000                    |                  | 0.27                 | 472            | \$ -               |                    | \$ .                                   |  |                 |                          | +             |
|    | Parking Control Equipment   |  | S. C. Const.     |                    | PARKING      | ONTROL                  | DIVISION 11          | - SUB-TOTAL           | \$ 938,295                 | \$ .             | 2.46                 | 4,385          | \$ -               |                    | \$ -                                   |  |                 |                          | $\exists$     |
|    | PARKING CONTROL EQUIPMENT SUBCONTRACTOR LUMPSUM Fob swipe   |  | 1.00             | 1.00               | LS           | ONTROL                  | 0.00                 |                       |                            | 5                | 0.086857654          | 155            |                    | AND A STREET       | 88888888888888888888888888888888888888 | GENOUSE !  | RESIDENCE TO    |                          |               |
|    | Island Equipment and Concrete work  |  | 1.00             | 5.00               | ea IS        |                         | 45.00<br>4500.00     | 45.00                 |                            |                  | 0.00<br>0.03<br>0.06 | 49             | s -                |                    | \$ -                                   |  |                 |                          | =             |
|    | SS Appliances   |  | 1.00             | 1.00               | LS           |                         | 0.00                 | 4500.00<br>0.00       | \$ -                       |                  | 0.06                 | 49<br>105      | \$ -               |                    | \$ -                                   |  |                 |                          | $\dashv$      |
|    | APPLIANCES SUBCONTRACTOR LUMPSUM  |  | 1.00             | 1.00               |              | 1                       | APPLIANCES<br>0.00   | - SUB-TOTAL<br>0.00   |                            | \$ -             | 1.96                 | 3,480          | •                  |                    | \$ -                                   | Carlo de Car |                 |                          |               |
|    | 30" self-clean ELECTRIC range micro hood  |  | 214.00           | 1.00               | LS           |                         | 625.00               | 625.00                | \$ 133,750                 |                  | 0.00                 | 0<br>625       | \$ -               |                    | \$ -                                   |  |                 |                          | -             |
|    | 20 cf top/botom door refr Dshwasher: 5 cycle  |  | 214.00<br>214.00 | 1.00               | LS           |                         | 265.00<br>1000.00    | 265.00<br>1000.00     | \$ 56,710                  |                  | 0.15                 | 265            | \$ .               |                    | \$ -                                   |  |                 |                          | コ             |
|    | Disposal  |  | 214.00           | 1.00               | LS           |                         | 425.00               | 425.00                | \$ 90,950                  |                  | 0.56<br>0.24         | 1,000<br>425   | s .                |                    | \$ .                                   |  |                 |                          |               |
|    | S X S washer and dryer units (white enamel finish)  |  | 214.00           | 1.00               | sets         | -                       | 115.00               | 115.00<br>1050.00     | \$ 24,610                  |                  | 0.06                 | 115            | \$ -               |                    | \$ -                                   |  |                 |                          | 7             |
| Ī  | Compactor   |  | 1.00             | 1.00               | LS           |                         | 0.00                 | 0.00                  | \$ -                       |                  | 0.59                 | 1,050          | \$ -<br>\$ -       |                    | \$ -                                   |  |                 |                          |               |
|    | COMPACTOR SUBCONTRACTOR LUMPSUM<br>single compactor at garage level   |  | 1.00             | 1.00               | LS           | T                       | 0.00                 | - SUB-TOTAL<br>0.00   |                            | \$ -             | 0.26                 | 456            | in as the second   |                    | *                                      |  | DELCT FROM      |                          | -             |
|    |   |  | 1.00             | 5.00<br>1.00       | LS           |                         | 19500.00             | 19500.00              |                            |                  | 0.00                 | 0<br>456       | \$ -<br>\$ -       |                    | \$ -                                   |  |                 |                          |               |
|    | Trash Chutes TRASH CHUTES SUBCONTRACTOR LUMPSUM   |  |                  | THE PERSON         |              | TRA                     | 0.00                 | - SUB-TOTAL           | \$ -<br>\$ 63,000          | •                | 0.26                 | 0              | \$ -               |                    | \$ -                                   |  |                 |                          | +             |
|    | One Chute   |  | 1.00             | 1.00               | LS           |                         | 0.00                 | 0.00                  | \$ -                       | 3                | 0.17                 | 294            | S .                |                    |  | 100000000000000000000000000000000000000  | WHITE !         | ALEXAND FOR              |               |
| į  | Commercial Kitchen  |  | 1.00             | 1.00               | LS           |                         | 3500.00              | 3500.00               | \$ 63,000                  |                  | 0.17                 | 294            | \$ -               |                    | \$ .                                   |  |                 |                          | +             |
| _  | COMMERCIAL KITCHEN LUMPSUM  | not usd  | 1.00             | 1.00               | IS I         | DMMERCI                 | IAL KITCHEN          | - SUB-TOTAL           | s -                        | \$ -             | 0.00                 | 0              | \$ .               |                    | \$ -                                   |  |                 |                          | $\exists$     |
|    | FURNISHINGS   |  | 1.00             | 1.00               |              |                         | 0.00                 | 0.00                  | 5 -                        |                  | 0.00                 | 0              | \$ -               |                    | \$ -                                   | -  |                 |                          | -             |
|    | Cabinets  |  | HUMBSET          |                    | Thursday.    | 0.00                    | DIVISION 12          | - SUB-TOTAL           |                            |                  | 0.00<br>3.18         | 5,651          | 3                  |                    | \$ -                                   |  |                 |                          | =             |
|    | CABINETS SUBCONTRACTOR LUMPSUM "L" type Kitchen plus small island   |  | 1.00             | 1.00               | LS           |                         | 0.00                 | 0.00                  | \$ 673,600                 | \$ -             | 1.77                 | 3,148          |                    | 242400             | B000100000                             |  | 0.000           |                          |               |
|    | Single sink vanities Double sink vanities   |  | 1.00             | 206.00<br>108.00   | EA EA        |                         | 2600.00              | 2600.00<br>300.00     | \$ 535,600                 |                  | 1.41                 | 2,503          | \$ -               |                    | \$ -                                   |  |                 |                          | $\neg$        |
|    | Dodoto saik validos   |  | 1.00             | 192.00             | EA           |                         | 300.00<br>550.00     | 550.00                | \$ 105,600                 |                  | 0.09<br>0.28         | 151<br>493     | \$ -               |                    | \$ -                                   |  |                 |                          | -             |
| 1  | Stone & Solid Surface Counters  |  | 1.00             | 1.00               | LS           |                         | 0.00                 | 0.00                  | 5 .                        |                  | 0.00                 | 0              | 5 -                |                    | \$ -                                   | $\rightarrow$  |                 |                          | $\exists$     |
|    | STONE & SOLID SURFACE COUNTERS SUBCONTRACTOR LUMPSUM  | OF STREET, STR | 1.00             | STONE              | & SOLID      | SURFACE                 | COUNTERS             | - SUB-TOTAL           | \$ 440,664                 | s -              | 0.00                 | 2,059          | \$ -               |                    | \$ -                                   | =  |                 |                          |               |
|    | 24" granite counters; 18 lf x 2' 18" wide raise island eat in top" 12lf   |  | 214.00           | 1.00<br>36.00      | sf           |                         | 0.00<br>42.00        | 0.00<br>42.00         |                            |                  | 0.00                 | 0              | \$ -               |                    | \$ -                                   | -  |                 | STATES OF THE            | -             |
|    | island sink backsplash: 14lf x 1' (see Div. 9 for subway tile behind conking area wall)   | not used<br>not used   | 0.00             | 0.00               | sf           |                         | 42.00                | 42.00                 |                            |                  | 0.85<br>0.00         | 1,512          | \$ -<br>\$ .       |                    | \$ -                                   |  |                 |                          | $\exists$     |
|    | Single sink vanities: 6sf  Double sink vanities: 10 sf  | Tiot daed  | 108.00           | 6.00               | sf           |                         | 42.00<br>42.00       | 42.00<br>42.00        | \$ -<br>\$ 27,216          |                  | 0.00                 | 0              | \$ -               |                    | \$ -                                   | -  |                 |                          | $\rightarrow$ |
|    | Window Treatments   |  | 214.00           | 10.00              |              | */D.D.L.L.              | 42.00                | 42.00                 | \$ 89,880                  |                  | 0.07                 | 127<br>420     | \$ -<br>\$ .       |                    | \$ -                                   |  |                 |                          |               |
|    | WINDOW TREATMENTS SUBCONTRACTOR LUMPSUM mini blinds at windows  |  | 1.00             | 1.00               | LS           | NDOW TE                 | REATMENTS<br>0.00    | - SUB-TOTAL<br>0.00   | \$ 95,075<br>\$            | \$ -             | 0.25                 | 444            | 100 000 000 000    |                    |  |  | 21072000        | DATE STREET              |               |
|    | mini blinds at patio swing doors  | not used   | 0.00             | 24803 B0<br>21.00  |              |                         | 3.00                 | 3.00                  | \$ 74,411                  |                  | 0.00<br>0.20<br>0.00 | 348            | \$ -<br>\$ -       |                    | \$ -                                   |  |                 |                          |               |
|    | mini blinds at patio sliding doors  |  | 164.00           | 42.00              | SF           |                         | 3.00                 | 3.00                  | \$ 20,664                  |                  |                      | 0              | \$ -               |                    | \$ .                                   |  |                 |                          | +             |
| _  | SDECIAL CONSTRUCTION  |  | 1.00             | 1.00               | LS           |                         | 0.00                 | 0.00                  | 5                          |                  | 0.05                 | 97             | \$ -               |                    | \$ .                                   | -  |                 |                          | $\exists$     |
|    | SPECIAL CONSTRUCTION Special Construction   |  |                  |                    |              |                         | 0.00<br>DIVISION 13  | 0.00<br>SUB-TOTAL     | \$ 1,218,059               | \$ .             | 0.00<br>3.20         | 0<br>5,692     | \$ -               |                    | \$ -                                   |  |                 |                          | $\pm$         |
|    | Project pool: gunite pool, immediate deck x 5', filtration equipment, heater, start.up, lane  | pro-rate x units   | 0.8235           | 1075.00            | wsfa         | CIAL CON                | ISTRUCTION<br>135.00 | - SUB-TOTAL           | \$ 1,218,059               | \$ -             | 3.20<br>3.20<br>0.31 | 5,692          |                    |                    | State of the last                      | S. 100 To 100  |                 |                          | 1             |
|    | Maintenance/Trash Bidg: site, foundation, structure, finishes, MEP system   | pro-rate x units   | 0.8235           | 4500.00            | nsf          |                         | 220.00               | 135.00                | \$ 815,265                 |                  | 0.31<br>2.14         | 558<br>3,810   | \$ -               |                    | \$ -                                   |  |                 | 100                      |               |
|    | WWTF Bldg: foundation and structure only  | pro-rate x units<br>pro-rate x units   | 0.8235<br>0.8235 | 2080.00<br>1700.00 | gsf<br>gsf   | -                       | 100.00               | 100.00                | \$ 171,288                 |                  | 0.45                 | 800            | \$ -               |                    | \$ -                                   |  |                 |                          | 7             |
|    |   |  | 1.00             | 1.00               | LS           |                         | 0.00                 | 0.00                  | \$ -                       |                  | 0.29                 | 523            | \$ -<br>\$         |                    | \$ -                                   |  |                 |                          | 1             |
|    | CONVEYING SYSTEMS Elevators & Escalators  |  | 1.00             | 1.00]              |              |                         | 0.00<br>DIVISION 14  | SUB- TOTAL            | \$ 504,000                 |                  | 0.00                 | ő              | 5 .                |                    | \$ -                                   | -  |                 |                          | $\dashv$      |
|    | ELEVATORS & ESCALATORS SUBCONTRACTOR LUMPSUM  |  | 1.00             | 1.00               | ELEVAT       | ORS & E                 | SCALATORS            | - SUB-TOTAL           | \$ 504,000                 |                  | 1.32                 | 2,355<br>2,355 |                    |                    |  |  |                 |                          | $\exists$     |
|    | 1 each 3500# elevators: Kone Eco spec or equal  | 4 stop bldgs   | 4.00             | 1.00<br>3.00       | stops        |                         | 27500.00             | 27500.00              | \$ -                       |                  | 0.00                 | 0              | \$ -               |                    | \$ -                                   |  |                 |                          |               |
|    | MECHANICAL Fire Protection  | 3 stop bldgs   | 3.00             | 2.00               | stops        |                         | 29000 00             |                       | \$ 174,000                 |                  | 0.87                 | 1,542<br>813   | \$ -               |                    | \$ -                                   |  |                 |                          | コ             |
|    | FIRE PROTECTION SUBCONTRACTOR LUMPSUM   |  |                  | (May 23)           | 110160220    | FIRE P                  | ROTECTION            | - SUB-TOTAL           | \$ 6,380,312<br>\$ 989,367 |                  | 16.76<br>2.60        | 29,815         |                    |                    | · ·                                    |  |                 |                          | +             |
|    | Dry system at garage Wet Residential System (includes interstitial factor)  |  | 1.00             | 1.00               | LS<br>sf     |                         | 0.00<br>2.65         | 0.00<br>2.65          | \$ .                       |                  | 0.00                 | 4,623          | s -                | The Land Control   | \$ -                                   | 512072   |                 | PERSONAL PROPERTY.       |               |
|    | Fire pump allowance   |  | 1.00             | 298706.36          | sf           |                         | 2.45                 | 2.45                  | \$ 731,831                 |                  | 0.57<br>1.92         | 1,017<br>3,420 | \$ -<br>\$ -       |                    | S -                                    |  |                 |                          | $\pm$         |
|    |   |  | 1.00             | 1.00               | LS           |                         | 40000.00             | 40000.00              | \$ 40,000                  |                  | 0.11                 | 187            | \$                 |                    | \$ -                                   | -+   |                 |                          | 7             |
|    | Plumbing  |  | 1.00             | 1.00               | LS           |                         | 0.00                 | 0.00                  | \$                         |                  | 0.00                 | 0              | \$ -<br>\$ -       |                    | \$ -<br>\$ -                           |  |                 |                          | 1             |
|    | PLUMBING SUBCONTRACTOR LUMPSUM  System: PVC underground and riser sanitary, CPVC water line, domestic fixtures, garage tub for unset both 20, each soft-time. |  | 1.00             | 1.00               | LS           | T                       | PLUMBING<br>0.00     | - SUB-TOTAL<br>0.00   |                            | \$ -             | 8.51                 | 15,139         |                    |                    | \$ -                                   | elwining p   | DEPENDENCE.     | Million of the same      | I             |
|    |   | e spigot,  | 1.00             | 1.00               | LS           |                         | 0.00                 | 0.00                  | \$ -                       |                  | 0.00                 | 0              | \$ -<br>\$ .       |                    | \$ -                                   |  |                 |                          |               |
|    | gas piping to hot air unit, flue piping, CI wast pipe in garage and amenity area<br>1BR Units: 1 bath   |  | 1.00             | 1.00               | LS           |                         | 0.00                 | 0.00                  | \$                         |                  | 0.00                 | Ö              | \$ .               |                    | \$ -                                   | =  |                 |                          | +             |
|    | 2BR Units: 2 baths  |  | 110.00<br>94.00  | 1.00               | LS           |                         | 13000.00             | 13000.00              | \$ 1,430,000               |                  | 0.00<br>3.76         | 6,682          | s -                |                    | \$ -                                   |  |                 |                          | $\pm$         |
|    | 3BR Units: 2 baths Amenity plumbing, pool service, gas to pool heater   |  | 12.00            |                    | LS           |                         | 14750.00             | 14750.00              |                            |                  | 3.64                 | 6,479          | \$ .               |                    | \$ -                                   | =  |                 |                          | +             |
| 1  | Garage drainage   | w/ Div. 13   | 1.00             | 82089.09           | sf           |                         |                      | 0.00                  | \$ -                       |                  | 0.46                 | 827            | \$ .               |                    | \$ -<br>\$ -                           |  |                 |                          | $\Rightarrow$ |
| 4  | HVAC  | A SHARWAY STATE  |                  | 52000.09           | -            | San India               | 3 00<br>HVAC         | - SUB-TOTAL           | \$ 246,267<br>\$ 2,151,178 | •                | 0.65<br>5.65         | 1,151          | s -                |                    | \$ -                                   | $\overline{}$  |                 |                          | +             |

|   | dbury Station 3 & 4 Story over Podium/Garage   | Conceptu                |                              | MATE  |                            |                   | June 23, 20                   | 16                      | FLOORS\BUILDINGS                   | Building 1                   | Building 2                   | Building 3                            | Building 4 | Building 5 | Share Pool   | Share Maint  |                      | ix count          |              |
|---|--|-------------------------|------------------------------|---|----------------------------|-------------------|-------------------------------|-------------------------|------------------------------------|------------------------------|------------------------------|---------------------------------------|------------|------------|--|--------------|----------------------|-------------------|--------------|
| en  |  | PROJECT SqFt DA         | TA                           |   |                            | SITE AREA         | BREAKDOWN                     |                         | , Lectroidoil Diregs               |                              |                              |                                       | Building 4 | Building 5 | Bldg   | Bldg         |                      | ix count<br>iumed |              |
| p   | DELLBROOK JKSCANLAN  | Residential GSF         |                              | 298,7   |                            |                   | ed Area-5 story               |                         | Below Garage                       | 15,590                       | est area                     | est area                              |            |            | X 100  |              | ASA 30.000-00-000-00 |                   | 0.400000000  |
|   | CONSTRUCTION LLC   | Garage SF               |                              | 82,0  | 89                         | Building Foo      | ot Print                      | 82,089                  | First                              | 15,590                       | 18,425<br>18,425             | 18,425                                | 14,825     | 14,825     |  | 1 BR         | 1BR + Den 2          | BR 2BF            | R + Der      |
|   | COMPANY, LLC   | Total Deals of Don      |                              | CONTRACTOR OF THE PARTY OF THE | _                          | Asphalt Pay       | rement                        | 115,000                 | Second                             | 15,590                       | 18.425                       | 18,425<br>18,425                      | 14,825     | 14,825     |  | 4            |                      | 16                | 0            |
| able  |  | Total Project GSF       |                              | 380,7   | 95                         | Landscape         |                               | 188,271                 | Third                              | 15,590                       | 18,425                       | 18,425                                | 14,825     | 14,825     |  | 4            |                      |                   | 0            |
|   |  | Schedule                |                              | 40  |                            | Sidewalks/F       |                               | 6,550                   | Fourth                             | 15,590                       | 18,425                       | 18,425                                | 14,825     | 14,825     |  | 4            |                      | 24                | 0            |
|   | New 5 story Wood Frame Residential over 1 and 2 level garage below   | TOTAL FAÇADE            | mos                          | 18  |                            | Infiltration a    | rea                           | 25,000                  | Fifth                              | 0                            | 10,425                       | 10,420                                | 0          | 0          | Bldg 4 = 33  | 3            |                      |                   | 3            |
|   | Sudbury Station 3 & 4 Story over Podium/Garage   | FC clap siding          | 27.000                       | 137,7   |                            | TOTAL             |                               | 214                     |                                    |                              |                              |                                       | U          | 0          | Bldg 5 = 33  | 3            |                      |                   | 3            |
| - 1   | ludson Rd and Peter's Way Extension  | FC panel siding         | 37.359                       |   |                            | 1 bed             | 1 bed + den                   | 2 bed                   | GSF per Bldg.                      | 77,950                       | 92,123                       | 92,123                                | 59,300     | COOR       | 214  | 18           | 90                   | 88                | 6            |
|   | CD plans by Cube 3, April 16, 2016   | Windows                 | 18.009                       |   |                            | 18                | 90                            | 88                      | per Bidg.                          | 44                           | 52                           | 52                                    | 33         | 59300      |  |              |                      |                   |              |
|   | Market rate rental. Larger Sudbury Units   | Patio Drs x 80% units   | 5.359                        |   | 372                        | 2 bed + der       |                               | 3 bed                   | Peri, per Bldg                     | 600                          | 709.09                       | 709.00                                | 577        | 577        |  | long side ga | bles                 |                   |              |
| _   |  | Garage expos&louver     | 1.959                        |   | 372                        | 6                 | 320                           | 12                      | Height per Bldg                    | 44.50                        | 44.50                        | 44.50                                 | 33.83      | 33.83      |  | 550          |                      |                   |              |
| el au                                       | rade Item Description  |                         | Count                        | ~ ~   | 301                        | Unit              |                               |                         |                                    |                              | 20070                        | 11.00                                 | 33.03      | 33.63      | 6.50   | 8.00         |                      |                   |              |
| uon   | rade item Description  | Trade Note              | or                           | quanti  | ty Uni                     |                   | Unit<br>Mat or                | Total                   | 1200                               |                              | Cost per                     | Cost per                              | Bid # 1    | Sub#1      | Bid # 4  | Sub#4        |                      |                   |              |
| -   |  |                         | Factor                       |   | .,                         | Labor/Tax         | Sub/Suppl.                    | Unit<br>Price           | Total                              |                              | Total                        | Total                                 | Bid # 2    | Sub#2      | Bid # 5  | Sub#5        |                      | TABASE P          |              |
| -   | HVAC SUBCONTRACTOR LUMPSUM   |                         | 1.00                         | 1   | .00 LS                     |                   | The second name of the second |                         | Amount                             |                              | GSF                          |                                       | Bid # 3    | Sub # 3    | Bid # 6  | Sub # 6      | (minimu              | m 3 comparabl     | de projects) |
| -   | System: single hydrotherm furnace w/ AC coil, supply duct each room, central return duc  | ct.                     | 1.00                         |   | .00 LS                     |                   | 0.00                          |                         |                                    |                              | 0.00                         | 0                                     | S -        |            | 1 8  | 000 # 0      | (ii possible         | use current PN    | M budget dat |
| $\rightarrow$                               | AC condensor on ext ground, bath exhaust, kitchen exhaust, laundry exhaust   |                         | 1.00                         |   | .00 LS                     |                   | 0.00                          |                         |                                    |                              | 0.00                         | 0                                     | \$ -       |            | \$ -   |              |                      |                   | -            |
| $\neg$                                      | exhaust venting discharge at sidewall, Combo Navian unit, ERV /MU air for corri<br>1BR Units: 1 bath   | icor                    | 1.00                         |   | .00 LS                     |                   | 0.00                          |                         |                                    |                              | 0.00                         | 0                                     | \$ -       |            | S -  |              |                      | _                 | _            |
|   | 2BR Units: 2 baths   |                         | 110.00                       | 1   | .00 LS                     |                   | 8800.00                       | 8800.00                 |                                    |                              | 0.00                         | 0                                     | \$ -       |            | S -  |              |                      | _                 | _            |
| _   | 3BR Units: 2 baths   |                         | 94.00                        |   | .00 LS                     |                   | 9500.00                       | 9500.00                 | \$ 968,000<br>\$ 893,000           |                              | 2.54                         | 4,523                                 | \$ -       |            | S -  |              |                      |                   |              |
| $\neg$                                      | Amenity HVAC   |                         | 12.00                        | 1   | 00 LS                      |                   | 10500.00                      | 10500.00                |                                    |                              | 2.35                         | 4,173                                 | \$ -       |            | \$ -   |              |                      | _                 | -            |
|   | Garage venting   | w/ Div. 13              | 1.00                         |   |                            |                   | 10000.00                      | 0.00                    |                                    |                              | 0.33                         | 589                                   | \$ -       |            | \$ -   |              |                      | _                 | -            |
|   | LECTRICAL  |                         | 1.00                         | 82089   | .09 sf                     |                   | 2.00                          | 2.00                    |                                    |                              | 0.00                         | 0                                     | \$ -       |            | \$ -   |              |                      |                   | -            |
|   | Electrical   |                         |                              |   |                            |                   |                               | - SUB- TOTAL            |                                    | s .                          | 0.43                         | 767                                   | \$ -       |            | \$ -   |              |                      |                   | _            |
|   | ELECTRICAL SUBCONTRACTOR LUMPSUM   |                         |                              |   |                            | District Property | ELECTRICAL                    | - SUB-TOTAL             | \$ 3,202,560                       |                              | 8.41<br>8.41                 | 14,965                                |            |            |  |              |                      |                   | _            |
|   | System: secondary to unit, empty conduits from TH to lawn termination box for cable/tel.   |                         | 1.00                         |   | 00 LS                      |                   | 0.00                          | 0.00                    |                                    |                              | 0.00                         | 14,965                                |            |            | COLUMN TO STATE OF THE PARTY OF | Ten 20 407   | 51201120 VIEW (FEIT) | SUPPLIED AND ST   | W.S. India   |
| _   | unit panels, std devices, light fixtures, power wring to HVAC exetem/condenses   |                         | 1.00                         |   | 00 LS                      |                   | 0.00                          | 0.00                    | \$ -                               |                              | 0.00                         | - 0                                   | \$ -       |            | \$ -   |              |                      |                   |              |
| -   | arc / GFCI breakers where required garage and amenity senses   |                         | 1.00                         |   | 00 LS                      |                   | 0.00                          |                         |                                    |                              | 0.00                         | 0                                     | 5 -        |            | \$ -   |              |                      |                   |              |
| -   | 1BR Units: 1 bath  |                         | 110.00                       |   | 00 LS                      |                   | 0.00                          |                         |                                    |                              | 0.00                         | 0                                     | 5 -        |            | \$ -   |              |                      |                   |              |
| -   | 2BR Units: 2 baths   |                         | 94.00                        |   | 00 LS                      |                   | 13500.00                      | 13500.00                |                                    |                              | 3.90                         | 6,939                                 | \$         |            | \$ -   |              |                      |                   |              |
| -   | 3BR Units: 2 baths   |                         | 12.00                        |   | 00 LS                      |                   | 14500.00                      | 14500.00                |                                    |                              | 3.58                         | 6.369                                 | \$ .       |            | \$ -   |              |                      |                   |              |
| -   | Amenity Electrical, pool light and power   | w/ Div. 13              | 1.00                         |   | w LS                       | -                 | 15200.00                      | 15200.00                |                                    |                              | 0.48                         | 852                                   | \$ -       |            | \$ -   |              |                      |                   |              |
| -   | Garage light and power   | allowance               | 1.00                         |   | 00 sf                      |                   | 4.00                          | 0.00                    |                                    |                              | 0.00                         | 0                                     | S -        |            | \$ .   | _            |                      |                   |              |
| -   |  |                         | 1.00                         |   | 00 LS                      |                   | 4.00<br>0.00                  | 4.00                    |                                    |                              | 0.45                         | 804                                   | \$ -       |            | \$ -   | _            | $\overline{}$        | _                 | _            |
| -   | UBTOTALS - TRADE COST  |                         | 1.00                         |   | 00 LS                      |                   | 0.00                          | 0.00                    |                                    |                              | 0.00                         | 0                                     | \$ -       |            | s -  | _            |                      | _                 |              |
| -   | OBTOTACS - TRADE COST  |                         |                              |   | -                          |                   | 0.00                          | 0.00                    |                                    |                              | 0.00                         | 0                                     | \$ -       |            | \$ -   |              |                      |                   |              |
|   |  |                         |                              |   |                            |                   |                               |                         | \$ 45,000,898                      | _                            | \$ 118.18                    | \$ 210,285                            |            |            |  |              |                      |                   |              |
| -   | ub Bonds   |                         |                              |   |                            |                   |                               |                         | \$ 45,000,898                      | \$ -                         | \$ 118.18                    | \$ 210,285                            |            |            |  |              |                      |                   | _            |
|   | re-Construction Services   |                         | 1.00                         | 45.0  | 01 mil                     |                   | 0.00%                         | 0.00                    | URAY                               |                              |                              |                                       |            |            |  | ŀ            |                      | _                 | -            |
|   | eneral Condition   |                         | 1.00                         | 1.0   |                            |                   | 30000.00                      | 30000.00                |                                    |                              | 0.00                         | 0.00                                  |            |            |  | ŀ            | $\overline{}$        | _                 | -            |
|   | eneral Requirements  |                         | 1.00                         |   |                            |                   | 105000.00                     | 105000.00               |                                    |                              | 0.08                         | 140.19                                |            |            |  | ı            |                      | _                 | -+           |
| 1   | /inter Conditions  |                         | 1.00                         |   |                            |                   | 12000.00                      | 12000.00                |                                    |                              | 4.96                         | 8831.78                               |            |            |  | 1            |                      |                   | _            |
|   | uilder's Risk  | ALLOWANCE               | 1.00                         |   |                            |                   | 200000.00                     | 200000.00               |                                    |                              | 0.57<br>0.53                 | 1009.35                               |            |            |  | 1            |                      |                   |              |
|   | esign Contingency  | by Owner                | 1.00                         |   |                            |                   | 0.00%                         | 0.00%                   |                                    |                              | 0.53                         | 934.58                                |            |            |  | 1            |                      |                   |              |
|   | scalation Contingency  | by Owner<br>by Owner    | 1.00                         |   | 37 mil                     |                   | 0.00%                         | 0.00%                   | \$ -                               |                              | 0.00                         | 0.00                                  |            |            |  |              |                      |                   |              |
| - 1   |  | 5.00%                   | 1.00                         |   |                            |                   | 0.00%                         | 0.00%                   | \$ -                               |                              | 0.00                         | 0.00                                  |            |            |  |              |                      |                   |              |
| - 0   | onstruction Contingency  |                         | 1.00                         |   |                            |                   | 5.00%                         | 5.00%                   | \$ 2,485,187                       |                              | 6.53                         | 11.613.02                             | i r        |            |  |              |                      |                   |              |
| 0   | uilding Permit: Sudbury Rate:  |                         |                              | 49.8  |                            |                   | 1.65%                         | 1.65%                   | \$ 878,376                         |                              | 2.31                         | 4,104.56                              | }          |            |  |              |                      |                   |              |
| 0   | uilding Permit: Sudbury Rate:  | 1.65%                   | 1.00                         |   |                            |                   |                               |                         | •                                  | -                            |                              |                                       | - 1        |            |  |              |                      |                   |              |
| ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( )     | uilding Permit. Sudbury Rate: IC Special Permit. Fre Dept Review, water & sewer fee base on bed/bath count eneral Liability Insurance  | 1.65%                   | 1.00                         | 49.8  |                            |                   | 0.00%                         | 0.00%                   |                                    |                              | Q nn i                       |                                       |            |            |  |              |                      |                   |              |
| E E   | uilding Permit: Sudbury Rate: IC Special Permit: Fire Dept Review, water & sewer fee base on bed/bath count eneral Liability Insurance enformance and Payment Bond                               | 1.65%                   | 1.00                         | 49.8  | lim 00                     |                   | 0.95%                         | 0.95%                   | \$ 506,700                         |                              | 1.33                         | 2 367 76                              | - 1        |            |  |              |                      |                   |              |
|   | uiding Permit Sudbury Rate:  (C Special Permit Fiz Dept Review, water & sewer fee base on bed/bath count enformance and Payment Bond  of FeeMark-Up/Overhead                                     | 1.65%                   | 1.00<br>1.00<br>1.00         | 49.8<br>50.7<br>51.2  | 00 mil<br>07 mil           |                   | 0.95%<br>0.00%                | 0.95%                   | \$ 506,700<br>\$                   | \$ -<br>\$ -                 | 0.00<br>1.33<br>0.00         | 2,367.76                              |            |            |  |              |                      |                   |              |
|   | uilding Permit: Sudbury Rate: IC Special Permit: Fire Dept Review, water & sewer fee base on bed/bath count eneral Liability Insurance enformance and Payment Bond                               | 1.65%<br>0.95%<br>0.00% | 1.00<br>1.00<br>1.00<br>1.00 | 49.8<br>50.7<br>51.2  | 00 mil<br>07 mil<br>07 mil |                   | 0.95%                         | 0.95%<br>0.00%<br>4.25% | \$ 506,700<br>\$                   | \$ -                         | 1.33                         |                                       |            |            |  |              |                      |                   |              |
| ) [ ] ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( | ulding Permit Sudbury Rate:  (C Special Permit Fire Dept Review, water & sewer fee base on bed/bath count eneral Liability Insurance enformance and Payment Bond  C FeeMark-Up/Overhead  OUNDING | 1.65%<br>0.95%<br>0.00% | 1.00<br>1.00<br>1.00         | 49.8<br>50.7<br>51.2  | 00 mil<br>07 mil           |                   | 0.95%<br>0.00%                | 0.95%                   | \$ 506,700<br>\$ -<br>\$ 2,272,902 | \$ -<br>\$ -<br>\$ -<br>\$ - | 1.33<br>0.00<br>5.97<br>0.00 | 2,367.76                              |            |            |  |              |                      |                   |              |
|   | uiding Permit Sudbury Rate:  (C Special Permit Fiz Dept Review, water & sewer fee base on bed/bath count eneral Liability Insurance enformance and Payment Bond  F FeMMart-UfOverhead            | 1.65%<br>0.95%<br>0.00% | 1.00<br>1.00<br>1.00<br>1.00 | 49.8<br>50.7<br>51.2  | 00 mil<br>07 mil<br>07 mil |                   | 0.95%<br>0.00%                | 0.95%<br>0.00%<br>4.25% | \$ 506,700<br>\$ -<br>\$ 2,272,902 | \$ -<br>\$ -<br>\$ -<br>\$ - | 1.33<br>0.00<br>5.97         | 2,367.76<br>0.00<br>10,621.04         |            |            |  |              |                      |                   |              |
|   | ulding Permit Sudbury Rate:  (C Special Permit Fire Dept Review, water & sewer fee base on bed/bath count eneral Liability Insurance enformance and Payment Bond  C FeeMark-Up/Overhead  OUNDING | 1.65%<br>0.95%<br>0.00% | 1.00<br>1.00<br>1.00<br>1.00 | 49.8<br>50.7<br>51.2  | 00 mil<br>07 mil<br>07 mil |                   | 0.95%<br>0.00%                | 0.95%<br>0.00%<br>4.25% | \$ 506,700<br>\$ -<br>\$ 2,272,902 | \$ -<br>\$ -<br>\$ -<br>\$ - | 1.33<br>0.00<br>5.97<br>0.00 | 2,367.76<br>0.00<br>10,621.04<br>0.00 | ļ          |            |  |              |                      |                   |              |

|   | udbury Station 3 & 4 Story over Podium/Garage   | PROJECT SqFt DA  |                  | MIE                         | $\vdash$ |                                | June 23, 2<br>BREAKDOW  |                             | FLOORS\BUILDINGS             | Building 1       | Building 2            | Building 3         | Building 4         | Building 5                   | Share Pool Si<br>Bidg      | are Maint<br>Bidg     | matrix co      |                          | _       |
|---|---|--|------------------|-----------------------------|----------|--------------------------------|-------------------------|-----------------------------|------------------------------|------------------|-----------------------|--------------------|--------------------|------------------------------|----------------------------|-----------------------|----------------|--------------------------|---------|
| ) | DELLBROOK JK SCANLAN  |  |                  | 298,706                     |          | Site Improve                   | d Area-5 stor           | 416,910                     | Below Garage                 | 15,590           | est area<br>18,425    | est area<br>18,425 | 14,825             | 14.006                       |                            |                       |                | Mission of the           | 500000  |
|   | CONSTRUCTION LLC COMPANY, LLC   | A STATE OF THE STA |                  | 82,089                      |          | Building Foo<br>Asphalt Pave   | t Print<br>ement        | 82,089<br>115,000           | First<br>Second              | 15,590           | 18,425                | 18,425             | 14,825             | 14,825<br>14,825             | Unit Totals<br>Bldg 1 = 44 | 1 BR 1BI              | 20 16          | 2 BR + D                 | Der     |
|   |   | Total Project GSF  |                  | 380,795                     |          | Landscape                      |                         | 188,271                     | Third                        | 15,590<br>15,590 | 18,425<br>18,425      | 18,425<br>18,425   | 14,825<br>14,825   | 14,825<br>14,825             | Bldg 2 = 52                |                       | 20 24          | 0                        |         |
|   | New 5 story Wood Frame Residential over 1 and 2 level garage below  | Schedule   | mos              | 18                          |          | Sidewalks/P<br>Infiltration an |                         | 6,550<br>25,000             | Fourth<br>Fifth              | 15,590           | 18,425                | 18,425             | 0                  | 0 14,825                     | Bldg 3 = 52<br>Bldg 4 = 33 | 3                     | 20 24<br>15 12 | 0                        |         |
|   | Sudbury Station 3 & 4 Story over Podium/Garage  | FC clap siding   | 27.250           | 137,799                     |          | TOTAL                          |                         | 214                         |                              | 0                |                       |                    | 0                  | 0                            | Bldg 5 = 33                | 3                     | 15 12          | 3                        |         |
|   | Hudson Rd and Peter's Way Extension<br>CD plans by Cube 3, April 16, 2016   | FC panel siding  | 37.35%<br>37.35% |                             |          | 1 bed<br>18                    | 1 bed + der<br>90       | 2 bed<br>88                 | GSF per Bidg.<br>per Bidg.   | 77,950           | 92,123                | 92,123             | 59,300             | 59300                        | 214                        | 18                    | 90 88          | 6                        |         |
|   | Market rate rental. Larger Sudbury Units  | Windows<br>Patio Drs x 80% units   | 18.00%<br>5.35%  |                             |          | 2 bed + den<br>6               |                         | 3 bed                       | Peri. per Bidg               | 600              | 52<br>709.09          | 52<br>709.09       | 33<br>577          | 33<br>577                    | end gables los             | ng side gables<br>550 |                | Married Residence of the |         |
|   |   | Garage expos&louver  | 1.95%            |                             |          | 100                            | 320                     | 12                          | Height per Bldg              | 44.50            | 44.50                 | 44.50              | 33.83              | 33.83                        |                            | 8.00                  |                |                          |         |
|   | Trade Item Description  | Trade Note   | Count            | quantity                    | Unit     | Unit<br>Price                  | Unit<br>Mat or          | Total<br>Unit               | Total                        |                  | Cost per<br>Total     | Cost per<br>Total  | Bid # 1            | Sub # 1                      | Bid # 4                    | Sub # 4               | DCL DATA       | BASE PROJE               | JECT    |
|   | GENERAL REQUIREMENTS  |  | Factor           |                             | -        | Labor/Tax                      | Sub/Suppl.              | Price                       | Amount                       |                  | GSF                   |                    | Bid # 2<br>Bid # 3 | Sub # 2<br>Sub # 3           |                            | Sub#5<br>Sub#6        | (minimum 3     | comparable proje         | ojects) |
| 1 | General Requirements  |  |                  |                             | OFAI     | FOAL OFOU                      | DIVISION                | - SUB- TOTAL                |                              |                  | 380795<br>1.267780364 | 214<br>2255.911215 |                    |                              |                            |                       | \$/GSI         |                          | get o   |
| t | GENERAL REQUIREMENTS LUMPSUM Final Cleaning of apartment flat units w/ private garages  |  | 1.00             | 1.00                        | LS I     | ERAL REQU                      | 0.0                     | SUB-TOTAL<br>0 0.00         | \$ 471,265                   | \$ -             | 1.24                  | 2,202              |                    |                              |                            | Table 1               |                | er calculation           | +       |
| 1 | Weekly cleaning -78 wks x ave of 40 hrs/wk  |  | 1.00<br>78.00    | 214.00<br>80.00             | EA       |                                | 685.0                   | 685.00                      | \$ 146,590                   |                  | 0.38                  | 685                | \$ -               |                              | \$ -                       |                       |                | _                        | $\mp$   |
| t | Dumpsters Structural Grade Wall Mock-up: foundation, brace back footings, braces, framing,                                    |  | 1.00             | 235.00                      | EA       |                                | 30.0<br>585.0           | 585.00                      | \$ 187,200<br>\$ 137,475     |                  | 0.49                  | 875                | \$ -               |                              | \$ -                       |                       |                | +                        | +       |
| Ŧ | HezMet  | assume not required  | 1.00             | 150.00                      | SF       |                                | 0.0                     | 0.00                        | \$ .                         |                  | 0.00                  | 642                | \$ -               |                              | \$ -                       | -                     |                | _                        | #       |
| İ | HAZMAT SUBCONTRACTOR LUMPSUM  |  |                  | 2-1/25/201                  |          |                                | HAZMAT - S              | UB-TOTAL                    | \$ 11,500                    | 2 .              | 0.00                  | 0                  | \$ -               |                              | \$ -                       |                       |                | +                        | +       |
| Ŧ | Building Hazmat: existing 1 houses  | assume #30 remains   | 1.00             | 1.00                        | LS       |                                | 2000.0                  |                             | \$ .                         |                  | 0.00                  | 0                  | \$ -               |                              | \$ .                       |                       | NO IN COLUMN   |                          | #       |
| t | Soil Hazmat (maybe on rail defoliant overspray also)  | allowance  | 1.00             | 2.00<br>1.00                | AL       |                                | 7500.00                 | 7500.00                     |                              |                  | 0.01                  | 19                 | \$ -               |                              | \$ -                       |                       |                |                          | $\pm$   |
| ł |   |  | 1.00             | 1.00                        | LS       |                                | 0.00                    | 0.00                        | 5                            |                  | 0.00                  | 0                  | \$ .               |                              | \$ -                       | -                     |                | +                        | $\mp$   |
| ļ | SITE CONSTRUCTION   |  | 1.00             | 1.00                        | LS       |                                | 0.00                    | 0.00                        | \$ .                         |                  | 0.00                  | 0                  | \$ -<br>\$ -       |                              | \$ -                       |                       |                | 1                        | #       |
| 1 | Building Demolition BUILDING DEMOLITION SUBCONTRACTOR LUMPSUM   |  |                  |                             | 6,030    | BUILDING                       | DIVISION 2              | N- SUB-TOTAL                | \$ 6,019,964                 | \$ -             | 15.81                 | 28,131             |                    |                              |                            |                       |                | -                        | +       |
| 1 | Assume 30 Hudson Rd remains   | assume #30 remains   | 1.00             | 1.00                        | LS       |                                | 0.00                    | 0.00                        | S .                          |                  | 0.00                  | 0                  | \$ .               |                              | \$                         |                       |                |                          |         |
| t | Assume no other structures, none noted on Civil drawings  | To round lie   | 1.00             | 1.00                        | LS       |                                | 0.00                    | 0.00                        | \$ -                         |                  | 0.00                  | Ó                  | \$ -               |                              | \$ .                       |                       |                | +                        | +       |
| - | Remove old stone foundation   | assume none  | 1.00             | 1.00                        | LS       |                                | 0.00                    | 0.00                        | \$ -                         |                  | 0.00                  | 0                  | \$ -               |                              | \$ -                       | -                     |                | 1                        | #       |
| t | Eerthwork   |  | 1.00             | 1.00                        |          |                                | 0.00                    | 0.00                        | 5                            |                  | 0.00                  | 0                  | \$ -               |                              | \$ .                       |                       |                |                          | +       |
| - | EARTHWORK SUBCONTRACTOR LUMPSUM   | 200 C 1 1 1 1 1 2 - V / V 2 - 1 2 - V 2  | 1.00             | 1.00                        | IS I     |                                | EARTHWOR                | K - SUB-TOTAL               | \$ 5,025,538                 | \$ .             | 13.20                 | 23,484             | ALP SETENDARY      | E VIII SULTIN                | \$ -                       |                       |                |                          | 1       |
| h | Prorate of Site Improved area: 416,910sf / 609,380sf  Assume 10 more parking spaces needed on site due to larger Building #3. | See Estimate   | 1.00             | 416910.00                   | LS       |                                | 11.80                   |                             | \$ 4,919,538                 | \$ -             | 0.00<br>12.92         | 0                  |                    | W Union SIA                  | \$ -                       |                       |                | -                        | +       |
| F |   |  | 1.00             | 1.00                        |          |                                | 5000.00                 | 5000.00                     | \$ 50,000                    |                  | 0.13                  | 22,988             |                    | Mill Need SIA<br>Merrimk SIA |                            |                       |                |                          | 1       |
| t | E/B for property gas, E/B for property Flec, Remove excess soil   | ad,  | 1.00             | 1.00                        | LS       |                                | 0.00                    | 0.00                        | \$ -                         |                  | 0.00                  | 0                  | \$ 9.29            | Merrimk SIA                  |                            |                       |                | +                        | +       |
| ŀ | WWTF system Underslab Drain with wrap   | See Alternate  | 1.00             | 1.00                        | LS       |                                | 0.00                    |                             | \$ .                         |                  | 0.00                  | 0                  | \$ 11.80 (         | use w/ infiltra              | \$ -<br>\$ -               | _                     | 100            |                          | 7       |
|   | Special Foundation (Piles/Surcharge/etc)  |  | 5.00             | 700.00                      | LF       |                                | 16.00                   | 16.00                       | \$ 56,000                    |                  | 0.00                  | 262                | \$ -               |                              | \$ -                       |                       |                | +                        | +       |
| ŀ | SPECIAL FOUNDATION (PILES/SURCHARGE/ETC) SUBCONTRACTOR LUMPSUM  | not used   | SPECIA<br>1.00   | 1.00                        | LS       | LES/SURCH                      | ARGING/ETC<br>0.00      |                             | \$                           | \$ -             | 0.00                  | 0                  |                    | PERSONAL                     | \$ -                       |                       |                |                          | T       |
| ŀ | Site Fencing  | 2000   | 1.00             | 1.00                        | LS       |                                | 0.00                    | 0.00                        | \$ .                         |                  | 0.00                  | 0                  | \$ -               |                              | \$ -                       |                       |                |                          |         |
| ŀ | SITE FENCING SUBCONTRACTOR LUMPSUM 4' side property fence   |  | 1.00             | 1.00                        | LS       | S                              | ITE FENCING<br>0.00     |                             |                              | \$ -             | 0.29                  | 510                | Warn-Rivery        | PER CHARLES                  | \$ -                       |                       | Core Parent    | -                        | $\pm$   |
| ļ | Entry decorative fence w/ stone details; allowance 50% charge to TH   |  | 1.00             | 600.00                      | LF       |                                | 48.00                   | 48.00                       |                              | \$ -             | 0.00                  | 135                | \$ -               |                              | \$ -                       |                       |                |                          | $\pm$   |
| ŀ | Pool Area Fence: inner and outer Road Steel Guardrail   |  | 1.00             | 560.00                      | LS<br>LF |                                | 25000.00<br>70.00       | 25000.00                    | \$ 12,500<br>\$ 39,200       |                  | 0.03                  | 58<br>183          | 5 -                |                              | \$ -                       | -                     |                | _                        | +       |
| ļ | Playground fence  |  | 1.00             | 200.00<br>180.00            | LF       |                                | 85.00                   | 85.00                       | \$ 17,000                    |                  | 0.10                  | 183<br>79          |                    |                              | \$ -                       |                       |                |                          | $\pm$   |
| H | Site Furnishings SITE FURNISHING SUBCONTRACTOR LUMPSUM  |  |                  |                             | 1000     | SITE                           | 65.00<br>URNISHING      | 65.00<br>S - SUB-TOTAL      |                              |                  | 0.04<br>0.03          | 55                 | -                  |                              | \$ -                       |                       |                | +                        | +       |
| - | Project Entry Sign: Share w/ podium   |  | 1.00<br>0.50     | 1.00                        | LS       |                                | 0.00                    | 0.00                        | \$ -                         | \$ -             | 0.21                  | 380                | S -                |                              | S .                        | Still United States   |                |                          |         |
| ŀ | Bollards (transformers set into lawn area) Site lights  | not used   | 1.00             | 1.00                        | LS       |                                | 7500.00                 | 7500.00                     |                              |                  | 0.01                  | 18                 |                    |                              | \$ -                       |                       |                | _                        | +       |
| - | Pathway bollard lights  |  | 1.00             | 12.00<br>15.00              | ea<br>ea |                                | 3000.00                 | 3000.00                     | \$ 36,000                    |                  | 0.09                  | 168                | 5 -                |                              | \$ -                       | _                     |                |                          | #       |
| t | Playground equipment and play mulch Playground benches  | allowance  | 1.00             | 1.00                        | AL.      |                                | 1400.00                 | 1400.00                     | \$ 21,000<br>\$ 15,000       |                  | 0.06                  | 98 5<br>70 5       | -                  |                              | \$ -                       |                       |                | -                        | +       |
|   | Landscape & Hardscape   | de parametra su pi   | 1.00             | 4.00                        | EA       | NOSCAPE &                      | 1400.00                 | 1400.00<br>- SUB-TOTAL      | \$ 5,600                     |                  | 0.01                  | 26                 |                    |                              | \$ -                       | _                     |                | _                        | 1       |
| ŀ | LANDSCAPING SUBCONTRACTOR LUMPSUM Lawn Area: 85% of landscsape area, includes sprinklers                                      |  | 1.00             | 1.00                        | LS ]     | L L L                          | 0.00<br>1.60            | 0.00                        |                              | \$ -             | 2.11<br>0.00          | 3,756              |                    |                              |                            |                       |                |                          | +       |
| ŀ | Plant Area: 15% of landscape area Front road select clearing and prunning   |  | 0.15             | 188270.91<br>188270.91      | SF       |                                | 1.60                    | 1.60                        | \$ 256,048                   |                  | 0.67                  | 1,196              | -                  |                              | \$ -                       |                       |                |                          | Ŧ       |
|   | West Retaining Wall ( 845' x 3' ave)  | 50% cost for TH's  | 0.50             | 10000.00                    | SF       |                                | 2.00                    | 2.00                        | \$ 10,000                    |                  | 0.89                  | 1,584 5            | -                  |                              | \$ -                       |                       |                |                          | 1       |
|   | North Retning Wall (52' x 10' ave) Pool Retaining Wall (50' x 6' ave)   |  | 1.00             | 2535.00<br>520.00<br>300.00 | sf       |                                | 28.00<br>28.00          | 28.00                       | \$ 70,980                    |                  | 0.19                  | 332                |                    |                              | \$ -                       |                       |                | -                        | +       |
|   | WWTF Retaining Wall(' x 3' ave)   |  | 1.00             | 300.00<br>210.00            | sf<br>sf |                                | 28.00                   | 28.00                       | \$ 8,400                     |                  | 0.04                  | 68 S               |                    |                              | \$ -                       | -                     |                | 1                        | #       |
| Ļ | Pete's Way hi Retaining Wall(145' x 6' ave) Pete's Way low Retaining Wall(390' x 3' ave)                                      |  | 1.00             | 870.00                      | sf       |                                | 28.00<br>28.00<br>28.00 | 28.00<br>28.00              |                              |                  | 0.02                  | 27                 | -                  |                              | \$ -                       |                       |                | +                        | +       |
| ( | CONCRETE  |  | 1.00             | 2670.00                     | sf       |                                | 28.00                   | - SUB- TOTAL                | \$ 74,760                    |                  | 0.06                  | 114 S<br>349 S     |                    |                              | \$ -                       |                       |                |                          | 1       |
|   | CIP CONCRETE SUBCONTRACTOR LUMPSUM  |  |                  |                             |          | Cli                            | CONCRETE                | - SUB-TOTAL                 | \$ 2,708,352<br>\$ 2,134,316 | \$ -<br>\$ -     | 7.11                  | 12,656             |                    |                              |                            |                       |                |                          | +       |
|   | insulation, VB),  | See Estimate   | 1.00             | 1.00<br>82089.09            | LS       |                                | 0.00                    | 0.00                        | \$ -                         | \$ -             | 5.60<br>0.00          | 9,973              |                    |                              | \$ .                       |                       |                |                          | 1       |
|   | tendons   | (Turner type cost)   | 1.00             | 1.00                        | LS       |                                | 26.00                   | 0.00                        |                              |                  | 5.60                  | 9,973              |                    |                              | \$ -                       |                       |                | +                        | +       |
|   |   |  | 1.00             | 1.00                        | LS       |                                | 0.00                    | 0.00                        | \$                           |                  | 0.00                  | 0 1                |                    |                              | \$ -                       | $-\Gamma$             |                |                          | 1       |
|   | Cementitious Underlayment   |  | 1.00             | 1.00                        | LS       |                                | 0.00                    | 0.00                        | •                            |                  | 0.00                  | 0 9                |                    |                              | \$ -                       |                       | -              | +                        | +       |
| _ | CEMENTITIOUS UNDERLAYMENT SUBCONTRACTOR LUMPSUM   | The state of the s | 1.00             | 1.00                        | EMENT    | ITIOUS UND                     | DERLAYMENT<br>0.00      | - SUB-TOTAL                 | \$ 574,036                   | \$ -             | 0.00<br>1.51          | 2,682              |                    | Stylic married               | \$ -                       |                       |                |                          | 1       |
| _ | gyporete w/ Acoutmat II (starts at level 2)   |  | 1.00             | 218617.27                   | SF       |                                | 2.65                    | 2.65                        |                              | \$ .             | 0.00                  | 0 5                |                    |                              | \$ -                       |                       |                |                          | +       |
| M | ASONRY<br>CMU   |  | 1.00             | 1.00                        | LS       | I                              | 0.00                    | - SUB- TOTAL                | 2                            |                  | 0.00                  | 2,682              | -                  |                              | \$ -                       |                       |                | _                        | I       |
|   | CMU SUBCONTRACTOR LUMPSUM   |  | 100              |                             |          |                                | CML                     | - SUB-TOTAL                 | \$ 281,853<br>\$ 281,853     | \$ -             | 0.74<br>0.74          | 1,317              |                    |                              |                            |                       |                | +                        | +       |
| _ | garage stair shaft Only one included (the other is shear conc.)   |  | 1.00<br>500.00   | 1.00                        | LS       | -                              | 0.00                    | 0.00                        | \$ -                         | \$ .             | 0.00                  | 1,317              |                    |                              | s -                        | DATE OF LIFE          |                |                          | 1       |
|   | elevator shaft (see conc as shear walls at garage level) all levels, 1 per building<br>Misc garage rooms                      |  | 39.00            | 201.50                      | SF       |                                | 18.00                   | 18.00                       | \$ 108,000<br>\$ 141,453     |                  | 0.28<br>0.37          | 505 3              | -                  |                              | \$ -                       |                       |                | _                        | +       |
|   |   |  | 200.00           | 9.00                        | LS       | T                              | 18.00                   | 18.00                       | \$ 32,400                    |                  | 0.09                  | 661 S              | -                  |                              | \$ -                       |                       |                | -                        | 1       |
|   | Masonry   | Water Street   | 1.00             | 1.00                        | LS       |                                | 0.00                    | 0.00                        | \$                           |                  | 0.00                  | 0 5                |                    |                              | \$ .                       |                       |                | _                        | +       |
|   | MASONRY SUBCONTRACTOR LUMPSUM   | not used   | 1.00             | 1.00                        | LS I     | MASONRY F                      | RESTORATIO<br>0.00      | N SUB-TOTAL                 | \$ .                         | \$ .             | 0.00                  | 0                  | As out the cour    |                              | 2 -                        |                       |                |                          | T       |
|   | METALS  |  | 1.00             | 1.00                        |          |                                | 0.00                    | 0.00                        | \$ -                         | 2 -              | 0.00                  | 0 5                | -                  |                              | \$ .                       |                       |                |                          | +       |
|   | Structural Steel STRUCTURAL STEEL SUBCONTRACTOR LUMPSUM   |  |                  | 0.000                       |          | STRUC                          | DIVISION 5              | - SUB-TOTAL<br>L- SUB-TOTAL | \$ 1,996,394                 | \$ .             | 5.24<br>4.27          | 9,329              | •                  |                              | 3 -                        |                       |                |                          | T       |
|   | STRUCTURAL STEEL SUBCONTRACTOR LUMPSUM  |  | 1.00             | 1.00                        | IC T     | UINUC                          | 0.00                    | 0.00                        | \$ 1,625,364                 | 2 -              | 4.27                  | 7,595              | Brief Rottellerun  | (CONTRACTOR                  |                            |                       |                | _                        |         |

| DELLBROOK CONSTRUCTION LLC  W5 story Wood Frame Residential over 1 and 2 level garage below thury Station 3 & 4 Story over Podium/Garage from Rd and Peter's Way Extension plans by Cube 3, April 16, 2016 rket rate rental. Larger Sudbury Units  de Item Description  Garage podium 118/sf  Misc. Metals  MISC. METALS SUBCONTRACTOR LUMPSUM S1d historical Misc Metal Package Garage tiscs feeting to be a superior of the substitution | Total Project GSF<br>Schedule<br>TOTAL FAÇADE<br>FOTAL PAGADE<br>FC panel siding<br>Windows<br>Pato Ors x 80% units<br>Garage expositioner<br>Trade Note   |  | 51488<br>24804<br>7372<br>6 2687<br>quantity<br>5.50<br>1.00<br>298708.36<br>219.00<br>10.00                          | Unit L Ths SF Cars                                   | Building Foot<br>Apphalt Pave<br>Landscape<br>Sidewalks/Pa<br>Infiltration are<br>TOTAL<br>1 bed<br>18<br>2 bed + den<br>6<br>Unit<br>Price<br>Labor/Tax | d Area-5 stor<br>Print<br>ement<br>avers<br>as<br>1 bed + de<br>90<br>Full Baths<br>320<br>Unit<br>Mat or<br>Sub/Suppl.  | ry 416,910<br>82,089<br>115,000<br>188,271<br>6,550<br>25,000<br>218<br>as 3 bed<br>12<br>Total<br>Unit<br>Price  | Below Garage First Second Third Fourth Fifth  GSF per Bldg, per lbdg Helight per Bldg Holight per Bldg | 15,590<br>15,590<br>15,590<br>15,590<br>15,590<br>0<br>77,950<br>44<br>600<br>44,50 | est area<br>18,425<br>18,425<br>18,425<br>18,425<br>18,425<br>2,123<br>52<br>709 09<br>44,50 | est area<br>18,425<br>18,425<br>18,425<br>18,425<br>18,425<br>18,425<br>192,123<br>52<br>709,09<br>44,50   | 14,825<br>14,825<br>14,825<br>14,825<br>0<br>0<br>59,300<br>33<br>577<br>33,83   | 14,825<br>14,825<br>14,825<br>14,825<br>0 0<br>59300<br>33<br>577<br>33,83 | Bldg Unit Totals Bldg 1 = 44 Bldg 2 = 52 Bldg 3 = 52 Bldg 4 = 33 Bldg 5 = 33 214 end gables  | 1 BR 1 4 4 4 3 3 3 18 0 18 550   | BR + Den<br>20<br>20<br>20<br>15<br>15<br>90   | 2 BR 2 BR + D<br>16 0<br>24 0<br>24 0<br>12 3<br>12 3<br>88 6         |
|--|--|--|---|--|--|--|---|--|---|--|--|--|--|--|--|--|---|
| w 5 story Wood Frame Residential over 1 and 2 level garage below thusy Station 3 & 4 Story over Podium/Garage storn Rd and Peter's Way Extension plans by Cube 3, April 16, 2016 ket rate rental. Larger Sudbury Units del Rem Description  Garage podium 118/sf Misc. Metals Misc. Metals Sid Historical Misc Metal Peckage Garage Misc. Metal SuBCONTRACTOR LUMPSUM Sid Historical Misc Metal Peckage Garage Misc. Metals Cost Dollards, door frames, guards at vent openings, crash rails, Garage steel stars to podium level  OD & PLASTICS Rough Cerpantry ROUGH CARPENTRY SUBCONTRACTOR LUMPSUM Frame Flats wall paneluzation, floor trussidesk, roof truss/deck, non bearing walls, int st roof ready tim, wood framed palsos starting on controlled structure, gabile to flat top roof, set ext doors, set ext windows, 2x6 ext frame  Finish Carpentry Finish Carpentry Finish Carpentry Fill Scope dat treadfinals, window silfapron, wood bases living area crown, wire shall Install only scope; door frames, doors/findw, cabinets, tolet access, various, mid cab's deco frame dath start moder, sour forthow, cabinets, tolet access, various, mid cab's deco frame dath mirror.  | Total Project GSF<br>Schedule<br>TOTAL FAÇADE<br>FOTAL PAGADE<br>FC panel siding<br>Windows<br>Pato Ors x 80% units<br>Garage expositioner<br>Trade Note   | 37.35% 37.35% 18.00% 5.35% Count or Factor 82.09 1.000 | 380,795  18 137,799 51488 51488 51488 51488 7372 2887 quantity 1.00 298709.38 210.00 1.000                            | Unit L trs  SF cars                                  | Building Foot<br>Apphalt Pave<br>Landscape<br>Sidewalks/Pa<br>Infiltration are<br>TOTAL<br>1 bed<br>18<br>2 bed + den<br>6<br>Unit<br>Price<br>Labor/Tax | Print ment avers a | 82,089<br>115,000<br>188,271<br>6,550<br>25,000<br>213<br>in 2 bed<br>88<br>3 bed<br>12<br>Total<br>Unit<br>Price | First Second Third Fourth Fifth  GSF per Bidg. per Bidg. Peri. per Bidg Height per Bidg                | 15,590<br>15,590<br>15,590<br>15,590<br>0<br>77,950<br>44<br>600                    | 18,425<br>18,425<br>18,425<br>18,425<br>18,425<br>92,123<br>52<br>709,09<br>44,50            | 18,425<br>18,425<br>18,425<br>18,425<br>18,425<br>92,123<br>52<br>709,09   | 14,825<br>14,825<br>14,825<br>0<br>0<br>59,300<br>33<br>577  | 14,825<br>14,825<br>14,825<br>0<br>0<br>59300<br>33<br>577                 | Bldg 1 = 44<br>Bldg 2 = 52<br>Bldg 3 = 52<br>Bldg 4 = 33<br>Bldg 5 = 33<br>214<br>end gables | 4<br>4<br>4<br>3<br>3<br>18  | 20<br>20<br>20<br>15<br>15<br>90   | 16 0<br>24 0<br>24 0<br>12 3<br>12 3                                  |
| w 5 story Wood Frame Residential over 1 and 2 lavel garage below they Station 3 & 4 Story over Podium/Garage Storn Rd and Peters Waye Extension plans by Cube 3. April 10, 2016 Ker rate renal. Larger Sudbury Units  de Item Description  Garage podium 118/sf Miss. Metale Miss. Metale Miss. Metale Miss. Metale Sid Historical Miss Metal Package Garage Miss. Metale Cost bollands, door frames, guards at vent openings, crash rails, Garage Riss. Metals Cost bollands, door frames, guards at vent openings, crash rails, Garage Liss. Metals Cost bollands, door frames, guards at vent openings, crash rails, Garage Miss. Metals Cost bollands, door frames, guards at vent openings, crash rails, Garage Miss. Metals Cost bollands, door frames, guards at vent openings, crash rails, Garage Miss. Metals Cost bollands, door frames, guards at vent openings, crash rails, Garage Miss. Metals Cost bollands, door frames, guards at vent openings, crash rails, Garage Miss. Metals Cost bollands, door frames, guards at vent openings, crash rails, Fines Lange Miss. Miss and Cost Cost Cost Cost Cost Cost Cost Cost   | Schedule TOTAL FAÇADE TOTAL FAÇADE FO panel siding FC panel siding Windows Pato Ors x 80% units Garage expositiouver Trade Note  | 37.35% 37.35% 18.00% 5.35% Count or Factor 82.09 1.000 | 18<br>137,799<br>51488<br>51488<br>524804<br>7372<br>2687<br>quantity<br>5.50<br>1.00<br>298708,36<br>210,00<br>10,00 | Unit LS SF cars                                      | Landscape<br>Sidewalks/Pa<br>Infiltration are<br>TOTAL<br>1 bed<br>18<br>2 bed + den<br>6<br>Unit<br>Price<br>Labor/Tax                                  | 1 bed + de<br>90<br>Full Baths<br>320<br>Unit<br>Mat or<br>Sub/Suppl   | 188,271<br>6,550<br>25,000<br>214<br>in 2 bed<br>88<br>3 bed<br>12<br>Total<br>Unit<br>Price                      | Third<br>Fourth<br>Fifth<br>GSF per Bidg.<br>per Bidg.<br>Peri. per Bidg<br>Height per Bidg            | 15,590<br>15,590<br>0<br>77,950<br>44<br>600  | 18,425<br>18,425<br>92,123<br>52<br>709,09<br>44.50  | 18,425<br>18,425<br>92,123<br>52<br>709,09   | 14,825<br>14,825<br>0<br>0<br>59,300<br>33<br>577  | 14,825<br>14,825<br>0<br>0<br>59300<br>33<br>577                           | Bidg 2 = 52<br>Bidg 3 = 52<br>Bidg 4 = 33<br>Bidg 5 = 33<br>214<br>end gables lo             | 4<br>4<br>3<br>3<br>18   | 20<br>20<br>15<br>15<br>90   | 24 0<br>24 0<br>12 3<br>12 3  |
| tibury Station 3 & 4 Story over Podium/Garage stoon Rd and Peters Viwey Extension plans by Cube 3, April 16, 2016 ket rate rental. Larger Sudbury Units  de Item Description  Garage podium 118/sf  Misc. Metels  Mi | 101AL FAÇADE<br>FC clap piding<br>FC para siding<br>Vindows.<br>Pato Drs x 80% units<br>Garage expositiouer<br>Trade Note  | 37.35% 18.00% 18.00% 5.35% Count or Factor 82.09 1.000 | 137,799<br>5 51468<br>6 51468<br>6 24804<br>7372<br>2687<br>quantity<br>5.50<br>1.00<br>298708.36<br>210.00<br>10.00  | Unit LS SF cars                                      | Infiltration are TOTAL  1 bed 18 2 bed + den 6  Unit Price Labor/Tax   | 1 bed + de<br>90<br>Full Beths<br>320<br>Unit<br>Mat or<br>Sub/Suppl.  | 25,000 214 2 bed 88 3 bed 12  Total Unit Price  | Fourth Fifth  GSF per Bidg. per Bidg Peri. per Bidg Height per Bidg                                    | 15,590<br>0<br>77,950<br>44<br>600  | 92,123<br>52<br>709.09<br>44.50  | 92,123<br>52<br>709.09   | 0<br>0<br>59,300<br>33<br>577  | 59300<br>33<br>577   | Bidg 4 = 33<br>Bidg 5 = 33<br>214<br>end gables lo   | 3<br>18<br>ong side gabl   | 15<br>15<br>90   | 12 3<br>12 3  |
| tibury Station 3 & 4 Story over Podium/Garage stoon Rd and Peters Viwey Extension plans by Cube 3, April 16, 2016 ket rate rental. Larger Sudbury Units  de Item Description  Garage podium 118/sf  Misc. Metels  Mi | FC clap siding FC panel siding Windows Pate Drs x 80% units Garage expositioner Trade Note   | 37.35% 18.00% 18.00% 5.35% Count or Factor 82.09 1.000 | 137,799<br>5 51468<br>6 51468<br>6 24804<br>7372<br>2687<br>quantity<br>5.50<br>1.00<br>298708.36<br>210.00<br>10.00  | Unit L tns LS SF cars                                | 1 bed<br>18<br>2 bed + den<br>6<br>Unit<br>Price<br>Labor/Tax  | 1 bed + de<br>90<br>Full Baths<br>320<br>Unit<br>Mat or<br>Sub/Suppl.  | 2 bed<br>88<br>3 bed<br>12<br>Total<br>Unit<br>Price  | GSF per Bidg. per Bidg. Peri. per Bidg Height per Bidg   | 77,950<br>44<br>600   | 92,123<br>52<br>709.09<br>44.50  | 92,123<br>52<br>709.09   | 69,300<br>33<br>577  | 577  | Bldg 5 = 33<br>214<br>end gables lo  | 3<br>18<br>ong side gabl   | 15<br>90   | 12 3  |
| Ston Rd and Peter's Way Extension  Jenns by Cube 3, April 16, 2016  ket rate rental. Larger Sudbury Units  de Item Description  Garage podium 11#/sf  Misc. Metals  Misc. METALS SUBCONTRACTOR LUMPSUM  Sid Historical Misc Metal Package  Garage Misc Metals Cost bollaris, door frames, guards at vent openings, crash rails,  Garage steel stairs to podium level  OD 8 PLASTICS  Rough Cerpentry  ROUGH CARPENTRY SUBCONTRACTOR LUMPSUM  Frame Flats wall paneluzation, floor trussdisek, roof trussfdeck, non bearing walls, int st  roof ready tim, wood framed pablos starting on concrete structure,  gable to flat top roof, set ext doors, set ext windows, 2x6 ext frame  Balcony Deck Frame 80% of units  Finish Carpentry  FINISH CARPENTRY SUBCONTRACTOR LUMPSUM  Frame Statis deadfrains, window selfagen, wood base, living area crown, wire shall install only scope, door frames, doorsfindry, cabinets, tolet access, varibs, med cab's  deco frame 80 or further, wood base, living area crown, wire shall install only scope, door frames, doorsfindry, cabinets, tolet access, varibs, med cab's  deco frame 80 or further, wood base, living area crown, wire shall install only scope, door frames, doorsfindry, cabinets, tolet access, varibs, med cab's  deco frame 80 or further, cabinets, tolet access, varibs, med cab's  deco frame 40 abt mirror.   | FC panel siding Windows Patio Drs x 80% units Garage expos&iouver Trade Note   | 37.35% 18.00% 5.35% 1.95% Count or Factor 82.09 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1   | 51488<br>24804<br>7372<br>6 2687<br>quantity<br>5.50<br>1.00<br>298708.36<br>219.00<br>10.00                          | Unit this  | 18<br>2 bed + den<br>6<br>Unit<br>Price<br>Labor/Tax   | 90<br>Full Beths<br>320<br>Unit<br>Mat or<br>Sub/Suppl.  | an 2 bed<br>88<br>3 bed<br>12<br>Total<br>Unit<br>Price   | per Bidg.<br>Peri, per Bidg<br>Height per Bidg<br>Total  | 44<br>600   | 709.09<br>44.50  | 709.09   | 33<br>577  | 577  | end gables lo  | ong side gabl  |  | 88 6  |
| ket rate rental. Larger Sudbury Units  de Item Description  Garage podium 11#/sf  Misc. Metal:  Misc.  | Windows Patio Drs x 80% units Garage expositiouver Trade Note  | 18.00%<br>5.35%<br>Count or Factor<br>Factor<br>1.00<br>1.00<br>1.00<br>1.00<br>1.00<br>1.00   | 24804<br>7372<br>2687<br>quantity<br>5.50<br>1.00<br>298706.36<br>210.00<br>10.00                                     | Unit this  | 2 bed + den<br>6<br>Unit<br>Price<br>Labor/Tax   | Full Beths<br>320<br>Unit<br>Mat or<br>Sub/Suppl.  | 3 bed<br>12<br>Total<br>Unit<br>Price   | Peri, per Bidg<br>Height per Bidg<br>Total   | 600   | 709.09<br>44.50  | 709.09   | 33<br>577  | 577  |  |  | es   |   |
| de Item Description  Garage podium 118/sf  Misc. Mateis  Misc. Mateis  Misc Metais  Metais  Metais  Misc Misc Misc Misc Misc Misc Misc Misc  | Garage expos&louver Trade Note   | 1.95% Count or Factor 82.09 1.00 1.00 1.00 1.00 1.00 1.00  | 7372<br>2687<br>quantity<br>5.50<br>1.00<br>298708.38<br>210.00<br>10.00  | Unit this  | 6<br>Unit<br>Price<br>Labor/Tax  | Unit<br>Mat or<br>Sub/Suppl  | 12<br>Total<br>Unit<br>Price  | Height per Bidg  |   | 44.50  |  |  | 577  |  |  |  |   |
| Garage podium 11#/sf Misc. Metals Misc. McTALS SUBCONTRACTOR LUMPSUM SIX HISTORIAL SUBCONTRACTOR LUMPSUM SIX HISTORIAL MISC MCTALS SUBCONTRACTOR LUMPSUM SIX HISTORIAL METALS AND ADDRESS  | Trade Note   | Count or Factor 82.09 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1   | 98706.38<br>210.00<br>1.00<br>298706.38<br>210.00   | LS SF cars   | Price<br>Labor/Tax   | Mat or<br>Sub/Suppl.   | Unit<br>Price   | Total  |   |  | 79,00  |  |  |  |  |  |   |
| Garage podium 11#/sf Misc. Metals Misc. McTALS SUBCONTRACTOR LUMPSUM SIX HISTORIAL SUBCONTRACTOR LUMPSUM SIX HISTORIAL MISC MCTALS SUBCONTRACTOR LUMPSUM SIX HISTORIAL METALS AND ADDRESS  |  | 82.09<br>1.00<br>1.00<br>1.00<br>1.00<br>1.00<br>1.00<br>1.00  | 1,00<br>298706,38<br>210,00<br>10,00  | LS SF cars   | Price<br>Labor/Tax   | Mat or<br>Sub/Suppl.   | Unit<br>Price   |  |   |  |  | 80757607   | 33.63  | 6.50   | 8.00   |  |   |
| Misc. MeTALS SUBCONTRACTOR LUMPSUM  Sid Historical Misc Metal Package Garage Misc. Metals Cost Dalards, door frames, guards at vent openings, crash ralls, Garage steel stains to podium level  OD & PLASTICS Rough Cerpentry ROUGH CARPENTRY SUBCONTRACTOR LUMPSUM Frame Flats wall panelization, floor trussideck, roof trus-dideck, non-bearing walls, int st roof ready tim, wood framed palsos starting on controlled structure, gable to flat top roof, set ext doors, set ext windows, 2x6 ext frame Balcoxy Deck Frame 80% of units Finish Carpentry FINISH CARPENTRY SUBCONTRACTOR LUMPSUM Fill scope; sait treadfinals, window silfapron, wood base, living area crown, wire shalv Install only scope; door frames, doors/hirdw, cabinets, tolet access, various, mid cab's deco frame bath mirror.  | t: as noted  | 1.00<br>1.00<br>1.00<br>1.00<br>1.00<br>1.00<br>1.00   | 1.00<br>298708.38<br>210.00<br>10.00  | LS SF cars   |  | 3600.0   | THE PERSON NAMED IN   |  |   | Cost per<br>Total  | Cost per<br>Total  | Bid # 1<br>Bid # 2   | Sub#1<br>Sub#2   | Bid # 4  | Sub#4  |  | DATABASE PROJE  |
| MISC. METALS SUBCONTRACTOR LUMPSUM SIXH Historical Misc. Metal Package Garage Misc. Metal Package Garage Misc. Metals Cost bollands, door frames, guards at vent openings, crash rails, Garage steel stairs to podium level  OD & PLASTICS Raugh Carpentry ROUGH CARPENTRY SUBCONTRACTOR LUMPSUM Frame Flats wall panelization, floor trussideck, roof busyldeck, non bearing walls, int st roof ready tim, wood framed pabs stafting on concrete structure, gabile to flat top roof, set ext doors, set ext windows, 2x6 ext frame Balcont Deck Frame 80% of units Finish Carpentry FINISH CARPENTRY SUBCONTRACTOR LUMPSUM Fill Scope stat treadfrails, window silfapron, wood base, living area crown, wire shallof Install only scope, door frames, doors/hirdw, cabinets, tolet access, vanites, med cab's   | t: as noted  | 1.00<br>1.00<br>1.00<br>1.00<br>1.00<br>1.00   | 1.00<br>298708.38<br>210.00<br>10.00  | LS<br>SF<br>cars                                     | ٨  | AISC META  |   | Amount   |   | GSF  |  | Bid # 3  | Sub # 3  |  | Sub#5<br>Sub#6   |  | nimum 3 comparable proje<br>sible use current PM budg                 |
| Sidt Historical Misc Motal Package Garage Misc Metals Cost Dollards, door frames, guards at vent openings, crash rails, Garage steel stairs to podium level  OD & PLASTICS Rough Cerpentry ROUGH CARPENTRY SUBCONTRACTOR LUMPSUM Frame Flats wall panelization, floor trussidesk, roof trussidesk, non bearing walls, int st roof ready tim, wood framed palsos starting on controlled structure, gable to flat top roof, set ext doors, set ext windows, 2x6 ext frame Balcoxy Deck Frame 80% of units Finish Carpentry FINISH CARPENTRY SUBCONTRACTOR LUMPSUM Fill scope; sait treadfinals, window silfapron, wood base, living area crown, wire shalv Install only scope; door frames, doors/hirdw, cabinets, tolet access, various, mid cab's deco frame 40 abt mirror.  | tt as noted  | 1.00<br>1.00<br>1.00<br>1.00<br>1.00   | 298706.36<br>210.00<br>10.00<br>1.00  | SF   |  | MOU. METAI   | 00 3600.00<br>LS - SUB-TOTAL  | \$ 1,625,364<br>\$ 371,030   | \$ .  | 4.27<br>0.97   | 7,595<br>1,734   | -  |  | \$ -   |  |  |   |
| OD & PLASTICS  Raugh Carpentry  ROUGH CARPENTRY SUBCONTRACTOR LUMPSUM  Frame Flats wall panelization, floor trusydeck, roof trusydeck, non bearing walls, int st roof ready tim, wood framed pates staring on concrete structure, gable to flat top roof, set ext doors, set ext windows, 2x6 ext frame  Balcony Deck Frame 80% of units  Finish Carpentry  FINISH CARPENTRY SUBCONTRACTOR LUMPSUM  Fâl scope stat treadfrails, window silfapron, wood base, living area crown, wire shallof install only scope; door frames, doors/hirdw, cabinets, tolet access, vanites, med cab's deco frame bath mirror.  | t: as noted  | 1.00<br>1.00<br>1.00<br>1.00   | 210,00<br>10.00<br>1.00   | cars   |  | 0.0  | 0.00  | 5 -  | \$ -  |  | 0 :  |  |  | \$ .   | Transcription of   |  |   |
| OD & PLASTICS  Rough Cerpentry  ROUGH CARPENTRY SUBCONTRACTOR LUMPSUM  Frame Flats, wall parselization, floor trausdeck, roof trass/deck, non bearing walls, int st roof teady brim, wood framed pabes starting on concrete structure, gabble to flat top roof, set ext doors, set ext windows, 2x6 ext frame Balcony Deck Frame 80% of units  Finish Cerpentry  FINISH CARPENTRY SUBCONTRACTOR LUMPSUM  Fâl scope stait treadfarials, windows silfapron, wood base, living area crown, wire shalls  Install only scope, door frames, doors/findw, cabinets, tolet access, vanites, med cab's deco frame bath mirror   | ti as noted  | 1.00<br>1.00   | 1.00  | flights  |  | 200.0  |   |  |   | 0.00<br>0.59<br>0.11   | 1,047  |  |  | \$ -   |  | $\rightarrow$  |   |
| Rough Cerpentry  ROUGH CARPENTRY SUBCONTRACTOR LUMPSUM  Frame Flats: wall panelization, floor trussdisek, roof trussdisek, non bearing walls, int st roof ready tim; wood framed patios starting on concrete structure, gable to flat top roof, set ext doors, set ext windows, 2x6 ext frame Balcony Deck Frame 80% of units  Finish Carpentry  FINISH CARPENTRY SUBCONTRACTOR LUMPSUM  Fill scope; statt treadd/raids, window selfargon, wood base, living area crown, wire shalv  Install only scope; door frames, doors/hirdw, cabinets, tolet access, various, mid cab's deco frame dath more.  | t: as noted  | 1.00   |   | IC   |  | 10500.0  | 00 10500.00   | \$ 105,000   |   | 0.11   | 196 S  |  |  | \$ -   |  |  |   |
| Rough Cerpentry  ROUGH CARPENTRY SUBCONTRACTOR LUMPSUM  Frame Flats: wall panelization, floor trussdisek, roof trussdisek, non bearing walls, int st roof ready tim; wood framed patios starting on concrete structure, gable to flat top roof, set ext doors, set ext windows, 2x6 ext frame Balcony Deck Frame 80% of units  Finish Carpentry  FINISH CARPENTRY SUBCONTRACTOR LUMPSUM  Fill scope; statt treadd/raids, window selfargon, wood base, living area crown, wire shalv  Install only scope; door frames, doors/hirdw, cabinets, tolet access, various, mid cab's deco frame dath more.  | tt as noted  | 1.00   |   | LS   |  | 0.0  | 0.00  | \$   |   | 0.00   | 0 :  |  |  | \$ -   |  | -  |   |
| Frame Flats: wall panelization, floor trussideck, roof trussideck, non bearing walls, int st<br>roof ready tim, wood framed palos starting on concrete structure,<br>gable to flat top roof, set ext doors, set ext windows, 2x6 ext frame<br>Balcoxy Deck Frame 80% of units<br>Finish Carpentry FINISH CARPENTRY SUBCONTRACTOR LUMPSUM Fill scope; sait treadfraids, window silfapron, wood base, living area crown, wire shalv<br>install only scope; door frames, doors/hirdw, cabinets, tolet access, vanites, med cab's<br>deco frame bath mirror.   | ti as noted  | 1.00   |   |  | BOUGH  | DIVISION   | 6 - SUB- TOTAL  | \$ 6,856,541   | \$ -  | 18.01  | 32,040   | -  |  | \$ -   |  |  |   |
| Balcony Deak Prime 80% of units  Balcony Deck Frame 80% of units  Finish Carpentry  FINISH CARPENTRY SUBCONTRACTOR LUMPSUM  Fâl scope: stait 'treadsfraits, window silfapron, wood base, living area crown, wire shalvi Iristail only scope: door 'frames, doors/findw, cabinets, tolet access, vanites, med cab's door frames, doors/findw, cabinets, tolet access, vanites, med cab's door frames, doors/findw, cabinets, tolet access, vanites, med cab's door frames, doors/findw, cabinets, tolet access, vanites, med cab's  | ts as noted  |  | 1.00  | LS   | ROUGH  | CARPENTE<br>0.0  | RY - SUB-TOTAL  |  | \$ -  | 15.37  | 27,348   |  | . Protesting   |  | SCORES O   | DOM: NO  | Delication of the Control   |
| gazine to fat top roof, set ext doors, set ext windows, 2x6 ext frame<br>Balcomp Deck Frame 80% of units<br>Finish Carpentry FINISH CARPENTRY SUBCONTRACTOR LUMPSUM Fill scope; etait treadfraits, window silfapron, wood base, living area crown, wire shall-<br>install only scope; door frames, doors/findw, cabinets, tolet access, vanites, med cab's<br>deco frame bath mirror.  |  |  | 298706,36   | SF   |  | 19.0   | 00 19.00  | \$ 5,675,421   |   | 0.00<br>14.90  | 26,521   |  |  | \$ -   |  |  |   |
| Finish Carpentry FINISH CARPENTRY SUBCONTRACTOR LUMPSUM FINISH CARPENTRY SUBCONTRACTOR LUMPSUM Fill scope; stair treadfirails, window silfapron, wood base, living area crown, wire shalvi Install only scope; door frames, doors/hirdw, cabinets, tolet access, vanites, med cab's deco frame bath mirror.  |  | 1.00   | 1.00  | LS   |  | 0.0  | 0.00  |  |   | 0.00   | 0 9  | -  |  | \$ -   | _  | -+   |   |
| FINISH CARPENTRY SUBCONTRACTOR LUMPSUM  F&I scope: stair treads/rails, window sil/lapron, wood base, living area crown, wire shelvi Install only scope door farmes, doors/brdw, cabinets, tolet access, vanities, med cab's  deco framed bath mirror.  |  | 164.00   | 72.00   | SF   |  | 15.0   |   | \$ 177,120   |   | 0.00   | 828  |  |  | \$ -   | =  | =  |   |
| F&I scope: stair treads/rails, window sil/apron, wood base, living area crown, wire shelvi<br>Install only scope: door frames, doors/frdw, cabinets, toilet access, vanities, med cab's<br>deco framed bath mirror.  | A CONTRACTOR OF THE PARTY OF TH | 1.00   |   | LS   | FINISH   | CARPENTE   | OO 0.00<br>RY - SUB-TOTAL   | \$ -   |   | 0.00   | 0 9  |  |  | \$ -   | $\rightarrow$  | $\rightarrow$  |   |
| deco framed bath mirror.   | épo  | 1.00   | 1.00  | LS   |  | 0.0  | 0.00  | \$ -   |   | 2.47<br>0.00   | 4,400  |  | DESCRIPTION OF   |  |  |  | Michigan Company  |
| deco tramed path mirror.   |  | 1.00   | 214,00  | apt's<br>LS  |  | 4400.0   |   |  |   | 2.47   | 4,400 5  | - :  |  | \$ -   | $\rightarrow$  | -+   |   |
| Common Adulti and Amendes at level 1: Finish Rushnet   |  | 1.00   | 1.00  | LS<br>LS   |  | 0.0  | 0.00  |  |   | 0.00   | 0 5  | -  |  | \$ -   |  |  |   |
|  | See Div. 13  | 1.00   | 0,00  | SF<br>LS   |  | 50.0   | 00 50.00  | \$   |   | 0.00   | 0 5  | -  |  | S -  | -  |  |   |
| Closet Shelving CLOSET SHELVING SUBCONTRACTOR LUMPSUM  |  |  | A # 7 P # 200   | CHE WAY  | CLOSE  | 0.0<br>ET SHELVIN  | 0.00<br>IG - SUB-TOTAL  |  | \$  | 0.00   | 0 5  |  |  | \$ -   | $\perp$  |  |   |
|  | w/ above   | 1.00   | 1.00  | LS   |  | 0.0  | 0.00  | \$ -   |   | 0.00   | 0 5  |  |  | \$   |  |  | EBSEVIEW RESIDEN  |
| Wood Steirs WOOD STAIRS SUBCONTRACTOR LUMPSUM  | and the property   |  |   | 1230/200   | и  | 0.0<br>OOD STAIR   | 0.00<br>RS - SUB-TOTAL  | \$ 62,400  |   | 0.00   | 0 5  | -  |  | \$ -   | _  | -  |   |
| Stair tread and riser finish boards (level 1 to top)   |  | 1.00   |   | LS   |  | 0.0  | 0.00  | \$ .   | •   | 0.16   | 292  |  |  | and reparent   | 2000   | HE I KEN I   |   |
| RMAL & MOISTURE PROTECTION   |  | 1.00   | 26.00   | LS   |  | 2400.0   |   |  |   | 0.16   | 292  |  |  | \$ -   | -  |  |   |
| Waterproofing  |  |  |   |  |  | DIVISION   | 7 - SUB- TOTAL  | \$ 4,123,562   | \$ .  | 0.00   | 19,269   | -  |  | \$ -   |  |  |   |
| WATERPROOFING SUBCONTRACTOR LUMPSUM  |  | 1.00   | 1.00  | IST  | WATE   | RPROOFIN<br>0.0  | IG - SUB-TOTAL  | \$ 222,864   | 5 -   | 0.59   | 1,041  |  |  |  |  | The second second  |   |
| Garage waterproofing/drainage board Dampproofing   | not used   | 3,172.18   | 1.00<br>12.00   | SF   |  | 5.5  | 5.50  | \$ 209,364   | 3 -   | 0.00   | 978 9  | -  |  | \$ -   |  |  |   |
| Elevator pit waterproofing   | not used   | 1.00   | 5.00  | IS   |  | 2700.0   | 0.00  | \$   |   | 0.00   | 0 5  |  |  | \$ -   |  |  |   |
| 35 mil sheet membrane at ext wall Patio deck waterproofing   | not used   | 1.00   | 1.00  | LS   |  | 0.0  |   |  |   | 0.04   | 63 \$  |  |  | \$ -   |  |  |   |
| Building Insulation  | not used   | 1.00   | 1.00  | LS   | BUILDING   | 0.0  | 0.00<br>ON- SUB-TOTAL   | \$ -   |   | 0.00   | 0 9  | -  |  | \$ -   | $\rightarrow$  |  |   |
| INSULATION SUBCONTRACTOR LUMPSUM Std unit insulation package: FG batts at walls and ceiling, window seal,  |  | 1.00   |   | LS   | DOILDING   | 0.0  | 0.00  | \$   | \$ -  | 2.32<br>0.00   | 4,134  |  | de la                                  | Legislanisa (  |  |  | Water Branch  |
| Spray at underside of garage level   |  | 1.00   | 298706.38<br>82089.09   | sf cf  |  | 2.0<br>3.5   | 2.00  | \$ 597,413   | W. C.   | 1.57   | 2,792 \$   |  |  | \$ -   |  |  |   |
|  |  | 1.00   | 1.00  | LS   |  | 0.0  | 0.00  | \$   |   | 0.75   | 1,343 \$   |  |  | \$ -   |  |  |   |
|  |  | 1.00   | 1.00  | LS   |  | 0.0  | 0.00  | \$ -   |   | 0.00   | 0 5  | - :  |  | \$ -   | -  |  |   |
| ROOFING SUBCONTRACTOR LUMPSUM  |  | Vice Surrey  |   | Lo   |  | ROOFIN   | IG - SUB-TOTAL  | \$ 856,076   |   | 0.00   | 0 \$   | -  |  | \$ -   | -+   |  |   |
| Flat room at gable top: using 60 mil EPDM  |  | 1.00   |   | LS   |  | 0.0  | 0.00  | \$ -   | \$ -  | 2.25<br>0.00   | 4,000  |  |  |  |  | SURFIE   | Moreon Commen   |
| Slope roof: using Architectural asphalt shingles<br>perimeter gutters  |  | 1,100.00   | 42.00<br>35889.09   |  |  | 12.0<br>5.5  | 0 12.00   | \$ 554,400<br>\$ 236,868   |   | 1.46   | 2,591 \$   |  |  | \$ -   | $\rightarrow$  |  |   |
| downs 40lf oc  |  | 1.00   | 3172.18   |  |  | 10.5   | 0 10.50   | \$ 33,308  |   | 0.62   | 1,107 \$   |  |  | \$ -   |  |  |   |
| Siding   |  | 75.00<br>1.00  | 40.00<br>1.00   |  |  | 10.5   |   | \$ 31,500  |   | 0.09   | 156 \$<br>147 \$   | -  |  | \$ -   | -+   |  |   |
| SIDING SUBCONTRACTOR LUMPSUM   | The second second  |  |   |  | A STREET   | SIDIN  | G - SUB-TOTAL   | \$ 2,053,548   | s .   | 0.00<br>5.39   | 9,596  |  |  | \$ -   |  |  |   |
| Hardi Color Plus lap siding AVR Tweek commercial PVC trim beauty wasted with   |  | 1.00   | 1.00<br>51467.88  | LS   |  | 9.0  | 0.00  | 3 -  | \$ -  | 0.00   | 0 \$   |  |  | \$ .   |  |  | - 8.00  |
| Hardi Color Plus panels, AVB Tyvek commercial, PVC trimboards, vented somis,<br>Stretch code insulation  |  | 1.00   | 51467.88  | sf   |  | 16.0   | 0 16.00   | \$ 463,211<br>\$ 823,486   |   | 1.22   | 2,165 \$<br>3,848 \$   | -  |  | \$ -   |  |  |   |
| Trellis at top of deck stack   |  | 48.00  | 102935.76<br>72.00  | SF SF  |  | 4.5<br>20.0  |   | \$ 463,211   |   | 2.16<br>1.22   | 2,165 \$   |  |  | \$ -   | -  |  |   |
| Balcony Rails: composite patio deck ceilings   |  | 164.00   | 22.00   | LF   |  | 65.0   | 0 65.00   | \$ 234,520   |   | 0.18<br>0.62   | 323 \$<br>1,096 \$   |  |  | \$ -   |  |  |   |
| Fireproofing   | March 19 Company   | 1.00   | 1.00  | LS   | FIE  | 0.0  | 0.00  | \$ -   |   | 0.00   | 0 \$   |  | -  | \$ -   |  |  |   |
|  | not used   | 1.00   | 1.00  | LS   | FIR  | The second second  |   |  | 2 -   | 0.00   | 0  |  |  |  |  | Control by   |   |
| Fire Stopping  | de la contrata del contrata de la contrata del contrata de la contrata del contrata de la contrata de la contrata de la contrata del contrata de la contrata del la co | 1.00   | 1.00  | LS   | FID  |  | 0.00  | \$ -   |   | 0.00   | 0 \$   |  |  | \$ .   |  |  |   |
| FIRE CTORDING CURRENTS   | -  | 1.00   | 1.00  | LS   | FIR  |  |   |  | 2 -   | 0.10   | 175  |  |  |  |  |  |   |
| FIRE STOPPING SUBCONTRACTOR LUMPSUM  |  |  | 214.00  | units  |  |  | 0 175.00  | \$ 37.450  |   | 0.10   | 0 \$<br>175 \$   | - :  |  | \$ -   | $ \mp$   |  |   |
| FIRE STOPPING SUBCONTRACTOR LUMPSUM<br>non MEP; safing, air seal etc.  | SET FOR SAME OF  | 1.00   | 1.00  | F0   | JOINTS   | & SEALANT  | S - SUB-TOTAL   | \$ 68.800  | 2   | 0.00   | 0 \$   |  |  | \$ -   |  |  | -   |
| FIRE STOPPING SUBCONTRACTOR LUMPSUM non MEP, safing, air seal etc.  Joint & Sealents   | ud trada itana   | 1.00   | 1.00  | SF   |  | 0.0  | 0.00  | \$ -   | \$ .  | 0.00   | 0 \$   |  |  | 2  |  |  |   |
| FIRE STOPPING SUBCONTRACTOR LUMPSUM non MEP: Safing, air seal etc.  Joint & Seelents  JOINT & SEALANTS SUBCONTRACTOR LUMPSUM general infenors  |  | 1.00   | 137798.87   | SF   |  |  | 0 0.50  | \$ 68.899  |   | 0.00   | 0 \$   |  |  | \$ -   |  |  |   |
| FIRE STOPPING SUBCONTRACTOR LUMPSUM non MEP. safing, air seal etc.  Joint & Seelents  JOINTS & SEALANTS SUBCONTRACTOR LUMPSUM general inferiors  exterior: dissimilar  | w/ trade items   | 1.00   | 1.00  | LS   |  | 0.0  | 0.00  | \$ -   |   | 0.00   | 0 \$   |  |  | \$ -   | $ \mp$   |  |   |
| FIRE STOPPING SUBCONTRACTOR LUMPSUM non MEP. safing, air seal etc.  Joint & Seelans  JOINTS & SEALANTS SUBCONTRACTOR LUMPSUM general interiors exterior: dissimilar  | w dade rems  |  | E8 2000 8   | DOOR   | R & FRAMES   | - MATERIA  | L - SUB-TOTAL   |  |   | 4.74   | 8,431  |  |  |  |  | =  |   |
| FIRE STOPPING SUBCONTRACTOR LUMPSUM non MEP. safing, air seal etc.  Joint & Seelents  Joint & Seelents  JOINTS & SEALANTS SUBCONTRACTOR LUMPSUM general inferiors  exterior: dissimilar  Doors & Finness - Malerial  | w dade items   | DATE:  | 1.00  | LS I   |  | 0.0  | 0.00  | \$   | -   | 0.00   | 0.556  |  |  |  |  | 10 12 10   |   |
| FIRE STOPPING SUBCONTRACTOR LUMPSUM non MEP. Safing, air seal etc.  Joint & Seelents  Joint & Seelents  JOINTS & SEALANTS SUBCONTRACTOR LUMPSUM general inferiors  exterior: dissimilar  DOSS & WINDOWS  Deors & Frames - Malerial  DOOR & FRAMES MATERIAL SUBCONTRACTOR LUMPSUM Apartment entry door with MM frame  | w dade rems  | 1.00   | 214.05  | idais  |  | 350.0  |   |  |   | 0.37   | 650 \$   |  |  | \$ -   | $\pm$  |  |   |
| FIRE STOPPING SUBCONTRACTOR LUMPSUM non MEP: safing, air seal etc.  Joint & Sealents  Joint & Sealents  JOINTS & SEALANTS SUBCONTRACTOR LUMPSUM general interiors exterior, dissemilar  DRS & WINDOWS  Deors & Frames - Material  DOOR & FRAMES MATERIAL SUBCONTRACTOR LUMPSUM Apartment entry door with HM frame BR doors - SC panel with true frame and casino (not sold case)   | w dade items   | 1.00   | 214.00<br>418.00  |  |  |  |   | 140,000  |   | 0.38   | 680 \$   |  |  |  |  |  |   |
| FIRE STOPPING SUBCONTRACTOR LUMPSUM non MEP. Safing, air seal etc.  Joint & Seelents  JOINTS & SEALANTS SUBCONTRACTOR LUMPSUM general inference exterior; dissimilar  PRS & WINDOWS  Doors & Frames - Material  DOOR & FRAMES MATERIAL SUBCONTRACTOR LUMPSUM Apartment entry door with HM frame BR doors - So panel with true frame and casing (not split case) bath doors - spec as BR door closed doors for thr  | w rade rems  | 1.00<br>1.00<br>1.00   | 214,00<br>418,00<br>320,00  | leafs  |  | 350.0  | 0 350.00  |  |   |  | 523 6  |  |  |  |  |  | 1   |
| FIRE STOPPING SUBCONTRACTOR LUMPSUM non MEP. Safing, air seal etc.  Joint & Seelents  JOINTS & SEALANTS SUBCONTRACTOR LUMPSUM general infenore exterior: dissimilar  DORS & WINDOWS  Doors & Frames - Material  DOOR & FRAMES MATERIAL SUBCONTRACTOR LUMPSUM Apartment entry door with mine frame  BR doors - SC panel with true frame and casing (not split case) bath doors - spec as BR door closet doors for the   | w rade rems  | 1.00<br>1.00<br>1.00<br>108.00<br>88.00  | 214,00<br>416,00<br>320,00<br>5,00  | leafs<br>leafs                                       |  | 350.0<br>340.0   | 0 350.00<br>0 340.00  | \$ 183,600   |   | 0.29   | 523 \$<br>858 \$   | - :  |  | \$ -   | $\rightarrow$  | _  |   |
| FIRE STOPPING SUBCONTRACTOR LUMPSUM non MEP. Safing, air seal etc.  Joint & Seelents  JOINTS & SEALANTS SUBCONTRACTOR LUMPSUM general infenore exterior: dissimilar  DOOR & FRAMES MATERIAL SUBCONTRACTOR LUMPSUM Apartment entry door with HM frame  BR doors - SC panel with true frame and casing (not split case) bath doors - spec as BR door closed doors for 1br closed doors for 2br closed doors for 5br closed doors for 5br Commons per floor rated (2 at stairs, 2 at corrider   | w usue items   | 1.00<br>1.00<br>1.00<br>108.00<br>88.00<br>18.00   | 214,00<br>418,00<br>320,00<br>5,00<br>6,00<br>7,00  | leafs<br>leafs<br>leafs                              |  | 350.0<br>340.0<br>340.0<br>340.0   | 0 350.00<br>0 340.00<br>0 340.00<br>0 340.00  | \$ 183,600<br>\$ 179,520<br>\$ 42,840  |   | 0.29<br>0.48<br>0.47   | 523 \$<br>858 \$<br>839 \$   |  |  | \$ -   |  |  |   |
| FIRE STOPPING SUBCONTRACTOR LUMPSUM non MEP. Safing, air seal etc.  Joint & Seelents  Joint & Seelents  JOINTS & SEALANTS SUBCONTRACTOR LUMPSUM general infenore exterior; dissimilar  DOSR & Finnes - Malerial  DOOR & Frames - M | w usus items   | 1.00<br>1.00<br>1.00<br>108.00<br>88.00<br>18.00<br>18.00  | 214,00<br>418,00<br>320,00<br>5,00<br>6,00<br>7,00<br>4,00  | leafs<br>leafs<br>leafs<br>leafs                     |  | 350.0<br>340.0<br>340.0<br>340.0<br>1350.0   | 0 350.00<br>0 340.00<br>0 340.00<br>0 340.00<br>0 1350.00   | \$ 183,600<br>\$ 179,520<br>\$ 42,840<br>\$ 97,200   |   | 0.29<br>0.48<br>0.47<br>0.11<br>0.26   | 523 \$ 858 \$ 839 \$ 200 \$ 454 \$   |  |  | \$ .   |  |  |   |
| FIRE STOPPING SUBCONTRACTOR LUMPSUM non MEP. Safing, air seal etc.  Joint & Seelents  JOINTS & SEALANTS SUBCONTRACTOR LUMPSUM general infenore exterior: dissimilar  DRS & WINDOWS  DROOR & Frames - Material  DOOR & FRAMES MATERIAL SUBCONTRACTOR LUMPSUM Apartment entry door with HM frame BR doors - So panel with true trame and casing (not split case) bath doors - spec as BR door closed doors for 'bir closed doors for 'bir closed doors for 'bir closed doors for 'bir Commons per floor rated (2 at stairs, 2 at corridor Commons per floor rated (2 Common Other areas Sliding patho doors  Sliding patho doors   | w usub riems   | 1.00<br>1.00<br>1.00<br>108.00<br>88.00<br>18.00<br>18.00<br>18.00   | 214.00<br>418.00<br>329.00<br>5.00<br>6.00<br>7.00<br>4.00<br>3.00<br>30.00   | leafs leafs leafs leafs leafs leafs leafs            |  | 350.0<br>340.0<br>340.0<br>340.0<br>1350.0<br>1100.0   | 0 350.00<br>0 340.00<br>0 340.00<br>0 340.00<br>0 1350.00<br>0 1100.00<br>0 1100.00                               | \$ 183,600<br>\$ 179,520<br>\$ 42,840<br>\$ 97,200<br>\$ 59,400<br>\$ 33,000                           |   | 0.29<br>0.48<br>0.47<br>0.11<br>0.26<br>0.16   | 523 \$ 858 \$ 839 \$ 200 \$ 454 \$ 278 \$  |  |  | \$ -<br>\$ -<br>\$ -<br>\$ -   |  |  |   |
| FIRE STOPPING SUBCONTRACTOR LUMPSUM non MEP. Safing, air seal etc.  Joint & Seelents  Joint & Seelents  JOINTS & SEALANTS SUBCONTRACTOR LUMPSUM general infenore exterior; dissimilar  DOSR & Finnes - Malerial  DOOR & Frames - M | not used   | 1.00<br>1.00<br>1.00<br>108.00<br>88.00<br>18.00<br>18.00<br>18.00   | 214,00<br>418,00<br>329,00<br>5.00<br>6.00<br>7.00<br>4.00<br>3.00  | leafs leafs leafs leafs leafs leafs leafs leafs sets |  | 350.0<br>340.0<br>340.0<br>340.0<br>1350.0<br>1100.0   | 0 350.00<br>0 340.00<br>0 340.00<br>0 340.00<br>1350.00<br>0 1100.00<br>0 1200.00                                 | \$ 183,600<br>\$ 179,520<br>\$ 42,840<br>\$ 97,200<br>\$ 59,400<br>\$ 33,000<br>\$ 196,800             |   | 0.29<br>0.48<br>0.47<br>0.11<br>0.26   | 523 \$ 858 \$ 839 \$ 200 \$ 454 \$   |  |  | \$ -<br>\$ -<br>\$ -   |  |  |   |
| -  | FIREPROOFING SUBCONTRACTOR LUMPSUM  re Stopping FIRE STOPPING SUBCONTRACTOR LUMPSUM non MEP: safing, air seal etc.  inf & Sealants JOINTS & SEALANTS SUBCONTRACTOR LUMPSUM   | FIREPROOFING SUBCONTRACTOR LUMPSUM  POLICE Stopping FIRE STOPPING SUBCONTRACTOR LUMPSUM  FIRE STOPPING SUBCONTRACTOR LUMPSUM  FIRE STOPPING SUBCONTRACTOR LUMPSUM  FIRE STOPPING SUBCONTRACTOR LUMPSUM  General Interiors  STOPPING SUBCONTRACTOR LUMPSUM  General Interiors  Well trade Items  Well trade Items   | FIREPROOFING SUBCONTRACTOR LUMPSUM   not used   1 00  | FIRE PROPING SUBCONTRACTOR LUMPSUM                   | FIRE STOPPING SUBCONTRACTOR LUMPSUM  | FIRE STOPPING SUBCONTRACTOR LUMPSUM  | FIRE PROOFING SUBCONTRACTOR LUMPSUM   | FIREPROPING SUBCONTRACTOR LUMPSUM  | FIREPROPRIG SUBCONTRACTOR LUMPSUM   | FIREPROPRIG SUBCONTRACTOR LUMPSUM  | FIREPROPRIG SUBCONTRACTOR LUMPSUM  not used 1.00 1.00 LS 0.00 0.00 \$ 0.00  re Stepping 1.00 1.00 LS 0.00 0.00 \$ 0.00  FIRE STOPPING SUBCONTRACTOR LUMPSUM 1.00 LS 0.00 0.00 \$ 0.00  FIRE STOPPING SUBCONTRACTOR LUMPSUM 1.00 LS 0.00 0.00 \$ 0.00  non MEP safing, air seal etc. 1.00 1.00 LS 0.00 0.00 \$ 0.00  rint 6. Sealente 1.00 1.00 LS 0.00 0.00 \$ 0.00  rint 6. Sealente 1.00 1.00 LS 0.00 0.00 \$ 0.00  rint 6. Sealente 1.00 1.00 LS 0.00 0.00 \$ 0.00  rint 6. Sealente 1.00 1.00 LS 0.00 0.00 \$ 0.00  rint 6. Sealente 1.00 1.00 LS 0.00 0.00 \$ 0.00  rint 6. Sealente 1.00 1.00 LS 0.00 0.00 \$ 0.00  reparati interiors | FIRE PROPING SUBCONTRACTOR LUMPSUM  not used  1.00  1. | FIREPROPRIG SUBCONTRACTOR LUMPSUM  not used  1 00 1.00 LS 0.00 0.00 \$     | FIRE PROOFING SUBCONTRACTOR LUMPSUM  not used 1 00 1.00 LS 0.00 0.00 \$                      | FIRE PROOFING SUBCONTRACTOR LUMPSUM  not used 1 00 1 00 LS 0.00 0.00 \$ . 0.00 | FIRE PROPING SUBCONTRACTOR LUMPSUM  **Not used**  **1.00 | FIREPROPRIG SUBCONTRACTOR LUMPSUM  not used 100 1.00 I.S 0.00 0.00 \$ |

|   | dbury Station 3 & 4 Story over Podium/Garage  | Conceptu<br>PROJECT SqFt DA                       |                  | AIE                          | -             | Service Contractor  | June 23, 2<br>BREAKDOW            |                         | FLOORS\BUILDINGS                         | Building 1                           | Bullding 2                                       | Building 3                           | Building 4                 | Bullding 5                 | Share Pool Share Mai<br>Bidg Bidg                     | nt                   | matrix count assumed             |                    |
|---|---|---|------------------|------------------------------|---------------|---|-----------------------------------|-------------------------|--|--------------------------------------|--|--------------------------------------|----------------------------|----------------------------|---|----------------------|----------------------------------|--------------------|
| В | DELLBROOK JK SCANLAN COMPANY, LLC   | Residential GSF<br>Garage SF<br>Total Project GSF |                  | 298,706<br>82,089<br>380,795 |               | Site Improve<br>Building Foo<br>Asphalt Pave<br>Landscape | d Area-5 stor<br>t Print<br>ement |                         | Below Garage<br>First<br>Second<br>Third | 15,590<br>15,590<br>15,590<br>15,590 | est area<br>18,425<br>18,425<br>18,425<br>18,425 | 18,425<br>18,425<br>18,425<br>18,425 | 14,825<br>14,825<br>14,825 | 14,825<br>14,825<br>14,825 | Bldg 2 = 52 4   | 1BR + De<br>20<br>20 | 16<br>24                         | BR + Der<br>0<br>0 |
|   | New 5 story Wood Frame Residential over 1 and 2 level garage below  | Schedule  | mos              | 18                           |               | Sidewalks/Pa  |                                   | 6,550<br>25,000         | Fourth<br>Fifth                          | 15,590                               | 18,425   | 18,425                               | 14,825<br>0                | 14,825<br>0                | Bldg 3 = 52 4<br>Bldg 4 = 33 3                        | 20<br>15             | 24<br>12                         | 3                  |
|   | Sudbury Station 3 & 4 Story over Podium/Garage  | FC clap siding                                    | 37.35%           | 137,799<br>51468             |               | TOTAL<br>1 bed  | 1 bed + der                       | 214                     |  |                                      |  |                                      | 0                          | 0                          | Bldg 5 = 33 3<br>214 18                               | 15<br>90             | 12<br>88                         | 6                  |
|   | Hudson Rd and Peter's Way Extension<br>CD plans by Cube 3, April 16, 2016   | FC panel siding<br>Windows                        | 37.35%<br>18.00% | 51468<br>24804               |               | 18  | 90                                | 88                      | GSF per Bldg.<br>per Bldg.               | 77,950<br>44                         | 92,123<br>52                                     | 92,123<br>52                         | 59,300<br>33               | 58300                      | end gables long side                                  | nahles               |                                  |                    |
|   | Market rate rental. Larger Sudbury Units  | Patio Drs x 80% units<br>Garage expos&louver      | 5.35%<br>1.95%   | 7372<br>2687                 |               | 2 bed + den<br>6  | Full Baths<br>320                 | 3 bed<br>12             | Peri. per Bidg<br>Height per Bidg        | 600<br>44.50                         | 709.09<br>44.50                                  | 709.09<br>44.50                      | 577<br>33.83               | 577<br>33.83               | 700 55  | 0                    |                                  |                    |
|   | Trade Item Description  |   | Count            |                              |               | Unit  | Unit                              | Total                   |  |                                      | Cost per   | Cost per                             | Bid # 1                    | Sub # 1                    | 21.000.00   |                      |                                  |                    |
|   |   | Trade Note  | or<br>Factor     | quantity                     | Unit          | Price<br>Labor/Tax  | Mat or<br>Sub/Suppl.              | Unit<br>Price           | Total<br>Amount                          |                                      | Total<br>GSF                                     | Total                                | Bid # 2<br>Bid # 3         | Sub#2<br>Sub#3             | Bid # 4 Sub # 4<br>Bid # 5 Sub # 5<br>Bid # 6 Sub # 6 | 5                    | CL DATABASE<br>(minimum 3 compar | rable projects!    |
|   | Overhead Doors  |   | 1.00             | 1.00                         | LS            | OVER  | 0.0<br>HEAD DOOR                  | 0 0.00<br>S - SUB-TOTAL | \$ -                                     |                                      | 0.00   | 0                                    | \$ -                       | 300#3                      | Bid # 6 Sub # 6                                       | ) (if                | cossible use current             | PM budget da       |
|   | OVERHEAD DOORS SUBCONTRACTOR LUMPSUM garage roll-up - std speed,  |   | 1.00             | 1.00                         | LS            |   | 0.0                               | 0.00                    | \$ -                                     |                                      | 0.16   | 280                                  | \$ -                       |                            | S -   |                      |                                  |                    |
|   |   |   | 1.00             | 1.00                         | LS            |   | 12000.0                           | 0.00                    | \$ -                                     |                                      | 0.16   | 280                                  | \$ -                       |                            | \$ -  | 1                    |                                  |                    |
|   |   |   | 1.00             | 1.00                         | LS            |   | 0.0                               | 0.00                    |  |                                      | 0.00   | 0                                    | S -                        |                            | \$ -  |                      |                                  |                    |
|   | Entrances, Storefronts & Glazing  | 2510045000000000                                  | 1.00             | ENTRAN                       | LS<br>VCES, S | TOREFRON  | 0.0                               | 0 0.00                  | \$ -                                     |                                      | 0.00   | 0                                    | \$ -                       |                            | \$ -  |                      |                                  |                    |
|   | ENTRANCES, STOREFRONTS AND GLAZING SUBCONTRACTOR LUMPSUM<br>Exterior insulated door   |   | 1.00             | 1.00                         | LS<br>leafs   |   | 0.0<br>3400.0                     | 0.00                    | \$ -                                     |                                      | 0.15   | 276<br>0                             | \$ -                       |                            | S -   |                      | NO SECTION OF                    | gewent y           |
|   | Interior non-insulated door<br>storefront at main entry, 20 sf per door   |   | 1.00             | 5.00                         | leafs<br>sf   |   | 2800.0                            | 0 2800.00               | \$ 14,000                                |                                      | 0.04   | 79<br>65                             | \$ -<br>\$ -               |                            | \$ -  |                      |                                  |                    |
|   | ADA operators   |   | 1.00             | 10.00                        | ea            |   | 55.0<br>1700.0                    | 0 1700.00               | \$ 17,000                                |                                      | 0.03<br>0.04                                     | 51<br>79                             | \$ -                       |                            | \$ -  |                      |                                  |                    |
|   | Windows WINDOWS SUBCONTRACTOR LUMPSUM   |   | 1.00             |                              | LS            | EQ EXHIBIT  | 0.0<br>WINDOW                     |                         | \$ .                                     | 2                                    | 0.00   | 0                                    | \$ -                       |                            | \$ -  |                      |                                  |                    |
|   | Paradigm vinyl windows w/ integral casing   |   | 1.00             |                              | LS<br>sf      |   | 20.0                              | 0.00                    | \$                                       |                                      | 1.30<br>0.00                                     | 2,318                                | \$ -                       |                            | \$ -  | 4                    |                                  |                    |
|   | FINISHES  |   | 1.00             |                              | LS            |   | 0.0                               |                         | \$ -                                     |                                      | 1.30<br>0.00                                     | 2,318                                | \$ -                       |                            | \$ -<br>\$ -  | -                    |                                  |                    |
|   | Gypsum Wall Board GYPSUM WALLBOARD SUBCONTRACTOR LUMPSUM  |   | 1.00             | 1.00                         | 10            | GYPSUM  | WALLBOAR                          | D - SUB-TOTAL           | \$ 3,136,417                             | s -                                  | 17.98<br>8.24                                    | 31,997<br>14,656                     |                            |                            |   |                      |                                  |                    |
|   | Board on Div.6 wood framing<br>Scope: rated board, dens-glass pre-rock, mr board, 5/8" ceiling board,                       |   | 1.00             | 298706.36                    |               |   | 10.5                              | 0 10.50                 | \$ 3,136,417                             |                                      | 0.00<br>8.24                                     | 0<br>14,656                          | \$ -                       |                            | \$ -  |                      |                                  |                    |
|   | delians, sand gase provider, ini board, oro delians board,  |   | 1.00             | 1.00                         | LS            |   | 0.0                               | 0.00                    | \$ -                                     |                                      | 0.00   | 0                                    | \$ -                       |                            | 5 -   |                      |                                  |                    |
|   |   |   | 1.00             | 1.00                         | LS            |   | 0.0                               | 0.00                    | \$                                       |                                      | 0.00   | 0                                    | \$ -<br>\$ -               |                            | \$ -  | +                    |                                  |                    |
|   | Acoustical Ceiling Tiles ACOUSTICAL CEILING TILES SUBCONTRACTOR LUMPSUM   |   | 1.00             |                              | AC            | OUSTICAL  | EILING TILE                       | S - SUB-TOTAL           | \$ 747,209                               | \$ .                                 | 0.00<br>1.96                                     | 3,492                                | \$ -                       |                            | \$ -  |                      |                                  |                    |
|   | Assume 20% of common as ACT Under residential podium units: hold down clips at immediate area of door only                  |   | 0.20             | 298706.36                    | LS<br>sf      |   | 0.0                               | 5 4.95                  |  |                                      | 0.00   | 0<br>1,382                           | \$ -                       |                            | \$ -  |                      |                                  |                    |
|   | Flooring  |   | 1.00             | 82089.09                     | SF            |   | 5.5<br>FLOORIN                    | G - SUB-TOTAL           | \$ 451,490                               |                                      | 1.19   | 2,110                                | \$ -                       |                            | \$ -  | +-                   |                                  |                    |
|   | FLOORING SUBCONTRACTOR LUMPSUM<br>Mincey Tub Surrounds  |   | 1.00             | 1.00                         | LS            | 150.00  | 0.0                               | 0.00                    | \$ -                                     | 3 -                                  | 5.60<br>0.00                                     | 9,956<br>0                           | \$ -                       |                            | \$ -  |                      | SCHOOL STATE                     |                    |
|   | Mincey Shower Surrounds Mincey Shower Base  |   | 116.00           | 1.00                         | ea            | 150.00  | 345.0<br>355.0                    | 505.00                  | \$ 58,580                                |                                      | 0.28   | 495<br>274                           | S -                        |                            | \$ -  |                      |                                  |                    |
|   | Tile floor for baths Carpet for BR & attached closet  |   | 116.00<br>320.00 |                              | sf            | 75.00   | 385.0<br>9.5<br>3.2               | 0 460.00<br>0 9.50      | \$ 224,960                               |                                      | 0.15<br>0.14<br>0.59                             | 249<br>1,051                         | \$ -                       |                            | \$ -  |                      |                                  |                    |
|   | LVT for krichen, foyer, related closet, dining, living room Common area flooring - Res Corridor Carpeting                   |   | 1.00             | 165.00<br>222226.36          | sf<br>sf      |   | 3.2<br>5.5                        | 5 3.25<br>0 5.50        | \$ 171,600                               |                                      | 0.45<br>3.21                                     | 802<br>5,711                         | \$ -                       |                            | \$ -  |                      |                                  |                    |
|   |   |   | 0.22             | 298706,36                    | sf            |   | 3.6                               | 5 3.65<br>0.00          | \$ 239,861                               |                                      | 0.63   | 1,121                                | \$ .                       |                            | \$ -  | -                    |                                  |                    |
|   | Tile for kitchen backsplash   |   | 206.00           | 21.00                        |               |   | 12.5                              | 12.50                   | \$ 54.075                                |                                      | 0.00   | 253                                  | \$ -                       |                            | \$ -  | -                    |                                  |                    |
|   | PAINTING SUBCONTRACTOR LUMPSUM  |   | 1.00             |                              | LS            |   | PAINTIN                           | G- SUB-TOTAL            | \$ 833,128                               | \$ -                                 | 0.00<br>2.19                                     | 3,893                                | \$ -                       |                            | \$ -  |                      |                                  |                    |
|   | TH Std interior painting: 3 coat walls/ceilings, doors and trim for solid painting<br>Garage: Ferrous metals and doors only |   | 1.00             | 298706,36                    | sf            |   | 2.1                               | 2.10                    | \$ 627,283                               |                                      | 0.00<br>1.65                                     | 0<br>2,931                           | S -                        |                            | \$ -<br>\$ -  |                      |                                  |                    |
|   | Exterior trim only  |   | 1.00             | 206.00                       | units         |   | 0.5<br>800.0                      | 0 0.50                  |  |                                      | 0.11<br>0.43                                     | 192                                  | \$ -                       |                            | \$ .  |                      |                                  |                    |
|   | SPECIALTIES   |   | 1.00             | 1.00                         | LS<br>LS      | _   | 0.0                               | 0.00                    | \$                                       |                                      | 0.00   | 770<br>0                             | \$ -                       |                            | \$ -  | +                    |                                  |                    |
|   | Louvers & Vents   | I SCHOOL STREET                                   |                  | W IN INCOME.                 | 1000000000    | 1011  | DIVISION 1                        | - SUB-TOTAL             | \$ 427,400                               | \$ .                                 | 0.00   | 1,997                                | \$ -                       |                            | \$ -  |                      |                                  |                    |
|   | LOUVERS & VENTS SUBCONTRACTOR LUMPSUM<br>Elevator vents   |   | 1.00             | 1.00                         | LS            | 200   | 0.0                               | 0.00                    | \$ -                                     | 3 -                                  | 0.21   | 377                                  | \$ -                       |                            | \$  | 1 100000             | PARENTE N                        | View of            |
|   | Garage vents Misc areas   |   | 5.00             | 200.00                       | sf            |   | 1200.0<br>65.0                    | 65.00                   | \$ 65,000                                |                                      | 0.02   | 28<br>304                            | \$ -                       |                            | S -   |                      |                                  |                    |
|   |   |   | 1.00             |                              | LS            |   | 65.0                              |                         |  |                                      | 0.03   | 46                                   | \$ .                       |                            | \$ -  |                      |                                  |                    |
|   | Signage SIGNAGE SUBCONTRACTOR LUMPSUM   | Las Significations (Care                          | 1.00             |                              | LS            |   | 0.0<br>SIGNAG                     | 0.00                    | \$ -                                     |                                      | 0.00   | 0                                    | \$ -                       |                            | \$ -  |                      |                                  | _                  |
|   | Standard code signage   | allowance   | 1.00             | 1.00<br>214.00               | LS<br>ant's   |   | 240.0                             | 0.00                    | \$ -                                     |                                      | 0.16<br>0.00                                     | 284<br>0                             | \$ -                       |                            | \$ -  |                      |                                  | NUMBER OF          |
|   | Main building sign Pool and playground signage  | allowance<br>allowance                            | 1.00             | 1.00                         | LS<br>LS      |   | 7500.0                            | 7500.00                 | \$ 7,500                                 |                                      | 0.13   | 240<br>35                            | \$ -<br>\$ -               |                            | \$ -<br>\$ -  | -                    |                                  |                    |
|   |   |   | 1.00             | 1.00                         | LS            |   | 2000.0                            |                         | \$ -                                     |                                      | 0.01   | 9                                    | \$ -<br>\$ -               |                            | \$ -  | -                    |                                  |                    |
|   | Welded Wire Pertitions WELDED WIRE PARTITIONS SUBCONTRACTOR LUMPSUM   | Table Variation in                                | 1.00             | SP (NEXT)                    | LS            | ELDED WIRE  | 0.0<br>PARTITION                  | S - SUB-TOTAL           |  | \$ .                                 | 0.00   | 0                                    | \$ -                       |                            | \$ -  |                      |                                  |                    |
|   | Garage Storage: materiance use etc.   | w/ Div. 13  | 1.00             | 1.00                         | LS            |   | 0.0                               | 0.00                    | \$ -                                     |                                      | 0.00   | 0                                    | \$ -                       |                            | \$ -  |                      |                                  | WE VIEW            |
|   | Toilet Compariments   |   | 1.00             | 1.00                         | LS            | TOUET COM   | 0.0                               |                         | \$                                       |                                      | 0.00   | 0                                    | \$ -                       | ***                        | \$ -  | -                    |                                  |                    |
|   | TOILET COMPARTMENTS SUBCONTRACTOR LUMPSUM   | see fin carp allow                                | 1.00             | 1.00                         | LS            |   | 0.0                               | 0.00                    | \$ .                                     |                                      | 0.00   | 0                                    | \$ -                       |                            | \$ -  | Name of Street       |                                  | BEAUTION I         |
|   | Equipment Screen EQUIPMENT SCREEN SUBCONTRACTOR LUMPSUM   | not used  |                  |                              |               | EQUIPM  |                                   | N - SUB-TOTAL           | \$ -                                     | \$ -                                 | 0.00   | 0                                    | \$ -                       |                            | \$ -  |                      |                                  |                    |
|   | assume Air Cond exposed on roof or ground   | INLUSED.  | 1.00             | 1.00                         | LS            |   | 0.0                               | 0.00                    | \$                                       |                                      | 0.00   | 0                                    | \$ -                       |                            | s -   |                      |                                  |                    |
|   | Fire Extinguishers FIRE EXTINGUISHERS SUBCONTRACTOR LUMPSUM   | Charles College                                   | 1.00             |                              | LS            | FIRE EX   | 0.0<br>TINGUISHER                 | S - SUB-TOTAL           | S  | \$                                   | 0.00   | 0                                    | \$ -                       | 410.                       | \$ -  |                      |                                  |                    |
|   | Residential floor units   |   | 1.00             | 1.00                         | LS<br>ea      |   | 0.0                               | 0.00                    | \$ -                                     | •                                    | 0.05   | 87                                   | \$ -                       |                            | \$ -  | E DATE OF THE        | Towns In the                     | 0.00               |
|   | Amerities area<br>Garage roll abouts  | w/ Div. 13<br>not used                            | 1.00             | 3.00                         | 63            |   | 325.0<br>325.0                    | 0 325.00                | \$ 975                                   |                                      | 0.05   | 82<br>5                              | \$ -<br>\$ -               |                            | \$ -  | -                    |                                  |                    |
|   | Postal Specialties  | 1.0. 0.00   | 1.00             | 1.00                         | ea<br>LS      |   | 1400.0                            | 0.00                    | \$ -                                     |                                      | 0.00   | 0                                    | \$ ·                       |                            | \$ -<br>\$ -  |                      |                                  |                    |
|   | POSTAL SPECIALTIES SUBCONTRACTOR LUMPSUM USPS parcel box - interior mounted   |   | 1.00             | 1.00                         | LS            | POSTAL  | 0.0                               | S - SUB-TOTAL<br>0.00   | \$ 21,375                                | \$ .                                 | 0.06   | 100                                  | •                          |                            | Elitaria  |                      |                                  |                    |
| f |   |   | 1.00             | 225.00                       | ea<br>LS      |   | 95.0<br>0.0                       | 0 95.00                 | \$ 21,375                                |                                      | 0.06   | 100                                  | \$ .                       |                            | 5 -   |                      |                                  |                    |
| 1 | Awnings AWNINGS SUBCONTRACTOR LUMPSUM   | not used  | 1.00             | Mark Control                 | LS            | MARKET CYTES  |                                   | S - SUB-TOTAL           | \$ -                                     | \$ -                                 | 0.00   | 0                                    | \$ -                       |                            | \$ -  |                      |                                  |                    |

## DELLBROOK

#### JK SCANLAN COMPANY, LLC

PROJECT LOCATION DATE Sudbury Station Townhouses w/ Basement Den Hudson Rd and Peter's Way Extension May 16, 2016

| Construction Cost E              | etii  | DATE                 | May 16, 2016                            |
|----------------------------------|---|----------------------|---|
| Construction Cost Es<br>BASE BID | DESCRIPTION                                   | Price                | Notes                                   |
| Division 1                       | General Requirements                          | \$ 135,120           |   |
| Division 1                       | HazMat  | \$ 11,500            |   |
| Division 2                       | Demolition                                    | \$ 11,500            |   |
| Division 2                       | Selective Demolition                          | \$ -                 |   |
| Division 2                       | Earthwork                                     |                      | NAME Alternation Indian                 |
| Division 2                       |   | \$ 2,271,146         | WWTF, see Alternate below               |
| Division 2                       | Special Foundation/Soil Conditions            | \$ -                 |   |
|                                  | Fencing                                       | \$ 91,360            |   |
| Division 2                       | Landscape & Site Furnishings                  | \$ 478,442           |   |
| Division 3                       | CIP Concrete                                  | \$ 738,797           |   |
| Division 3                       | Cementitous Underlayment                      | \$ -                 |   |
| Division 4                       | Masonry & Restoration                         | \$ -                 |   |
| Division 5                       | Structural Steel                              | \$ -                 |   |
| Division 5                       | Misc. Metals                                  | \$ 11,250            |   |
| Division 6                       | Rough Carpentry                               | \$ 1,921,725         |   |
| Division 6                       | Finish Carpentry                              | \$ 358,500           |   |
| Division 7                       | Waterproofing                                 | \$ 27,796            |   |
| Division 7                       | Insulation                                    | \$ 248,085           |   |
| Division 7                       | Roofing                                       | \$ 222,267           |   |
| Division 7                       | Siding  | \$ 1,298,719         |   |
| Division 7                       | Fireproofing                                  |                      |   |
| Division 7                       |   | \$ -                 |   |
|                                  | Fire Stopping                                 | \$ 10,800            |   |
| Division 7                       | Joints & Sealants                             | \$ 43,710            |   |
| Division 8                       | Doors, Frames and Hardware                    | \$ 343,090           |   |
| Division 8                       | Specialty Doors                               | \$ -                 |   |
| Division 8                       | Overhead Doors                                | \$ 43,740            |   |
| Division 8                       | Entrances, Storefronts & Glazing              | \$ -                 |   |
| ivision 8                        | Windows                                       | \$ 250,021           |   |
| ivision 9                        | Gypsum Wall Board                             | \$ 982,215           |   |
| ivision 9                        | Acoustical Ceiling Tiles                      | \$ -                 |   |
| ivision 9                        | Flooring                                      | \$ 413,469           |   |
| ivision 9                        | Painting                                      | \$ 226,062           |   |
| ivision 10                       | Specialties                                   | \$ 85,543            |   |
| ivision 11                       | Parking Equipment                             | \$ -                 |   |
| ivision 11                       | Appliances                                    | \$ 244,656           |   |
| ivision 11                       | Compactor & Chutes                            | \$ -                 |   |
| ivision 11                       | Commercial Kitchen                            | \$ -                 |   |
| ivision 12                       | Cabinets                                      |                      |   |
| ivision 12                       | Stone and Solid Surface Counters              | \$ 127,800           |   |
| ivision 12                       |   | \$ 123,984           |   |
|                                  | Window Treatments                             | \$ 38,630            |   |
| vision 13                        | Special Construction                          | \$ 261,066           |   |
| ivision 14                       | Elevators & Escalators                        | \$ -                 |   |
| ivision 15                       | Fire Protection                               | \$ 215,325           |   |
| vision 15                        | Plumbing                                      | \$ 504,000           |   |
| vision 15                        | HVAC  | \$ 423,900           |   |
| vision 16                        | Electrical                                    | \$ 584,800           |   |
|                                  |   | tal: + \$ 12,737,516 |   |
|                                  | Sub-Bonds                                     | \$ -                 |   |
|                                  | Pre-Construction Services                     | \$ 15,000            |   |
|                                  | General Conditions                            | \$ 720,000           |   |
|                                  | Winter Conditions                             | \$ 36,000            | A                                       |
|                                  | Builders Risk                                 | \$ -                 |   |
|                                  | Design Contingency                            | \$ -                 | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, |
|                                  | Escalation Contingency                        | \$ -                 | .117                                    |
|                                  | Construction Contingency                      | \$ 709,197           |   |
|                                  | Building Permits & Special Permits            | \$ 250,662           |   |
|                                  | General Liability Insurance                   | \$ 144,597           |   |
|                                  | Payment and Perfomance Bond                   | \$ 144,397           | ,,                                      |
| Gene                             | ral Conditions/Insurance/Bonds/Permits Subtot |                      |   |
|                                  |   |                      |   |
|                                  | CM Overhead and Fe                            |                      |   |
|                                  | TOTAL CONSTRUCTION CO                         | ST - 6 45 264 500    |   |



#### JK SCANLAN COMPANY LLC

PROJECT LOCATION DATE

Sudbury Station Townhouses w/ Basement Den Hudson Rd and Peter's Way Extension May 16, 2016

#### Inclusions

#### Division 1

- 1 Cube 3 CD plans dated April 16, 2016: Sudbury Station (Architectural Conceptual Only)
- 2 Sullivan Connor & Associates civil plans dated April 29, 2016
- 3 Site Improved Area related to TH units: Assumed area of 192,470 GSF (total site area = 609,380 w/ podium site)
- 4 Project façade: 41.5% Pre-fin. Hardi clapboards, 41.5% Hardi panels, 13% window, 2.3% garage doors, 1.7% patio doors
- 5 Market rate rental expectations for Town of Sudbuiry
- 6 Open Shop Wages
- 7 Sales Tax Inclusion
- 8 Building Permit Cost
- 9 Assumption that current existing parking is available for parking and construction staging
- 10 Allowance for Various Items (See allowances below)
- 11 Division 2

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- 13 Assume 6" overburden/topsoil at TH Building footprint
- 14 Assume 6" overburden/topsoil at TH paving areas
- 15 Allowance for soil hazmat
- 16 Removal of all vegetation and trees
- 17 Site Prep: Erosion control, truck wheel rubs, CB filters
- 18 Mass site for foundation / garage under parking
- 19 8" thick structural borrow for under slab
- 20 Foundation drainage and specified infiltration system
- 21 Sanitary lateral direct from Greendale to site
- 22 Alternate for WWTF facility and future leach field
- 23 1" Water service / 4" Fire service for each TH unit from new site 8" distribution loop
- 24 Hydrant work with 6" lateral supply
- 25 Electrical duct bank and communication duct bank with concrete encasement where required by utility company
- 26 On site Trenching for site lighting and bollard path lighting
- 27 Curb cuts to Town Street included as Granite. Property curb as precast concrete
- 28 Partial Town walk on Hudson and Concord
- 29 Property interior walks are CIP concrete
- 30 Limited Side property chain link fencing (650 lf) and Guard rail at TH area (200lf)
- 31 Limited chain link at retaining walls (627lf)
- 32 Patio privacy divider fence (10lf each)
- 33 Modular Block Retaining Walls
- 34 Stone divider wall and decorative rail at elevation changes between adjacent townhouse entry doors
- 35 Landscape: 85% lawn, 15% plantings
- 36 Select prunining / clearing of property front, see allowance
- 37 Division 3
- 38 Basement foundation walls that have lateral loads assumed with reinforcing expectations.
- 39 Frost wall foundations and tempered reinforcing if not above
- 40 Divider wall foundation between TH units
- 41 Garage slab included as 6" step down for spillage
- 42 2" Insulation and vapor barrier under under occupied SOG. No insulation at garage SOG
- 43 SOG includes mesh insulation
- 44 Misc Conc.: Pads for private patios / transformers / entry doors
- 45 Division 4
- 46 Only at podium Building
- 47 Division 5
- 48 Rails for common exterior hillside stairs
- 49 Rails for between TH entry stone walls (only at significant grade change units)
- 50 Division 6
- 51 Rough Carpentry
- 52 Panelized construction for wood framing work for all Residential levels
- 53 Entry Canopy and Pation Canopy framing
- 54 OSB assumed for sheathing
- 55 all interior non-load bearing walls
- 56 set exterior windows and doors
- 57 Underlayment for finish floors
- 58 Floors are Sturdi-ply or Advance Zip
- 59 Finish Carpentry
- 60 Unit Millwork: crown molding at 2nd level, wood base, wood sill and apron, wire shelving,
- 61 Labor for doors, toilet accessories, cabinets, mailboxes



#### JK SCANLAN COMPANY, LLC

PROJECT LOCATION DATE Sudbury Station Townhouses w/ Basement Den Hudson Rd and Peter's Way Extension May 16, 2016

- 62 Division 7
- 63 Façade as described in Div. 1 above
- 64 PVC trim and Canopy soffits
- 65 use of commercial Tyvek Building wrap
- 66 Stretch Code Insulation w/ batten or as nailable type
- 67 Dampproofing of foundations
- 68 Asphalt shingle roof with aluminum gutters and downs
- 69 Gutters downs tied into foundation drainage system
- 70 Insulation at garage walls and ceiling
- 71 Std insulation and sound batt package for residential construction
- 72 Exterior / Interior sealants
- 73 Division 8
- 74 Exterior door as FG pre-hung unit
- 75 Garage Fire Door
- 76 1-3/8" int SC molded panel door with rigid wood frame and casing
- 77 all doors to have solid painting in field
- 78 Paradigm Brand Vinyl windows with integral exterior casing and patio sliders assumed
- 79 8' x 7' steel insulated sectional garage door with top panel window
- 80 Garage Door operator with option by tenant to purchase Wi-Fi control (unit plugs into router)
- 81 Division 9
- 82 Drywall at residential levels includes types of construction and wall rating expected. Includes "Level 4" finish.
- 83 Wallboard on Div. 6 wood studs at all Levels
- 84 MR board, Dens glas for any pre-rock
- 85 Use of rated shaftwall and gypsum board systems where required
- 86 Mincey sytem for shower surround and base
- 87 Mincey sytem for tub surround
- 88 Subway tile on cooking wall above counter
- 89 Luxury vinyl plank flooring for bath, den, foyer, kitchen, and living room
- 90 Carpeting for bedrooms and stairs
- 91 Standard unit painting, millwork is for solid paint finish
- 92 Exterior paint limited to rails, trim, doors
- 93 Division 10 11-12
- 94 Mushroom gravity vents for roofs (3/TH unit)
- 95 Front and Rear Door number for each unit, and local lawn post directory
- 96 Postal boxes/parcel boxes on manufactured stand. Assume 4 project locations
- 97 Market rate toilet accessories: towel bar, tp holder, recess plan panel med cabinets for int wall, wood framed mirror for each lav bow, curve shower rod for tub unit, Mincey shower door for MBr shower unit,
- 98 Mid-line SS kitchen appliances: self-clean gas range, micro hood, 24cf French Door refr, 5 cycle DW, disposal
- 99 Side x side washer and dryers for each residence.
- 100 Competitive kitchen cabinet with shaker door
- 101 Competitive market granite tops for kitchen that assumes undermount sink
- 102 Island breadfast bar with granite top and granite splash behind wet sink area
- 103 Granite tops for bath lav's that assume undermount lav
- 104 Division 13
- 105 Pro-rate by unit count for Pool/Clubhouse Building, Maintenance/Trash Building, and WWTF Building structure
- 106 Division 15 Fire Protection
- 107 Wet Sprinkler: NFPA 13 for residential spaces, interstitial where needed
- 108 Glycol heads or preaction heads for private garages
- 109 Division 15 Plumbing
- 110 System: PVC underground and riser sanitary, CPVC water line, domestic fixtures, garage spigot,
- tub for guest bath, 20 ga kit sink, undermount lav's, chrome fixt's, indiv meters,
- gas piping to hot air unit and cooking range, flue piping, 50 gal tank DHW,
- 113 Division 15 HVAC
- 114 System: single hot air furnace w/ AC coil, supply duct each room, return duct each floor,
- AC condensor on ext ground, bath exhaust, kitchen exhaust, laundry exhaust,
- exhaust venting discharge at sidewall,
- 117 Division 16 -ELECTRICAL
- 118 System: secondary to unit, empty conduits from TH to lawn termination box for cable/tel,
- unit panels, std devices, light fixtures, power wiring to HVAC system/condensor,
- arc / GFCI breakers where required, patio & porch light, walk in closet lights/outlets



#### JK SCANLAN COMPANY, LLC

PROJECT LOCATION DATE Sudbury Station Townhouses w/ Basement Den Hudson Rd and Peter's Way Extension May 16, 2016

| 72   |   |     |
|--|---|-----|
| <b>EXCLUSIONS</b>  |   | ı   |
| Div. 1   | 1 Payment and Performance Bond Cost   | - 1 |
|  | 2 Sewer and water connection permit cost based on bedroom or bathroom count                       | - 1 |
|  | 3 New service charges by Electric Utility Company or Gas Company                                  |     |
|  | 4 Sewer and water connection permit cost based on bedroom or bathroom count                       |     |
| 1  | 5 Union subcontractors and wages  |     |
|  | 6 Cost for Podium Apartment Building  | - 1 |
| Div. 2   | 7 WWTF Facility: See alternate allowance  | - 1 |
| processor and a second a second and a second a second and | 8 Re-construction or overlay of Hudson and Concord Rd.  | - 1 |
|  | 9 Future Soil Report Requirements   |     |
|  | 10 Improvements to Greendale for new traffic lights, deceleration lanes/turn, lane markings, etc. |     |
|  | 11 Police details except for lateral utilities to street and new by-pass sewer work               |     |
| 1  | 12 Upgrade of water, drainage, gas, electrical on Greendale Ave. or any other offsite location    |     |
| Div. 3   | 13 Moisture mitagation for concrete decks to received adhered flooring                            | -   |
| Div. 6   | 14 Private resident balconies/patios  |     |
| Div. 8   | 15 Sound rated glass  |     |
| 29   | -   |     |
|  |   | -   |
|  |   |     |
| 1  |   |     |
|  |   | -   |
|  |   |     |
| 1  |   |     |

| Divisional Allowances                        | (Listed prices do not include GC, Insurance, OH&Fees)                     |              |
|--|---|--------------|
| 1  | Winter Conditions   | \$<br>36,000 |
| 2  | Soil Hazmat   | \$<br>7,500  |
|  | Entry sign/stone foundation/feature fence, etc (also 12.5k w/podium)      | \$<br>12,500 |
|  | Front Street Tree Prunning and Planting Improvements (also 10k w/ podium) | \$<br>10,000 |
|  |   |              |
|  |   |              |
| A 850 - 11 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - |   |              |

| ALTERNATES | (Listed prices do not include GC, Insurance, OH&Fees)           |                 |
|------------|---|-----------------|
| 1          | WWTF TH portion allowance (83 BR at \$11,000 per each)          | \$<br>913,000   |
| 2          | Savings for Use of better vinyl siding in lieu of all FC system | \$<br>(184,980) |
| 3          | Savings for Use of non-Paradigm windows                         | \$<br>(200,017) |
| 4          | Savings for 20cf refrigerator in lieu of 24cf French door unit  | \$<br>(28,800)  |
| 4          | Savings for 20cf refrigerator in lieu of 24cf French door unit  | \$<br>(2        |

|           | udbury Station Townhouses w/ Basement Den  | Conceptu   | al ESTI      | MATE            |          |                            | May 16, 201         | 6                  | FLOORS\BUILDINGS               | 2 BR TH          | 2 00 70             | 20.0.                 |                                  | -             |         |
|-----------|--|--|--------------|-----------------|----------|----------------------------|---------------------|--------------------|--------------------------------|------------------|---------------------|-----------------------|----------------------------------|---------------|---------|
|           |  | PROJECT SqFt DA  |              |                 | _        | SITE ADEA                  | BREAKDOWN           |                    |                                |                  | 3 BR TH             | 36 Porches            | Share Pool Bldg Share Maint Bldg | BLDG #        | BL      |
| en        | DELLABORE  | Desid Davis A DOF  |              | 78,210          | 1        |                            | Area - TH only      | 100 170            | Level B - Garage               | 5,000            | 2,200               |                       | 70                               |               |         |
| p         |  | Garage SF (36 x 20   | 0 sf)        | 7,200           | ı        | Building Foo               | ot Print            | 192,470<br>28,470  | Level B -Basement/Den<br>First | 13,900           | 7,370               |                       |                                  |               |         |
|           | CONSTRUCTION ITC   | Retail/Comm. SF  |              | 0               | 1        | Asphalt Pave               |                     | 49,000             | Second                         | 18,900<br>18,900 | 9,570<br>9,570      | 2,592                 |                                  |               |         |
| able      |  | Total Project GSF  |              | 85,410          | 1        | Landscape                  |                     | 100,000            | Third                          | 10,500           | 9,570               |                       |                                  |               |         |
| 0         |  | Schedule   | mos          | 12              | l        | Sidewalks/Pa               |                     | 2,000              |                                | above by Unit    | Plan Dimension      |                       |                                  |               |         |
| i i       | Two and a half TH units above private garage. Rear entry garages into Hill (typical)   | TOTAL FAÇADE   | 11100        | 87,420          | 1        | TOTAL                      | ea                  | 13,000             |                                |                  |                     |                       |                                  |               |         |
| 8         | Sudbury Station Townhouses w/ Basement Den<br>Hudson Rd and Peter's Way Extension  | FC Siding  | 41.49%       |                 | 1        | Studio                     | 1 bed               | 2 BR + Den         | GSF per TH type                | FA 900           |                     |                       |                                  |               |         |
|           | CD plans by Cube 3, April 16, 2016   | FC Panels  | 41.49%       | 36271           |          | 0                          | 0                   | 25                 | per Bldg.                      | 56,700<br>25     | 28,710              | not in calc area      |                                  | 0             | and the |
|           | Market rate rental. Larger Sudbury Units   | garage doors<br>patio doors  | 2.30%        |                 |          | 3 BR + Den                 |                     | Half Bath          | Peri. per Bldg                 | 20               |                     | 7 bldg units<br>1,667 | 8 bldg unit gables<br>1,642 840  |               |         |
| _         |  | windows  | 13.00%       |                 |          | 11                         | 72                  | 36                 | Height per Bldg                |                  |                     | 28                    | 22 5.5                           |               |         |
| tion      | Trade Item Description   |  | Count        | 11000           | _        | Unit                       | Unit                | Total              |                                |                  |                     |                       |                                  |               |         |
|           | Trade Item Description   | Trade Note   | or           | quantity        | Unit     | Price                      | Mat or              | Unit               | Total                          |                  | Cost per            | Cost per              | Bid # 1 Sub # 1                  | Bid # 4       | Sul     |
|           |  |  | Factor       |                 |          | Labor/Tax                  | Sub/Suppl.          | Price              | Amount                         |                  | Total<br>GSF cons't | Total                 | Bid#2 Sub#2<br>Bid#3 Sub#3       | Bid # 5       | Sul     |
|           | GENERAL REQUIREMENTS   |  |              |                 |          |                            |                     |                    | SALESTON CONTRACTOR            |                  | 85410               | 36                    | Sub#3 Sub#3                      | Bid#6         | Sul     |
|           | General Requirements   |  | 3.69/00      | THE PROPERTY.   | GF       | NERAL REOL                 | UIREMENTS- SL       | SUB- TOTAL         |                                | \$ .             | 1.716660813         | 4072.777778           |                                  |               |         |
|           | GENERAL REQUIREMENTS LUMPSUM   |  | 1.00         | 1.00            | LS       | TENAL NEGO                 | 0.00                | 0.00               | \$ 135,120                     | \$ -             | 1.58                | 3,753                 | 医工具运动器 医肾上腺                      |               |         |
|           | Final Cleaning of large townhouse units w/ private garages Weekly cleaning -52 wks x ave of40 hrs/wk   |  | 1.00         | 36.00           | EA       |                            | 850.00              | 850.00             |                                |                  | 0.00                | 0                     | \$ -                             | \$ -          |         |
|           | Dumpsters  |  | 52.00        | 40.00           | hrs      |                            | 30.00               | 30.00              |                                |                  | 0.36                | 850<br>1,733          |                                  | \$ -          |         |
|           | Structural Grade Wall Mock-up: foundation, brace back footings, braces, framing,   | assume not required  | 1.00         | 72.00<br>150.00 | EA<br>SF |                            | 585.00              | 585.00             | \$ 42,120                      |                  | 0.49                | 1,170                 |                                  | \$ -          |         |
|           |  | assume not required  | 1.00         |                 |          |                            | 0.00                | 0.00               | \$ .                           |                  | 0.00                | 0                     |                                  | \$ -          |         |
|           | HAZMAT SUBCONTRACTOR LUMPSUM   |  | 25 EV 1077   | 1.00            | - 20     |                            | 0.00<br>HAZMAT - SL | 0.00               | \$                             |                  | 0.00                | 0                     | \$ -                             | \$ -          |         |
|           | Building Hazmat: existing 1 houses   |  | 1.00         | 1.00            | LS       |                            | 0.00                | 0.00               | \$ 11,500                      | \$ -             | 0.13                | 319                   |                                  |               |         |
|           | Soil Hazmat (maybe on rail defoliant overspray also)   | assume #30 remains   | 1.00         | 2.00            |          |                            | 2000.00             | 2000.00            | \$ 4,000                       |                  | 0.00                | 111                   |                                  | \$ -          |         |
| _         |  | allowance  | 1.00         |                 | AL<br>LS |                            | 7500.00             | 7500.00            | \$ 7,500                       |                  | 0.03                | 208                   |                                  | \$ -          |         |
| -         | SITE CONSTRUCTION  Building Demoking   |  | 1.00         | 1.00            | _ r2     |                            | 0.00                | 0.00<br>SUB- TOTAL | \$ -                           |                  | 0.00                | 0                     |                                  | \$ -          |         |
|           | Building Demolition BUILDING DEMOLITION SUBCONTRACTOR LUMPSUM  |  | Was W        |                 | 1000000  | BUILDIN                    | IG DEMOLITION       | SUB-TOTAL          | \$ 2,840,948                   | \$ .             | 33.26               | 78,915                |                                  |               | _       |
|           | Assume 30 Hudson Rd remains  |  | 1.00         |                 | LS       |                            | 0.00                | 0.00               |                                | \$ -             | 0.00                | 0                     |                                  |               | Tion    |
|           | Assume no other structures, none noted on Civil drawings   | assume #30 remains   | 1.00         |                 | LS       |                            | 0.00                | 0.00               | \$ -                           |                  | 0.00                | 0                     | \$ .                             | \$ -          | _       |
| 1         |  |  | 1.00         | 1.00            | LS       |                            | 0.00                | 0.00               | \$ -                           |                  | 0.00                | 0                     |                                  | \$ -<br>\$ -  | _       |
| rts       | Remove old stone foundation  | assume none  | 1.00         |                 | LS       |                            | 0.00                | 0.00               |                                |                  | 0.00                | 0                     | \$ -                             | \$ -          |         |
|           | Earthwork  |  | 1.00         |                 | LS       |                            | 0.00                | 0.00               | \$                             |                  | 0.00                | 0                     | \$ -                             | \$ -          |         |
|           | EARTHWORK SUBCONTRACTOR LUMPSUM  |  |              |                 |          |                            | EARTHWORK           | SUB-TOTAL          | \$ 2,271,146                   | \$               | 26.59               |                       | s -                              | \$ -          |         |
| $\exists$ | Prorate of Site Improved area: 182 600ef / 600 380ef   | See Estimate   | 1.00         | 1.00            | LS       |                            | 0.00                | 0.00               | \$ -                           | s -              | 0.00                | 63,087                | \$ 9.80 W Union SIA              |               | 10000   |
| 4         | Site Demo, Site Prep, Erosion Control, Mass C/F, Struc Ex/Bf, Base Course work,  | and the same of th | 1.00         |                 | LS       | -                          | 11.80               | 11.80              |                                |                  | 26.59               | 63,087                | \$ 19.30 Mill Need SIA           | \$ -          | _       |
| +         | Street Outlies, Deep Sewer Dy-pass. Site utilities. Infiltration, Paying Curbo Loom on the   | d,   | 1.00         |                 | LS       |                            | 0.00                | 0.00               | \$ -                           |                  | 0.00                | 0                     | \$ 9.29 Merrimk SIA              | \$ -          |         |
| +         | E/B for property gas, E/B for property Elec, Remove excess soil,  WWTF system  |  | 1.00         | 1.00            | LS       |                            | 0.00                | 0.00               |                                |                  | 0.00                | 0                     | \$ 11.80 use w/ infiltra         | \$ -          |         |
|           | Special Foundation (Piles/Surcharge/etc)   | See Alternate  | 1.00         | 1.00            | LS       |                            | 0.00                | 0.00               |                                |                  | 0.00                | 0                     | \$ -                             | \$ -          |         |
|           | SPECIAL FOUNDATION (PILES/SURCHARGE/ETC) SUBCONTRACTOR LUMPSUM   | not used   | 1.00         | JAL FOUNDA      | ATION (  | PILES/SURCE                |                     | SUB-TOTAL          | \$ -                           | \$ -             | 0.00                | 0                     | 5 -                              | \$ -          |         |
| -         |  | not used   | 1.00         |                 | LS       |                            | 0.00                | 0.00               |                                |                  | 0.00                | . 0                   | \$ -                             | s -           | Venet.  |
| -         | Site Fencing SITE FENCING SUBCONTRACTOR LUMPSUM  | and an element   | 11175        | 1.00            |          |                            | SITE FENCING        | O.OO               |                                |                  | 0.00                | 0                     | \$ -                             | \$ -          |         |
|           | 4' select property fence ( at retaining walls, etc)  |  | 1.00         | 1.00            |          |                            | 0.00                | 0.00               |                                | \$ -             | 1.07                | 2,538                 |                                  |               | 1100    |
|           | Entry decorative fence w/ stone details: allowance 50% observe to TU   |  | 1.00         | 650.00          |          |                            | 48.00               | 48.00              |                                | \$ .             | 0.00                | 0                     | \$ -                             | \$ -          |         |
| 4         | TH wood safety fence at top of hill side   |  | 1.00<br>6.00 |                 | LS       |                            | 25000.00            | 25000.00           | \$ 12,500                      |                  | 0.15                | 867<br>347            | \$                               | \$ .          |         |
| $\dashv$  | Road & private driveway Steel Guardrail  |  | 1.00         | 22.00           | LF       |                            | 55.00<br>85.00      | 55.00              | \$ 7,260                       |                  | 0.09                | 202                   | \$ -                             | \$ -          | _       |
| 1         | Private patio divider fence<br>Site Furnishings  |  | 10.00        | 36.00           |          |                            | 65.00               | 85.00<br>65.00     |                                |                  | 0.20                | 472                   | \$ -                             | \$ -          |         |
| $\forall$ | SITE FURNISHING SUBCONTRACTOR LUMPSUM  | REPEDENT   |              |                 | 37127    | SITE                       | FURNISHINGS -       | SUB-TOTAL          | \$ 23,400                      | 3 -              | 0.27                | 650                   | \$ -                             | \$ -          |         |
|           | Project Entry Sign: Share w/ podium  |  | 1.00         |                 | LS       |                            | 0.00                | 0.00               |                                | s -              | 0.99                | 2,354                 | \$                               |               | 100     |
| 4         | Bollards (transformers set into lawn area)   | not used   | 1.00         | 1.00            | LS       |                            | 7500.00             | 7500.00            | \$ 3,750                       |                  | 0.04                | 104                   | \$                               | \$ -          | _       |
| $\dashv$  | Site lights  | not used   | 1.00         | 20.00           | LS       |                            | 0.00                | 0.00               | \$ -                           |                  | 0.00                | 0                     | \$ -                             | \$ -          |         |
| $\dashv$  | Pathway bollard lights   |  | 1.00         | 15.00           | ea       |                            | 3000.00<br>1400.00  | 3000.00<br>1400.00 | \$ 60,000<br>\$ 21,000         |                  | 0.70                | 1,667                 | \$ -                             | \$ -          |         |
|           | Landscape & Hardscape  |  | 1.00         | 1.00            | LS       |                            | 0.00                | 0.00               |                                |                  | 0.25                | 583                   | \$ -                             | \$ -          |         |
| I         | LANDSCAPING SUBCONTRACTOR LUMPSUM  | and the second second  | 4.00         | 1.00            | L        | ANDSCAPE &                 | & HARDSCAPE         | SUB-TOTAL          | \$ 393,692                     | \$ -             | 4.61                | 10,936                | \$ -                             | \$ -          |         |
| +         | Lawn Area: 85% of landscsape area includes enrighters  |  | 1.00         | 1.00            | LS       |                            | 0.00                | 0.00               | \$                             | \$ -             | 0.00                | 0,000                 | \$ -                             | \$            |         |
| +         | Plant Area: 15% of landscape area Front road select clearing and prunning  |  | 0.15         | 100000.00       | SF       |                            | 1.60<br>8.00        | 1.60<br>8.00       |                                |                  | 1.59                | 3,778                 | \$ -                             | \$ -          |         |
| +         | South Retaining Wall ( 627' v 7' ave)  | 50% cost for TH's  | 0.50         | 10000.00        | SF       |                            | 2.00                | 2.00               |                                |                  | 1.40                | 3,333                 |                                  | \$ -          |         |
| 1         | TH step wall at front door between (10 locations x 6' long x 2' bt max)  |  | 1.00         | 4389.00         |          |                            | 28.00               | 28.00              | \$ 122,892                     |                  | 0.12                | 278<br>3,414          | ^                                | \$ -          |         |
| 1         | SONGRETE   |  | 1.00         | 120.00          | SF       |                            | 40.00               | 40.00              | \$ 4,800                       |                  | 0.06                | 133                   | \$ -                             | \$ -          | _       |
| +         | CIP CONCRETE SUPCONTRACTOR AND   |  | WARDS.       |                 | 72112    | -                          | DIVISION 3 -        | SUB- TOTAL         | 100,101                        | \$ -             | 8.65                | 20,522                |                                  | * -           |         |
| +         | CIP CONCRETE SUBCONTRACTOR LUMPSUM insulation, VB).  |  | 1.00         | 1.00            |          | Ĭ                          | 0.00                | 0.00               |                                | \$ -             | 8.65                | 20,522                |                                  |               |         |
| +         | Site struc conc, Ext walks, Int. slabs, Ready-mix, Re-bar  | FPA  | 1.00         | 28470.00        | SF       |                            | 25.95               | 25.95              |                                |                  | 0.00                | 0                     | \$ -                             | \$ -          |         |
| 1         | The same of the sa |  | 1.00         | 1.00            | LS       |                            | 0.00                | 0.00               | \$                             |                  | 8.65<br>0.00        | 20,522                | \$ 22.95 Modera FPA              | \$ -          |         |
| 4         |  |  | 1.00         |                 | LS       |                            | 0.00                | 0.00               |                                |                  | 0.00                | 0                     | š .                              | ф -<br>С      |         |
| +         | Comprising Underlander   |  | 1.00         | 1.00            |          |                            | 0.00                | 0.00               |                                |                  | 0.00                | 0                     | \$ -                             | \$ -          |         |
| +         | Cementitious Underlayment CEMENTITIOUS UNDERLAYMENT SUBCONTRACTOR LUMPSUM  |  |              |                 | CEME     | NTITIOUS UN                | DERLAYMENT          | SUB-TOTAL          | 3 -                            |                  | 0.00                | 0                     | \$ -                             | \$ -          |         |
| 1         |  | not used at TH's   | 1.00         |                 | LS       |                            | 0.00                | 0.00               | \$                             | \$ -             | 0.00                | 0                     | •                                |               |         |
| Ţ         | MASONRY  |  | 1.00         | 1.00            | LS       | 77                         | 0.00                | 0.00               | \$ -                           |                  | 0.00                | 0                     | \$ .                             | ÷ -           |         |
| +         | CMU SUBCONTRACTOR LUMPOUM  | den karre varia  | DAG STATE    | ( 0 pc )        | ALC: YES | to the last to the last to |                     | SUB- TOTAL         |                                | \$ .             | 0.00                | 0                     |                                  | Ψ .           |         |
| t         | CMU SUBCONTRACTOR LUMPSUM  | not used   | 1.00         | 1.00            |          |                            | 0.00                | SUB-TOTAL<br>0.00  |                                |                  | 0.00                | 0                     |                                  |               | A. 1    |
| t         | Masonry  |  | 1.00         |                 | LS       |                            | 0.00                | 0.00               | •                              | \$ -             | 0.00                | 0                     | \$ -                             | \$ -          |         |
| I         | MASONRY SUBCONTRACTOR LUMPSUM  | not used   | 1.00         |                 | WHEN.    | MASONRY                    | RESTORATION         | SUB-TOTAL          | \$ -                           | 3 -              | 0.00                | 0                     | <b>a</b> .                       | \$ -          |         |
| 1         |  | not used   | 1.00         | 1.00            | LS       |                            | 0.00                | 0.00               | \$ .                           | \$ -             | 0.00                | 0                     | s .                              | •             | 17,000  |
| 4         | METALS Standard Class  |  | 1.00         | 1.00            | LS       |                            | 0.00                | 0.00               |                                |                  | 0.00                | 0                     | \$ -                             | \$ -          | _       |
| +         | STRUCTURAL STEEL SUBCONTRACTOR LUMPSUM   |  |              |                 |          | STRIK                      | CTURAL STEEL-       | SUB-TOTAL          | \$ 11,250                      |                  | 0.13                | 313                   |                                  | -             | _       |
| †         | STORE STEEL SUBCONTRACTOR LUMPSUM  | not used   | 1.00         |                 | LS       | T                          | 0.00                | 0.00               | \$                             | 3 -              | 0.00                | 0                     |                                  |               |         |
| I         | Misc. Metals   |  | 1.00         |                 | LS       |                            | 0.00                | 0.00               | \$                             |                  | 0.00                | 0                     | 5 -                              | \$ -          |         |
| 1         | MISC. METALS SUBCONTRACTOR LUMPSUM   |  | 1.00         | 4.001           | 10       | 1                          | MISC. METALS -      | SUB-TOTAL          | \$ 11,250                      | \$ -             | 0.00                | 313                   |                                  | <b>&gt;</b> - | _       |
| +         | Site stair rails   |  | 1.00         | 40.00           | LS       |                            | 0.00                | 0.00               | \$ -                           | \$ -             | 0.00                | 0                     | \$ -                             | \$ -          |         |
| +         | Rail divide at TH step wall at front door between (20 locations)   |  | 10.00        | 5.00            | LF       |                            | 125.00<br>125.00    | 125.00<br>125.00   |                                |                  | 0.06                | 139                   | \$ -                             | \$ -          |         |
| +         | VOOD & PLASTICS  |  | 1.00         |                 | LS       |                            | 0.00                | 0.00               | \$ 6,250                       |                  | 0.07                | 174                   | 5 -                              | \$ -          |         |

| _      | udbury Station Townhouses w/ Basement Den   | Concepte                  |                 | MATE                |                |                              | May 16, 201                  | 6                   | FLOORS\BUILDINGS       | 2 BR TH       | 3 BR TH        | 26 De                            | Phone Broom Street             |   |              |              |
|--------|---|---------------------------|-----------------|---------------------|----------------|------------------------------|------------------------------|---------------------|------------------------|---------------|----------------|----------------------------------|--------------------------------|---|--------------|--------------|
| en     |   | PROJECT SqFt D            |                 |                     |                | SITE AREA                    | BREAKDOWN                    |                     | Level B - Garage       | 5,000         |                | 30 Porches                       | Share Pool Bldg Share          | Maint Bldg  | BLDG #       | BLDG         |
|        | DELLBROOK JK SCANLAN  | Resid Project GSF         | 00.00           | 78,210              | 1              | Site Improved                | Area - TH only               | 192,470             | Level B -Basement/Den  | 13,900        | 2,200<br>7,370 |                                  |                                |   |              |              |
|        | CONSTRUCTION LIC  | Retail/Comm. SF           | (UU SI)         | 7,200               |                | Building Foo<br>Asphalt Pave |                              | 28,470              | First                  | 18,900        | 9,570          | 2,592                            |                                |   |              |              |
| le     | CONSTRUCTION LLC COMPANY, LLC   | Total Project GSF         |                 | 85,410              |                | Landscape                    | ement                        | 49,000<br>100,000   | Second<br>Third        | 18,900        | 9,570          | 8                                |                                |   |              |              |
|        |   | Schedule                  | mos             | 12                  | 1              | Sidewalks/P                  |                              | 2,000               | maru                   | above by Unit | Plan Dimension |                                  |                                |   |              |              |
|        | Two and a half TH units above private garage. Rear entry garages into Hill (typical)  | TOTAL FAÇADE              | mos             | 87,420              | 1              | Infiltration ar              | ea                           | 13,000              |                        |               | · m· ominion   |                                  |                                |   |              |              |
|        | Sudbury Station Townhouses w/ Basement Den<br>Hudson Rd and Peter's Way Extension   | FC Siding                 | 41.49%          | 36271               | i              | Studio                       | 1 bed                        | 2 BR + Den          | GSF per TH type        | 56,700        | 20 775         | Distriction received             |                                |   |              |              |
|        | CD plans by Cube 3. April 16, 2016  | FC Panels<br>garage doors | 41.49%          |                     |                | 0                            | 0                            | 25                  | per Bldg.              | 25            | 28,710         | not in calc area<br>7 bldg units | see Div, 13 see<br>8 bldg unit | Div. 13<br>gables   | 0            |              |
|        | Market rate rental. Larger Sudbury Units  | patio doors               | 1.72%           |                     |                | 3 BR + Den<br>11             | Full Bath<br>72              | Half Bath<br>36     | Peri. per Bldg         | -             |                | 1,667                            | 1,642                          | 840   |              |              |
|        |   | windows                   | 13.00%          |                     |                |                              | /2                           | 30                  | Height per Bldg        |               |                | 28                               | 22                             | 5.5   |              |              |
| ction  | Trade Item Description  | Trade Note                | Count           | quantity            | Unit           | Unit<br>Price                | Unit                         | Total               |                        |               | Cost per       | Cost per                         | Bid#1 St                       | ub # 1  | Bid # 4      | Sub#         |
|        | Poursh Comparts   | Trade Note                | Factor          | quantity            | Onit           | Labor/Tax                    | Mat or<br>Sub/Suppl.         | Unit<br>Price       | Total<br>Amount        |               | Total          | Total                            | Bid#2 St                       | ub#2  | Bid # 5      | Sub#         |
|        | Rough Carpentry ROUGH CARPENTRY SUBCONTRACTOR LUMPSUM   | EUSTREE VOICE             |                 |                     | F15 80         | ROUG                         | H CARPENTRY                  |                     | \$ 1,921,725           | \$            | GSF cons't     | £0.004                           | Bid#3 St                       | ub#3  | Bid#6        | Sub #        |
|        | Frame TH: TH panelization, floor truss/deck, roof truss/deck, non-houring walls, int at a large   | as noted                  | 1.00            | 1.00<br>85410.00    | LS             |                              | 0.00                         | 0.00                | \$ -                   | -             | 0.00           | 53,381                           | \$ .                           |   | •            |              |
|        | loor ready trim, patio canopy w/roof ready trim, ext col rough, entry canopy  | 40 110100                 | 1.00            |                     | LS             |                              | 22.50<br>0.00                | 22.50<br>0.00       |                        |               | 22.50          | 53,381                           | \$ -                           |   | \$ -         |              |
|        | gable offsets/steps, set ext doors, set ext windows, 2x6 ext frame<br>ceiling strapping, underlayment for finish floors                             |                           | 1.00            | 1.00                | LS             |                              | 0.00                         | 0.00                |                        |               | 0.00           | 0                                | \$ -                           |   | \$ -         |              |
| -      |   |                           | 1.00            | 1.00                | LS             |                              | 0.00                         | 0.00                | \$ -                   |               | 0.00           | 0                                | \$ -                           |   | \$ -<br>\$ - |              |
| 200    | Finish Carpentry FINISH CARPENTRY SUBCONTRACTOR LUMPSUM   |                           |                 | 1.00                | LO             | FINIS                        | 0.00<br>H CARPENTRY          | 0.00                | \$ 358,500             |               | 0.00           |                                  | \$ -                           |   | \$ -         |              |
|        | 25 each 2BR + den units: 2068 SF each (2x's size of 2BR flat), 17 door leafs, 2 stair flight  |                           | 1.00            | 1.00                |                |                              | 0.00                         | 0.00                |                        | 3 -           | 4.20<br>0.00   | 9,958                            |                                |   |              |              |
| _      |   | as noted<br>as noted      | 1.00            | 25.00<br>11.00      |                |                              | 9500.00                      | 9500.00             | \$ 237,500             |               | 2.78           | 6,597                            | \$ -                           | - 1   | <u>s</u> -   |              |
|        | F&I scope: stair treads/rails, window sill/apron, wood base, living area crown, wire shall in   | ng                        | 1.00            |                     | LS             |                              | 11000.00                     | 11000.00            | \$ 121,000             |               | 1.42           | 3,361                            | \$ -                           |   | \$ -         |              |
|        | deco framed bath mirror   |                           | 1.00            | 1.00                | LS             |                              | 0.00                         | 0.00                | \$ .                   |               | 0.00           | 0                                | \$ -<br>\$ -                   |   | \$ -         |              |
|        | Closet Shelving   |                           | 1.00            | 1.00                | LS             | 010                          | 0.00                         | 0.00                | \$ -                   |               | 0.00           | 0                                | \$ -                           |   | \$ -         |              |
|        | CLOSET SHELVING SUBCONTRACTOR LUMPSUM   | w/ above                  | 1.00            | 1.00                | LS             | CLO                          | SET SHELVING<br>0.00         | - SUB-TOTAL<br>0.00 | \$ -                   | \$ -          | 0.00           | 0                                |                                | Selection in  |              | OLE US       |
|        | Wood Stairs   |                           | 1.00            | 1.00                | LS             |                              | 0.00                         | 0.00                | \$ .                   |               | 0.00           | 0                                | 5 -                            |   | \$ -         |              |
| _      | WOOD STAIRS SUBCONTRACTOR LUMPSUM   | w/ above                  | 1.00            | 1.00                | LS             |                              | WOOD STAIRS                  | SUB-TOTAL           | \$ -                   | 3 -           | 0.00           | 0                                | 3 -                            |   | \$ -         |              |
|        | THERMAL & MOISTURE PROTECTION   |                           | 1.00            | 1.00                | LS             |                              | 0.00                         | 0.00                | \$ -                   |               | 0.00           | 0                                | \$ -                           |   | \$ -         |              |
|        | Waterproofing   |                           |                 |                     |                |                              | DIVISION 7                   | SUB- TOTAL          | \$ 1,851,377           | \$ .          | 0.00<br>21.68  | 51,427                           | \$ -                           |   | \$ -         |              |
|        | WATERPROOFING SUBCONTRACTOR LUMPSUM   |                           | 1.00            | 1.00                | LS             | WA                           | ERPROOFING                   |                     | \$ 27,796              | 3 -           | 0.33           | 772                              |                                | Carlo |              |              |
|        | Foundation damp proofing  |                           | 7.00            | 3309.00             |                |                              | 0.00<br>1.20                 | 0.00<br>1.20        | \$ -<br>\$ 27,796      | \$ -          | 0.00           | 0                                | \$ -                           | - 1   | \$ .         |              |
|        | Building Insulation   |                           | 1.00            | 1.00                |                |                              | 0.00                         | 0.00                | \$ 21,196              |               | 0.33           | 772                              | \$ -                           |   | \$ -         |              |
| _      | INSULATION SUBCONTRACTOR LUMPSUM  |                           | 1.00            | 1.00                | LS             | BUILDIN                      |                              | - SUB-TOTAL         | \$ 248,085             | 3 -           | 2.90           | 6,891                            | 3                              |   | \$ -         |              |
| -      | Std fiberglass insulation package: ext. walls, demising walls, bath walls, top fir ceil, garage   | je,                       | 1.00            | 110260.00           | sf             |                              | 0.00                         | 0.00<br>2.25        |                        |               | 0.00           | 0                                | \$ -                           |   | \$ -         |              |
|        | den ceiling, garage ceiling,  |                           | 1.00            | 1.00                | LS             |                              | 2.25<br>0.00                 | 0.00                | \$ 248,085             |               | 2.90<br>0.00   | 6,891                            | \$ -                           |   | \$ -         |              |
|        | Roofing   |                           | 1.00            | 1.00                | LS             |                              | 0.00                         | 0.00                | \$ -                   |               | 0.00           | 0                                | \$ -                           | - 3   | \$ -         |              |
|        | ROOFING SUBCONTRACTOR LUMPSUM Gable Roof: asphalt shingles  |                           | 1.00            | 1.00                | LS             |                              | 0.00                         | SUB-TOTAL<br>0.00   |                        | \$ -          | 2.60           | 6,174                            | MEDICAL SUSSESSION OF          | 02380 i   |              | E C. S. L.   |
|        | Patio overhang: asphalt shingles  |                           | 1.20            | 28470.00            | rsf            |                              | 4.75                         | 4.75                | \$ 162,279             | <b>3</b> -    | 0.00<br>1.90   | 4,508                            | \$ -                           |   | \$ -         |              |
| _      | Entry Canopy: asphalt shingles  |                           | 36.00<br>36.00  | 30.00<br>55.00      |                | _                            | 7.00                         | 7.00                | \$ 7,560               |               | 0.09           | 210                              | \$ -                           | - 1   | \$ -<br>\$ - |              |
|        | Gutters<br>Downs  |                           | 1.00            | 3309.00             | LF             |                              | 8.00                         | 7.00<br>8.00        | \$ 13,860<br>\$ 26,472 |               | 0.16           | 385<br>735                       | \$ -                           |   | \$ -         |              |
|        | Siding  |                           | 36.00           | 42.00               | LF             |                              | 8.00                         | 8.00                | \$ 12,096              |               | 0.31           | 336                              | \$ -                           | - 3   | \$ -         |              |
| -      | SIDING SUBCONTRACTOR LUMPSUM  |                           | 1.00            | 1.00                | LS             |                              | SIDING<br>0.00               | SUB-TOTAL           | \$ 1,298,719           | \$ -          | 15.21          | 36,076                           |                                | Table 1   | -            |              |
|        | Hard Color Plus lap siding, AVB Tyvek commercial, PVC trim boards, vented soffits,<br>Hard Color Plus panels, AVB Tyvek commercial, PVC trimboards, |                           | 1.00            | 36270.56            | sf             |                              | 9.00                         | 9.00                | \$ 326,435             | \$ -          | 0.00           | 0                                | \$ -                           | - 5   | \$ -         |              |
|        | Stretch code insulation   |                           | 1.00            | 36270.56            | sf             |                              | 16.00                        | 16.00               | \$ 580,329             |               | 3.82<br>6.79   | 9,068<br>16,120                  | \$ -                           | - 1   | 5 -          |              |
| -      | PVC beadboard ceilings/perimeter trim: under canopies & brackets, patio roofs Patio roof columns  |                           | 1.00            | 72541.12<br>3060.00 | SF<br>SF       |                              | 4.50<br>12.00                | 4.50<br>12.00       |                        |               | 3.82           | 9,068                            | \$ -                           | - 1   | \$ -         |              |
|        | Fireproofing  |                           | 1.00            | 72.00               | EA             |                              | 400.00                       | 400.00              | \$ 36,720<br>\$ 28,800 |               | 0.43           | 1,020                            | \$ -                           |   | \$ -         |              |
| $\Box$ | FIREPROOFING SUBCONTRACTOR LUMPSUM  | not used                  | 1.00            | 1.00                | 10             | F                            | REPROOFING                   | SUB-TOTAL           | \$ -                   | \$ -          | 0.00           | 800                              | 5 -                            | - 15  | \$ -         |              |
|        | Fire Stopping   |                           | 1.00            | 1.00                |                |                              | 0.00                         | 0.00                | \$ -                   |               | 0.00           | 0                                | \$ -                           | - 1   | 8 -          |              |
|        | FIRE STOPPING SUBCONTRACTOR LUMPSUM   |                           |                 |                     | English B      | FI                           | RE STOPPING                  | SUB-TOTAL           | \$ 10,800              | 3 .           | 0.00           | 300                              | \$ -                           |   | \$ -         |              |
| 1      | non-MEP safing, air stop, etc   |                           | 1.00            | 1.00<br>36.00       |                |                              | 0.00                         | 0.00                | \$ -                   |               | 0.00           | 0                                | \$ -                           |   | 8            | A CONTRACTOR |
|        | Joint & Sealants  |                           | 1.00            | 1.00                |                |                              | 300.00                       | 0.00                | \$ 10,800<br>\$        |               | 0.13           | 300                              | \$ -                           | - 1   | 8 -          |              |
|        | JOINTS & SEALANTS SUBCONTRACTOR LUMPSUM   |                           | T ( ***         | 4三、1971年1月2日        |                | JOINTS                       | S & SEALANTS                 | SUB-TOTAL           | \$ 43,710              | \$ -          | 0.00           | 1,214                            | \$ -                           |   | \$ -         |              |
| _      | general interiors   | w/ trade items            | 1.00            | 1.00                | SF<br>LS       | -                            | 0.00                         | 0.00                | \$ -                   | \$ -          | 0.00           | 1,214                            | \$ -                           | 9   |              | W/miles      |
| +      | exterior: dissimilar  |                           | 1.00            | 87420.00            | SF             |                              | 0.00                         | 0.00                | \$ -<br>\$ 43,710      |               | 0.00           | 0                                | \$ -                           | - 1   |              |              |
|        | DOORS & WINDOWS   |                           | 1.00            | 1.00                |                |                              | 0.00                         | 0.00                | \$                     |               | 0.51           | 1,214                            | \$ -                           | - 9   | -            |              |
| -      | Doors & Frames - Material   |                           |                 |                     | 700            | OR & EDAM                    | DIVISION 8 -<br>S - MATERIAL | SUB. TOTAL          |                        | \$ .          | 7.46           | 17,690                           | -                              | - 13  | -            |              |
| _      | DOOR & FRAMES MATERIAL SUBCONTRACTOR LUMPSUM (924 swing drs) Entry doors - FG unit and frame  |                           | 1.00            | 1.00                | LS             | JA G FROME                   | 0.00                         | SUB-TOTAL<br>0.00   |                        | 3 -           | 4.02           | 9,530                            |                                | ( PER 180 )   |              |              |
|        | Rated door to garage x 1-3/4  |                           | 36.00           |                     | leafs          |                              | 650.00                       | 650.00              | \$ 23,400              |               | 0.00           | 650                              | \$ -                           |   | - 8          |              |
| -      | BR doors - SC panel with true frame and casing (not split case)   |                           | 36.00<br>25.00  | 2.00                | leafs<br>leafs |                              | 600.00<br>350.00             | 600.00<br>350.00    | \$ 21,600              |               | 0.25           | 600                              | \$ -                           | - 19  |              |              |
|        | BR doors - SC panel with true frame and casing (not split case) bath doors and 1/2 bath doors - spec as BR door                                     |                           | 11.00           | 3.00                | leafs          |                              | 350.00                       | 350.00              | \$ 17,500<br>\$ 11,550 |               | 0.20           | 486                              | \$ -                           |   | 5 -          |              |
| I      | closet doors for 2br  |                           | 36.00<br>42.00  | 3.00                | leafs<br>leafs |                              | 350.00                       | 350.00              | \$ 37,800              |               | 0.14           | 321<br>1,050                     | \$ -<br>\$ -                   | - 3   |              |              |
| +      | closet doors for 3br<br>hall door / mech rm door  |                           | 10.00           | 11.00               | leafs          | -                            | 340.00                       | 340.00<br>340.00    | \$ 114,240             |               | 1.34           | 3,173                            | \$ -                           | - 3   |              |              |
|        | patio sliding door  |                           | 1.00            | 104.00              | leafs          |                              | 350.00                       | 350.00              | \$ 37,400<br>\$ 36,400 |               | 0.44           | 1,039<br>1,011                   | \$ -                           | - 3   |              |              |
| -      |   |                           | 1.00            | 36.00               | sets           |                              | 1200.00                      | 1200.00             | \$ 43,200              |               | 0.51           |                                  | \$ -                           | -   8   |              |              |
| 1      | Door Hardware   |                           | 1.00            | 1.00                |                |                              | 0.00                         | 0.00                | \$                     |               | 0.00           | 0                                | \$ -                           | \$  |              |              |
|        | DOOR HARDWARE SUBCONTRACTOR LUMPSUM   | ud ob                     | A P 4 2 1 1 1 1 | Charles de Sinco    | 276800         | D00                          | R HARDWARE                   | SUB-TOTAL           | \$ -                   | S .           | 0.00           | 0                                | \$ -                           |   | -            |              |
| $\Box$ |   | w/ above                  | 1.00            | 1.00                | LS             | $-\Box$                      | 0.00                         | 0.00                | \$ -                   |               | 0.00           | 0                                | \$ -                           |   |              |              |
| -      | Overhead Doors OVERHEAD DOORS SUBCONTRACTOR LUMPSUM   |                           | 1.00            | 1.00                | LO             | OVER                         | HEAD DOORS                   | SUB-TOTAL           | \$ -<br>\$ 43,740      |               | 0.00           | 0                                |                                | 5   |              |              |
|        | 8' x 7' Sectional steel insulated panel door, top row glass   |                           | 1.00            | 1.00                |                |                              | 0.00                         | 0.00                | \$ 43,740              | •             | 0.51           | 1,215                            |                                | E I I AVI   |              |              |
| 1      | Door operator with/ Smart phone option by tenant  |                           | 1.00            | 36.00               |                | 300.00                       | 625.00                       | 925.00              | \$ 33,300              |               | 0.00           | 925                              | \$ -                           | -   \$  |              |              |
|        | Entrances, Storefronts & Glazing  |                           | 1.00            | 36.00<br>1.00       | LS             | 125.00                       | 165.00                       | 290.00              | \$ 10,440              |               | 0.12           | 290                              |                                | - 19  | -            |              |
|        | ENTRANCES, STOREFRONTS AND GLAZING SUBCONTRACTOR LUMPSUM  |                           | 1911-1919       | ENTRAI              | VCES, S        | TOREFRON                     | TS & GLAZING                 | SUB-TOTAL           | \$ -                   | 3 -           | 0.00           | 0                                | \$ -                           | - 3   | - 3          |              |
| - 1    | 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2   | not used at TH's          | 1.00            | 1.001               | LS             |                              | 0.00                         | 0.00                |                        |               | 0.00           | 0                                |                                |   |              |              |

| _    | Sudbury Station Townhouses w/ Basement Den   | Conceptu   |          | MATE            |          |  | May 16, 201                     | 6                 | FLOORS\BUILDINGS   | 2 BR TH         | 3 BR TH        | 36 Porchar       | Share Pool Bidg Sha                              | re Males Co.  | DI CO "            |               |
|------|--|--|----------|-----------------|----------|--|---------------------------------|-------------------|--|-----------------|----------------|------------------|--|---------------|--------------------|---------------|
| en   |  | PROJECT SqFt D/  | ATA      |                 |          | SITE AREA  | BREAKDOWN                       |                   | Level B - Garage   |                 |                | 30 FOICHES       | Share Pool Bidg Sha                              | re Maint Bldg | BLDG #             | BLDG          |
|      | DELLBROOK JK SCANLAN   | Resid Project GSF  |          | 78,210          | 1        |  | Area - TH only                  | 192,470           | Level B - Basement/Den   | 5,000<br>13,900 | 2,200          |                  |  |               |                    |               |
|      |  | Garage SF (36 x 20   | (la 00   | 7,200           |          | Building Foo   | t Print                         | 28,470            | First  | 18,900          | 7,370<br>9,570 | 2,592            |  |               |                    |               |
|      | CONSTRUCTION LLC COMPANY, LLC  | Retail/Comm. SF<br>Total Project GSF   |          | 0               |          | Asphalt Pave   | ement                           | 49,000            | Second   | 18,900          | 9,570          | 2,592            |  |               |                    |               |
| le   |  | Total Project GSF  |          | 85,410          |          | Landscape  |                                 | 100,000           | Third  | 10,000          | 5,570          |                  |  |               |                    |               |
|      |  | Schedule   | mos      | 12              |          | Sidewalks/Pa   | avers                           | 2,000             | 8  | above by Unit I | Plan Dimension |                  |  |               |                    |               |
|      | Two and a half TH units above private garage. Rear entry garages into Hill (typical)   | TOTAL FAÇADE   | 11100    | 87,420          |          | TOTAL  | ea                              | 13,000            |  |                 |                |                  |  |               |                    |               |
|      | Sudbury Station Townhouses w/ Basement Den<br>Hudson Rd and Peter's Way Extension  | FC Siding  | 41.49%   |                 |          | Studio   | 1 bed                           | 2 BR + Den        | COS STATE OF THE PARTY OF THE P |                 |                |                  |  |               |                    |               |
|      | CD plans by Cube 3, April 16, 2016   | FC Panels  | 41.49%   |                 |          | 0  | 0                               | 25                | GSF per TH type<br>per Bldg.   | 56,700          | 28,710         | not in calc area |  | ee Div. 13    | 0                  | BEET SHOW     |
|      | Market rate rental. Larger Sudbury Units   | garage doors   | 2.30%    |                 |          | 3 BR + Den   | Full Bath                       | Half Bath         | Peri. per Bldg   | 25              | 11             | 7 bldg units     | 8 bldg unit                                      | gables        |                    |               |
| _    |  | patio doors<br>windows   | 1.72%    | 1504            |          | 11   | 72                              | 36                | Height per Bldg  |                 | 1              | 1,667<br>28      | 1,642<br>22                                      | 840           |                    |               |
|      |  | WITIGOWS   | Count    | 11365           | _        | L  |                                 |                   |  |                 |                |                  | 22   | 5.5           |                    |               |
| on   | Trade Item Description   | Trade Note   | or       | quantity        | Unit     | Unit<br>Price  | Unit                            | Total             |  |                 | Cost per       | Cost per         | Bid#1  | Sub # 1       | Bid # 4            | Sub           |
| _    |  |  | Factor   | quantity        | Oilit    | Labor/Tax  | Mat or<br>Sub/Suppl.            | Unit<br>Price     | Total  |                 | Total          | Total            |  | Sub # 2       | Bid#5              | Sub           |
| 1000 | Windows  | No. of the second second   |          |                 |          | Lubonitax  |                                 |                   | Amount   |                 | GSF cons't     | 12.12.22.22      |  | Sub # 3       | Bid#6              | Sub           |
| -    | WINDOWS SUBCONTRACTOR LUMPSUM Paradigm vinyl windows w/ integral casing  |  | 1.00     | 1.00            | LS       |  | 0.00                            | SUB-TOTAL<br>0.00 | \$ 250,021   | \$ -            | 2.93           | 6,945            |  |               | Successor.         | 7 1 7 7 7 1   |
|      | r dradgin virly willdows w/ integral casing  |  | 1.00     | 11364.60        | SF       |  | 22.00                           | 22.00             | \$ 250,021   |                 | 0.00           | 0                | \$ -   |               | \$ -               |               |
|      | FINISHES   |  | 1.00     | 1.00            | LS       |  | 0.00                            | 0.00              | \$ 250,021   |                 | 2.93<br>0.00   | 6,945            | \$ -   |               | \$ -               |               |
| 2)   | Gypsum Wali Board  | W-1/1  |          |                 |          |  | DIVISION 9 -                    | SUB- TOTAL        | \$ 1,621,746   | s .             | 18.99          | 45,048           | \$ -   |               | \$ -               |               |
| _    | GYPSUM WALLBOARD SUBCONTRACTOR LUMPSUM   |  | 1.00     | 1.00            | 10       | GYPSUN   | WALLBOARD                       | SUB-TOTAL         | \$ 982,215   | 3 -             | 11.50          | 27,284           |  |               |                    |               |
| _    | Board on Div. 6 wood framing   |  | 1.00     | 85410.00        | LS<br>sf |  | 11.50                           | 0.00              | \$   |                 | 0.00           | 0                | \$ -   |               | 8                  |               |
| _    | Scope: rated board, dens-glass pre-rock, mr board, 5/8" ceiling board,   |  | 1.00     | 1.00            | LS       |  | 0.00                            | 11.50             | \$ 982,215   |                 | 11.50          | 27,284           | \$ -   |               | \$ -               |               |
| _    | skip plaster finish at garage interior   |  | 1.00     | 1.00            | LS       |  | 0.00                            | 0.00              |  |                 | 0.00           | 0                | \$ -   |               | \$ -               |               |
|      |  |  | 1.00     | 1.00            | LS       |  | 0.00                            | 0.00              |  |                 | 0.00           | 0                | 5 -  |               | \$ -               |               |
| PY.  | Acoustical Ceiling Tiles   | Discourse of the last of the l | 1.00     | 1.00            |          |  | 0.00                            | 0.00              | \$   |                 | 0.00           | 0                | 3 -  |               | \$ -               |               |
|      | ACOUSTICAL CEILING TILES SUBCONTRACTOR LUMPSUM   | not used at TH's   | T 4.00   | 4 4 4 4 4       | A        | COUSTICAL  | CEILING TILES -                 | SUB-TOTAL         | \$   | \$ -            | 0.00           | 0                | <b>9</b> -                                       |               | s -                |               |
|      |  | not used at TH's   | 1.00     | 1.00            | LS       |  | 0.00                            | 0.00              | \$ .   |                 | 0.00           | 0                | \$ -   |               | •                  |               |
| 388  | Flooring   |  | 1.00     | 1.00            | LS       | A 2 C C C C C C C C C C C C C C C C C C  | 0.00                            | 0.00              | \$   |                 | 0.00           | 0                | \$ -   |               | \$                 |               |
| -    | FLOORING SUBCONTRACTOR LUMPSUM Mincey Tub Surrounds  |  | 1.00     | 1.00            | LS       | 1  | 0.00                            | SUB-TOTAL         |  | 3 -             | 4.84           | 11,485           |  |               | (Englisher)        | A SHIP SHIP   |
|      | Mincey Lub Surrounds Mincey Shower Surrounds   |  | 36.00    | 1.00            | ea       | 150.00   | 345.00                          | 495.00            |  |                 | 0.00           | 0                | \$ -   |               | \$ -               |               |
|      | Mincey Shower Base   |  | 36.00    | 1.00            |          | 150.00   | 355.00                          | 505.00            | \$ 17,820<br>\$ 18,180   |                 | 0.21           | 495              | \$ -   |               | \$ -               |               |
|      | 2BR ground: LVT plank  |  | 36.00    | 1.00            | ea       | 75.00  | 385.00                          | 460.00            | \$ 16,560  |                 | 0.21           | 505<br>460       | \$ -   |               | \$ -               |               |
|      | 2BR level 1: all LVT plank   |  | 25.00    | 330.00          | sf       |  | 5.50                            | 5,50              | \$ 45,375  |                 | 0.19           | 1,260            | \$ -   |               | \$ -               |               |
|      | 2BR level 2: Tile at both bath floors  |  | 25.00    | 635.00          | sf       |  | 5.50                            | 5.50              | \$ 87,313  |                 | 1.02           | 2,425            | \$   |               |                    |               |
|      | 2BR level 2: balance carpet  |  | 25.00    | 95.00<br>540.00 | sf<br>sf |  | 9.50                            | 9.50              | \$ 22,563  |                 | 0.26           | 627              | s .  |               |                    |               |
|      | 3BR ground: LVT plank  |  | 11.00    | 330.00          | sf       |  | 3.25<br>5.50                    | 3.25<br>5.50      | \$ 43,875  |                 | 0.51           | 1,219            | \$ -   |               |                    |               |
| -    | 3BR level 1: all LVT plank 3BR level 2: Tile at bath floor   |  | 11.00    | 635.00          | sf       |  | 5.50                            | 5.50              | \$ 19,965  |                 | 0.23           | 555              | \$ -   |               |                    |               |
|      | 3BR level 2: balance carpet  |  | 11.00    | 60.00           | sf       |  | 9.50                            | 9.50              |  |                 | 0.45           | 1,067            | \$ -   |               | S -                |               |
|      | 3BR level 3: Tile at bath floor  |  | 11.00    | 575.00          | sf       |  | 3.25                            | 3.25              |  |                 | 0.07           | 174              | \$ -   |               | 5 -                |               |
|      | 3BR level 3: balance carpet  |  | 11.00    | 64.00           | sf       |  | 3.25<br>9.50                    | 9.50<br>3.25      | \$ 6,688   |                 | 0.24           | 571              | \$ -   |               |                    |               |
| _    | all TH stairs - 2BR = 50flights 3BR = 22flights carneted stairs  |  | 11.00    | 316.00          | sf       |  | 3.25                            | 3.25              | \$ 11.297  |                 | 0.13           | 186<br>314       | \$ -   |               |                    |               |
| -    | Subway tile kitchen backsplash   |  | 72.00    | 16.00<br>15.00  | risers   |  | 45.00                           | 45.00             | \$ 51,840  |                 | 0.61           | 1,440            | s .  |               | - 6                |               |
| -    | Painting PAINTING SUPPONTENCE OF THE PAINTING SUPPONTENCE  | STATE OF BUILDING  | 30.00    | 15.001          | SF       |  | 12.50                           | 12.50             |  |                 | 0.08           | 188              | \$ -   |               |                    |               |
| -    | PAINTING SUBCONTRACTOR LUMPSUM   |  | 1.00     | 1.00            | LS       |  | PAINTING-<br>0.00               |                   | \$ 226,062   | \$ -            | 2.65<br>0.00   | 6,280            |  |               |                    | Section of    |
|      | TH Std interior painting: 3 coat walls/ceilings, doors and trim for solid painting Garage:   |  | 1.00     | 78210.00        | SF       |  | 2.20                            | 0.00<br>2.20      | \$ 172,062   |                 | 0.00           | 0                | \$ -   |               | -                  |               |
|      | Exterior trim only   | not painted  | 1.00     | 1.00            | LS       |  | 0.00                            | 0.00              | \$ 172,002   |                 | 2.01<br>0.00   | 4,780            | \$ -   |               |                    |               |
|      |  |  | 1.00     | 36.00           | units    |  | 1500.00                         | 1500.00           | \$ 54,000  |                 | 0.63           | 1,500            | \$ -   | - 1           |                    |               |
|      | SPECIALTIES  |  | 1.00     | 1.00            | _LS ]    |  | 0.00                            | 0.00              | \$   |                 | 0.00           | 1,300            | \$ -   |               |                    |               |
| -    | Louvers & Vents  | AND THE RESERVE  |          |                 | mar Cana | 101  | DIVISION 10 -<br>IVERS & VENT - | SUB- TOTAL        |  | \$ -            | 1.00           | 2,376            |  |               | p -                |               |
| -    | LOUVERS & VENTS SUBCONTRACTOR LUMPSUM  Mushroom draft vents (3/unit)   |  | 1.00     | 1.00            | LS       | 200  | 0.00                            | 0.00              | \$ 1,728   | \$ -            | 0.02           | 48               | harton de la | 35,80 H       | Land House Control |               |
|      | masmoshi diali venis (Sdilli)  |  | 3.00     | 36.00           | EA       |  | 16.00                           | 16.00             | \$ 1,728   |                 | 0.00           | . 0              | \$ -   |               |                    |               |
|      | Signage  |  | 1.00     | 1.00            | LS       |  | 0.00                            | 0.00              | \$   |                 | 0.02           | 48               | \$ -   |               | -                  |               |
|      | SIGNAGE SUBCONTRACTOR LUMPSUM  |  | 1 400 1  |                 |          |  | SIGNAGE -                       | SUB-TOTAL         | \$ 5,295   | \$ -            | 0.06           | 147              | <b>3</b> -                                       |               | -                  |               |
| 4    | Unit # front and back  |  | 1.00     | 1.00<br>36.00   | LS       | 40.00  | 0.00                            | 0.00              | \$ -   |                 | 0.00           | 0                | \$   | -             | THE REAL PROPERTY. | S. P. C. C.   |
| +    | Ground # directory, post mounted   |  | 1.00     | 5.00            | sets     | 12.00  | 8.00                            | 20.00             | \$ 720   |                 | 0.01           | 20               | \$ -   | - 13          |                    |               |
| 1    | Parking signs  |  | 1.00     | 10.00           | ea       |  | 325.00<br>295.00                | 325.00<br>295.00  |  |                 | 0.02           | 45               | \$ -   |               |                    |               |
| 1    |  |  | 1.00     | 1.00            | LS       |  | 0.00                            | 0.00              |  |                 | 0.03           | 82               | \$ -   |               | -                  |               |
| J    | Equipment Screen   |  | 1.00     | 1.00            | LS       |  | 0.00                            | 0.00              | \$   |                 | 0.00           | 0                | \$ -   |               | -                  |               |
| 1    | EQUIPMENT SCREEN SUBCONTRACTOR LUMPSUM   | not read   | 1 4 00 1 |                 |          | EQUIPN   | ENT SCREEN -                    | SUB-TOTAL         | \$   | \$ -            | 0.00           | 0                | <b>b</b> -                                       |               | -                  |               |
| 4    | Assume AC condensors are exposed   | not used   | 1.00     | 1.00            | LS       |  | 0.00                            | 0.00              | \$ .   |                 | 0.00           | 0                | \$   |               |                    |               |
| +    | Fire Evilonuishers   |  | 1.00     | 1.00            | LS       |  | 0.00                            | 0.00              | \$ -   |                 | 0.00           | o o              | \$ -   | - 1           | -                  |               |
| +    | Fire Extinguishers FIRE EXTINGUISHERS SUBCONTRACTOR LUMPSUM  |  |          | 1.00            | -51      | FIRE EY  |                                 | SUB-TOTAL         | -  |                 | 0.00           | 0                | \$ -   | - 13          | -                  |               |
| +    | THE ENTITIONISTIC SUBCONTRACTOR LUMPSUM  | not used at TH's   | 1.00     | 1.00            |          | 7  | 0.00                            | 0.00              | \$ -   | 3 -             | 0.00           | 0                |  |               | CEAN CHEW PARK     | 010-101-1     |
|      | Postal Specialties   |  | 1.00     | 1.00            |          |  | 0.00                            | 0.00              | \$   |                 | 0.00           | 0                | \$ -   |               | -                  |               |
| 1    | POSTAL SPECIALTIES SUBCONTRACTOR LUMPSUM   |  | 1.00     | 1.00            |          | POSTAL   | SPECIALTIES -                   | SUB-TOTAL         |  | \$ -            | 0.08           | 190              | • -  |               | -                  |               |
| 4    | Exterior Island Mailbox Group  |  | 1.00     | 1.00<br>42.00   | LS       |  | 0.00                            | 0.00              | \$ -   |                 | 0.00           | 190              | S -  | -             |                    | DEFENDENCE OF |
| +    | Island Concrete for stand  |  | 1.00     | 3.00            |          |  | 120.00                          | 120.00            | \$ 5,040   |                 | 0.06           | 140              | s -  | - 13          | -                  |               |
| +    | Toilet and Bath Accessories  |  | 1.00     | 1.00            | LS       |  | 0.00                            | 0.00              | \$ 1,800   |                 | 0.02           | 50               | \$ -   | - 1           | -                  |               |
| 1    | TOILET AND BATH ACCESSORIES  TOILET AND BATH ACCESSORIES SUBCONTRACTOR LUMPSUM  Accessories for full and 4D bath as  |  |          |                 | TOILET   | AND BATH A   | CCESSORIES -                    |                   | \$ 71,680  | •               | 0.00           | 0                | \$ -   | - 5           | -                  |               |
| 1    |  |  | 1.00     | 1.00            | LS       |  | 0.00                            | 0.00              | \$ -   | \$ -            | 0.84           | 1,991            | •  |               |                    | A SHED        |
| 1    | Shower Roos  |  | 1.00     | 108.00          |          |  | 185.00                          | 185.00            | \$ 19,980  |                 | 0.00           | 555              | ş -  |               | -                  |               |
| +    | Mincey Shower Door   |  | 1.00     | 36.00           | LS       | 220.00   | 55.00                           | 55.00             | \$ 1,980   |                 | 0.02           | 55               | \$ -   | - 13          |                    |               |
| +    | Wood framed mirrors (MBR=2 or 72 ea, all others 1/bath room or 36 ea)  | de 1000 de 100   | 1.00     | 36.00<br>108.00 | EA       | 220.00   | 400.00                          | 620.00            | \$ 22,320  |                 | 0.26           | 620              | \$ -   | - 13          |                    |               |
| +    | ADA allowance<br>EQUIPMENT   |  | 1.00     |                 | AL       |  | 250.00<br>400.00                | 250.00            | \$ 27,000  |                 | 0.32           | 750              | \$ -   | - 1           |                    |               |
| 1    | Parking Control Equipment  |  |          | 3 /2 17 2.700   |          |  | DIVISION 11 -                   | SUB- TOTAL        | \$ 244.050   |                 | 0.00           | 11               | \$   | - 1           |                    |               |
| 1    | PARKING CONTROL EQUIPMENT SUBCONTRACTOR LUMPSUM  |  |          |                 | PARKII   | VG CONTROL   | EQUIPMENT -                     | SUB-TOTAL         | \$ 244,656   |                 | 2.86           | 6,796            |  |               |                    |               |
| J    |  | not used   | 1.00     | 1.00            | LS I     |  | 0.00                            | 0.00              |  | 3 -             | 0              | 0                |  |               |                    | AND PROPERTY. |
| I    | SS Appliances  |  | 1.00     | 1.00            | LS       |  | 0.00                            | 0.00              | S  |                 | 0.00           | 0                | \$ -   |               | -                  |               |
| 4    | APPLIANCES SUBCONTRACTOR LUMPSUM   |  | 1.00     | 4.001           | 10 1     | SELECTION OF SELEC | APPLIANCES -                    | SUB-TOTAL         | \$ 244,656   | \$ -            | 2.86           | 6,796            | φ -  | - 1           | -                  |               |
| +    | 30" self-clean gas range   |  | 36.00    | 1.00            | LS       |  | 0.00                            | 0.00              | \$ .   |                 | 0.00           | 0 9              | \$ -   | -             |                    |               |
| +    | micro hood   |  | 36.00    | 1.00            | LS       |  | 750.00                          | 750.00            | \$ 27,000  |                 | 0.32           | 750              |  | - 3           |                    |               |
| +    | 24cf french door refr  |  | 36.00    | 1.00            | LS       |  | 2656.00                         | 2656.00           |  |                 | 1.12           | 2,656            | \$ -   | 9             |                    |               |
| +    | Dshwasher: 5 cycle Disposal  |  | 36.00    | 1.00            | LS       | -  | 1800.00<br>425.00               | 1800.00           |  |                 | 0.76           | 1,800            | \$ -   | - 3           |                    | _             |
| +    | S X S washer and dryer units (white enamel finish)   |  | 36.00    | 1.00            | LS       |  | 115.00                          | 425.00<br>115.00  | \$ 15,300<br>\$ 4,140  |                 | 0.18           | 425              | \$ -   |               | -                  |               |
|      | ( Committee of the little of t |  | 36.00    | 1.00            |          |  | 1050.00                         | 1050.00           | \$ 37,800  |                 | 0.051          | 115              | \$ -   |               |                    |               |

|     | udbury Station Townhouses w/ Basement Den   | PROJECT SqFt DA  |                  | MATE               | -        | 0175  | May 16, 201               | 5                      | FLOORS\BUILDINGS                  | 2 BR TH          | 3 BR TH             | 36 Porches       | Share Pool Bldg Share Maint Bldg | BLDG #        | BLD        |
|-----|---|--|------------------|--------------------|----------|---|---------------------------|------------------------|-----------------------------------|------------------|---------------------|------------------|----------------------------------|---------------|------------|
|     | DELI BROOK WASSES   | Denid Desired OOF  |                  | 78,210             | 1        |   | Area - TH only            | 192,470                | Level B - Garage                  | 5,000            | 2,200               |                  |                                  |               |            |
|     | DELLBROOK JK SCANLAN  | Garage SF (36 x 20   | 00 sf)           | 7,200              |          | Building Foo  | t Print                   | 28,470                 | Level B -Basement/Den<br>First    | 13,900           | 7,370               |                  |                                  |               |            |
|     | CONSTRUCTION LIC  | Retail/Comm. SF  |                  | 0                  | 1        | Asphalt Pave  |                           | 49,000                 | Second                            | 18,900<br>18,900 | 9,570<br>9,570      | 2,592            |                                  |               |            |
|     |   | Total Project GSF  |                  | 85,410             | 4        | Landscape   |                           | 100,000                | Third                             | 10,500           | 9,570               |                  |                                  |               |            |
|     | Two and a half TH units above solvets access 5  | Schedule   | mos              | 12                 | 1        | Sidewalks/Pa<br>Infiltration ar   | avers                     | 2,000<br>13,000        | 0.055W0V                          | above by Unit F  | Plan Dimension      |                  |                                  |               |            |
| 1   | Two and a half TH units above private garage. Rear entry garages into Hill (typical)<br>Sudbury Station Townhouses w/ Basement Den  | TOTAL FAÇADE   |                  | 87,420             | j        | TOTAL   | ca                        | 36                     |                                   |                  |                     |                  |                                  |               |            |
| - 1 | Hudson Rd and Peter's Way Extension   | FC Siding<br>FC Panels   | 41.49%<br>41.49% | 36271              |          | Studio  | 1 bed                     | 2 BR + Den             | GSF per TH type                   | 56,700           | 28.710              | not in calc area | see Div. 13 see Div. 13          | -             |            |
| 1   | CD plans by Cube 3, April 16, 2016  | garage doors   | 2.30%            | 36271<br>2011      |          | 0<br>3 BR + Den   | O<br>Full Both            | 25                     | per Bldg.                         | 25               | 11                  | 7 bldg units     |                                  | U             |            |
| - 1 | Market rate rental. Larger Sudbury Units  | patio doors  | 1.72%            | 1504               |          | 11  | Full Bath<br>72           | Half Bath<br>36        | Peri. per Bldg<br>Height per Bldg |                  |                     | 1,667            | 1,642 840                        |               |            |
| ┪   |   | windows  | 13.00%           | 11365              | _        |   |                           |                        | ringrit per blog                  |                  |                     | 28               | 22 5.5                           |               |            |
| n   | Trade Item Description  | Trade Note   | Count            | quantity           | Unit     | Unit<br>Price   | Unit<br>Mat or            | Total                  | 7-27-27                           |                  | Cost per            | Cost per         | Bid#1 Sub#1                      | Bid#4         | Sub        |
| +   |   |  | Factor           |                    | - Omit   | Labor/Tax   | Sub/Suppl.                | Unit<br>Price          | Total<br>Amount                   |                  | Total<br>GSF cons't | Total            | Bid#2 Sub#2                      | Bid#5         | Sub        |
|     | Compactor   |  | 1.00             | 1.00               | LS       |   | 0.00                      | 0.00                   |                                   |                  | 0.00                | 0                | Bid#3 Sub#3                      | Bid#6         | Sub        |
| 4   | COMPACTOR SUBCONTRACTOR LUMPSUM   | not used   | 1.00             | 1.00               | LS       | Section 1   | COMPACTOR<br>0.00         | SUB-TOTAL              | \$ -                              | \$ -             | 0.00                | 0                |                                  | \$ -          |            |
| 1   | Tresh Chutes  |  | 1.00             | 1.00               | LS       |   | 0.00                      | 0.00                   | \$ -                              |                  | 0.00                | 0                | \$ -                             | \$ -          |            |
| 7   | TRASH CHUTES SUBCONTRACTOR LUMPSUM  | not used   | 1.00             | 1.00               | LS       | T   | RASH CHUTES               | SUB-TOTAL              | \$ -                              | \$ -             | 0.00                | 0                | \$ -                             | \$ -          |            |
| +   | FURNISHINGS   | not used   | 1.00             |                    | LS       | -   | 0.00                      | 0.00                   | \$ -                              |                  | 0.00                | 0                | \$ -                             | s -           |            |
| 2   | Cabinets  |  |                  | 1.00               | 1 60     |   | 0.00<br>DIVISION 12 -     | 0.00<br>SUB- TOTAL     | \$ 290,414                        | •                | 0.00                | 0                | \$ -                             | \$ -          |            |
| I   | CABINETS SUBCONTRACTOR LUMPSUM  |  | 1.00             | 1.00               | 1.0      |   | CABINETS                  | SUB-TOTAL              | \$ 127,800                        | 3                | 3.40<br>1.50        | 8,067<br>3,550   |                                  |               |            |
| +   | Galley Island Kitchen   |  | 1.00             | 36.00              | LS<br>EA |   | 2400.00                   | 0.00                   | \$ .                              |                  | 0.00                | 0                | s -                              | \$ -          |            |
| +   | Single sink vanities Double sink vanities   |  | 1.00             | 72.00              | EA       |   | 300.00                    | 2400.00<br>300.00      | \$ 86,400<br>\$ 21,600            |                  | 1.01<br>0.25        | 2,400            | \$ -                             | \$ -          |            |
| 1   | Raised eating area  | w/ drywali   | 1.00             | 36.00              | EA       |   | 550.00                    | 550.00                 | \$ 19,800                         |                  | 0.25                | 600<br>550       | \$ -                             | \$ -          |            |
| 1   | Stone & Solid Surface Counters  | w siywan   | 1.00             | 1.00               | LS       |   | 0.00                      | 0.00                   | \$ -                              |                  | 0.00                | 0                | \$ -                             | \$ -          |            |
| 1   | Stone & Solid Surface Counters STONE & SOLID SURFACE COUNTERS SUBCONTRACTOR LUMPSUM   |  |                  | STC                | NE & S   | OLID SURFAC   | CE COUNTERS               | 0.00<br>SUB-TOTAL      | \$ 123,984                        | \$               | 0.00                | 0                | \$ -                             | \$ -          |            |
| 1   | 24" granite counters: 14 lf x 2"  |  | 1.00<br>36.00    | 1.00               | LS       |   | 0.00                      | 0.00                   | \$ -                              |                  | 1.45                | 3,444            | \$ .                             | •             | ALL THE    |
| +   | 18" wide raise island eat in top" 12lf  |  | 36.00            | 28.00<br>18.00     |          | <del>                                     </del>  | 42.00<br>42.00            | 42.00<br>42.00         | \$ 42,336                         |                  | 0.50                | 1,176            | \$ -                             | \$ -          |            |
| t   | island sink backsplash: 14lf x 1' (see Div. 9 for subway tile behind cooking area wall)<br>Single sink vanities: 6sf  |  | 36.00            | 14.00              | sf       |   | 42.00                     | 42.00                  | \$ 27,216<br>\$ 21,168            |                  | 0.32                | 756              | \$ -                             | \$ -          |            |
| 1   | Double sink vanities: 10 sf   |  | 72.00<br>36.00   | 6.00               |          |   | 42.00                     | 42.00                  | \$ 18,144                         |                  | 0.25<br>0.21        | 588<br>504       | \$ -                             | \$ -          |            |
| +   | Window Treatments   | ESTRUMENT TO SE  | 30.00            | 10.00              | sf       | WINDOW  | TREATMENTS                | 42.00                  | \$ 15,120                         |                  | 0.18                | 420              | \$ -                             | \$ -<br>\$ -  |            |
| +   | WINDOW TREATMENTS SUBCONTRACTOR LUMPSUM mini blinds at windows  |  | 1.00             | 1.00               |          | I III   | 0.00                      | O.00                   | \$ 38,630                         | 3 -              | 0.45                | 1,073            |                                  |               |            |
| 1   | mini blinds at patio doors  |  | 1.00<br>36.00    | 11364.60           |          |   | 3.00                      | 3.00                   | \$ 34,094                         |                  | 0.00                | 947              | 5 -                              | \$ -          |            |
| +   |   |  | 1.00             | 42.00<br>1.00      |          |   | 3.00                      | 3.00                   | \$ 4,536                          |                  | 0.05                | 126              |                                  | \$ -<br>\$ -  |            |
| +   |   |  | 1.00             | 1.00               | LS       |   | 0.00                      | 0.00                   | \$ -                              |                  | 0.00                | 0                | \$ -                             | \$ -          |            |
| 1   | SPECIAL CONSTRUCTION  |  | 1.00             | 1.00               | LS       |   | 0.00                      | 0.00                   | \$ .                              |                  | 0.00                | 0                | \$ .                             | \$ -          |            |
| 1   | Special Construction  | Sinterpressing the   | Libert Land      |                    |          | SDECIAL OF  | DIVISION 13 -             | SUB- TOTAL             | \$ 261,066                        | \$ -             | 3.06                | 7,252            | -                                | <b>&gt;</b> - |            |
| +   | Project pool: gunite pool, immediate deck x 5', filtration equipment, heater, start-up, lane<br>Clubhouse Bldg: site, foundation, structure, finishes, MEP system         | pro-rate x units   | 0.1765           | 1075.00            | wsfa     | SPECIAL CO  | ONSTRUCTION 135.00        | 135.00                 | \$ 261,066<br>\$ 25,615           | \$ -             | 3.06                | 7,252            |                                  |               | -0.46      |
| 1   | Maintenance/Trash Bldg site foundation structure finishes MED system companies  | pro-rate x units   | 0.1765           | 4500.00            | gsf      |   | 220.00                    | 220.00                 | \$ 174,735                        |                  | 0.30<br>2.05        | 712<br>4,854     | \$ -                             | \$ -          |            |
| 1   | WWTF Bldg: foundation and structure only  | pro-rate x units   | 0.1765           | 2080.00<br>1700.00 |          |   | 100.00                    | 100.00                 | \$ 36,712                         |                  | 0.43                | 1,020            | \$ -                             | \$ -<br>\$ -  |            |
| +   |   |  | 1.00             | 1.00               |          |   | 0.00                      | 0.00                   | \$ 24,004                         |                  | 0.28                | 667              | \$ -                             | \$ -          |            |
| 1   | MECHANICAL  |  | 1.00             | 1.00               |          |   | 0.00                      | 0.00                   | \$                                | -                | 0.00                | 0                | \$ -                             | \$ -          |            |
| +   | Fire Protection   |  | Water Street     |                    | 10 100   | EIDE  | PROTECTION -              | SUB- TOTAL             | \$ 1,143,225                      |                  | 13.39               | 31,756           | * .                              | <b>a</b> -    |            |
| +   | FIRE PROTECTION SUBCONTRACTOR LUMPSUM Wet system  |  | 1.00             | 1.00               | LS       | - Inc   | 0.00                      | 0.00                   | \$ 215,325                        | \$ -             | 2.52                | 5,981            |                                  |               |            |
| I   | Glycol system (2 heads/garage) or Pre-action head/valve   |  | 1.00             | 78210.00           | sf       |   | 2.50                      | 2.50                   | \$ 195,525                        |                  | 0.00<br>2.29        | 5,431            | \$ -                             | \$ -          |            |
| +   |   |  | 1.00             | 72.00              | LS       |   | 275.00                    | 275.00                 |                                   |                  | 0.23                | 550              | \$ -                             | \$ -          |            |
| t   |   |  | 1.00             | 1.00               | LS       |   | 0.00                      | 0.00                   | \$ -                              |                  | 0.00                | 0                | \$ -                             | \$ -          | 202 W      |
| T   | Plumbing  |  | 1.00             | 1.00               | LS       |   | 0.00                      | 0.00                   | \$ .                              |                  | 0.00                | 0                | \$ -                             | \$ -          |            |
| +   | PLUMBING SUBCONTRACTOR LUMPSUM  |  | 1.00             | 1.00               | LS       |   |                           | SUB-TOTAL              | \$ 504,000                        | 3 -              | 5.90                | 14,000           |                                  | 5 -           | The second |
| †   | System: PVC underground and riser sanitary, CPVC water line, domestic fixtures, garage tub for guest bath, 20 ga kit sink, undermount lav's, chrome fixt's, indiv meters, | spigot,  | 1.00             | 1.00               | LS       |   | 0.00                      | 0.00                   | \$                                |                  | 0.00                | 0                | \$ -                             | \$ -          |            |
| I   | gas piping to not air unit and cooking range flue piping. 50 gal tank DLAM  |  | 1.00             | 1.00               | LS       |   | 0.00                      | 0.00                   | \$ -                              |                  | 0.00                | 0                | \$ -                             | \$ -          |            |
| +   | ZBR Units: 3 story riser, 2.5 baths   |  | 1.00             | 1.00               | LS       |   | 14000.00                  | 0.00                   | \$ -                              |                  | 0.00                | 0                | \$ .                             | \$ -          |            |
| 1   | 3BR Units: 3 story riser, 2.5 baths HVAC  |  | 11.00            | 1.00               |          |   | 14000.00                  | 14000.00               | \$ 350,000<br>\$ 154,000          |                  | 4.10                | 9,722            | \$ -                             | \$ -          |            |
| T   | HVAC SUBCONTRACTOR LUMPSUM  |  | 1.00             | 4.00               | 10       | U E S C U S   | HVAC-                     | SUB-TOTAL              | \$ 423,900                        | 3 -              | 1.80<br>4.96        | 4,278            | 2 -                              | \$ -          |            |
| +   | System: single hot air furnace w/ AC coil, supply duct each room, return duct each floor,   |  | 1.00             |                    | LS       | -   | 0.00                      | 0.00                   | \$ -                              |                  | 0.00                | 0                | \$ -                             | \$ -          |            |
| t   | AC condensor on ext ground, bath exhaust, kitchen exhaust, laundry exhaust, exhaust venting discharge at sidewall,  |  | 1.00             | 1.00               |          |   | 0.00                      | 0.00                   | \$ -                              |                  | 0.00                | 0                | \$ -                             | \$ -          |            |
| İ   | 2BR Units: 3 story riser, 2.5 baths   |  | 1.00             | 1.00               | 10       |   | 0.00                      | 0.00                   | \$ .                              |                  | 0.00                | 0                | \$ -                             | \$ -          |            |
| 1   | 3BR Units: 3 story riser, 2.5 baths   |  | 25.00<br>11.00   | 1.00               | LS       |   | 11500.00                  | 11500.00               | \$ 287,500                        |                  | 3.37                | 7,986            | \$ -                             | \$ -          |            |
| ۲   | Electrical Electrical   |  |                  | 1.00               | LO       |   | 12400.00<br>DIVISION 16 - | 12400.00<br>SUB, TOTAL | \$ 136,400                        |                  | 1.60                | 3,789<br>16,244  | \$ -                             | \$ -          |            |
| İ   | ELECTRICAL SUBCONTRACTOR LUMPSUM  | Alera de la lactica de la companya d |                  |                    |          |   | ELECTRICAL -              | SUB TOTAL              | \$ 584,800<br>\$ 584,800          | \$ -             | 6.85<br>6.85        | 16,244           |                                  |               |            |
| F   | System: secondary to unit, empty conduits from TH to lawn termination box for cable to  |  | 1.00             |                    | LS       |   | 0.00                      | 0.00                   | \$ -                              |                  | 0.00                | 16,244<br>0      | \$ -                             | S             |            |
| t   | unit panels, std devices, light fixtures, power wiring to HVAC system (see done )   |  | 1.00             | 1.00               | LS       | -   | 0.00                      | 0.00                   | 5 -                               |                  | 0.00                | 0                | \$ -                             | \$ -          |            |
| İ   | arc / GFCI breakers where required, patio & porch light, walk in closet lights/outle<br>2BR Units: 3 story riser, 2.5 baths, 200 amp serv                                 | ets  | 1.00             | 1.00               | LS       |   | 0.00                      | 0.00                   | \$                                |                  | 0.00                | 0                | \$ -                             | \$ -          |            |
| Ĺ   | 2BR Units: 3 story riser, 2.5 baths, 200 amp serv.  3BR Units: 3 story riser, 2.5 baths, 200 amp serv.  |  | 25.00<br>11.00   | 1.00               | LS       |   | 16000.00                  | 16000.00               | \$ 400,000                        |                  | 4.68                | 11,111           | \$ -                             | \$ -          |            |
| ۴   | SUBTOTALS - TRADE COST  |  | 11.00            | 1.00               | LO       |   | 16800.00                  | 16800.00               |                                   |                  | 2.16                | 5.133            | \$ -                             | \$ -          | _          |
| -   |   |  |                  |                    |          |   |                           |                        | \$ 12,737,516<br>\$ 12,737,516    |                  | \$ 149.13           | \$ 353,820       |                                  |               |            |
| 5   | Sub Bonds   |  | 4.00             | 40.00              |          |   |                           |                        | OKAY                              | \$ -             | 9 149.13            | \$ 353,820       |                                  |               |            |
| F   | Pre-Construction Services   |  | 1.00             | 12.738             |          |   | 0.00%                     | 0.00                   |                                   | \$ -             | 0.00                | 0.00             |                                  |               |            |
|     | General Condition General Requirements  |  | 1.00             | 12.000             |          |   | 15000.00<br>55000.00      | 15000.00<br>55000.00   |                                   | \$ -             | 0.18                | 416.67           |                                  |               |            |
| 1   | Vinter Conditions   | ALL 017::::==  | 1.00             | 12.000             | mo       |   | 5000.00                   | 5000.00                | \$ 660,000<br>\$ 60,000           | \$ -             | 7.73<br>0.70        | 18333.33         |                                  |               |            |
| E   | Builder's Risk  | ALLOWANCE<br>by Owner  | 1.00             | 36.000<br>13.509   | units    | 4_024573966   | 1000.00                   | 1000.00                | \$ 36,000                         | \$ -             | 0.70                | 1,000.00         |                                  |               |            |
| 15  | Design Contingency Scalation Contingency  | by Owner   | 1.00             | 13,509             | mil      |   | 0.00%                     | 0.00%                  |                                   | \$ -             | 0.00                | 0.00             |                                  |               |            |
| (   | Construction Contingency  | by Owner   | 1.00             | 13.509             | mil      |   | 0.00%                     | 0.00%                  | \$                                | \$ -<br>\$ -     | 0.00                | 0.00             |                                  |               |            |
| TE  | Building Permit: Sudbury Rate:<br>IIC Special Permit: Fire Dept Review, water & sewer fee base on bed/bath count  | as noted<br>1.65%  | 1.00             | 13.509<br>14.218   | mil      |   | 5.00%                     | 5.00%                  | \$ 709,197                        | \$ -             | 8.30                | 0.00             |                                  |               | É          |
| +   |   |  |                  | 14 2181            | mil      | THE RESERVE AND ADDRESS OF THE PARTY OF THE | 1.65%                     | 1.65%                  | \$ 250,662                        |                  | 2.93                | ,000.02          |                                  |               |            |

|                         | udbury Station Townhouses w/ Basement Den   | Conceptu   | al ESTIM                                     | MATE  |      |   | May 16, 201                   | 6   | FLOORS\BUILDINGS   | 2 BR TH  | 3 BR TH  | 36 Porches                                      | Share Pool Bldg      | Share Maint Bldg                    | DI DO #            |                    |
|-------------------------|---|--|--|---|------|---|-------------------------------|---|--|--|--|---|----------------------|-------------------------------------|--------------------|--------------------|
| open<br>shop<br>taxable |   | PROJECT SqFt D/<br>Resid Project GSF<br>Garage SF (36 x 20<br>Retail/Comm. SF<br>Total Project GSF<br>Schedule | 00 sf)                                       | 78,210<br>7,200<br>0<br>85,410                          |      | Site Improved a<br>Building Foot<br>Asphalt Pave<br>Landscape<br>Sidewalks/Pa | Print<br>ment<br>vers         | 192,470<br>28,470<br>49,000<br>100,000<br>2,000     | Level B - Garage<br>Level B - Basement/Den<br>First<br>Second<br>Third | 5,000<br>13,900<br>18,900<br>18,900<br>above by Unit | 2,200<br>7,370<br>9,570<br>9,570<br>Plan Dimension | 2,592   | onate root blog      | Share maint blog                    | BLDG #             | BLDG #             |
|                         | Two and a half TH units above private garage. Rear entry garages into Hill (typical)<br>Sudbury Station Townhouses wi Basement Den<br>Hudson Rd and Peter's Way Extension<br>CD plans by Cube 3, April 16, 2016<br>Market rate rental | TOTAL FAÇADE FC Siding FC Panels garage doors patio doors windows  | 41.49%<br>41.49%<br>2.30%<br>1.72%<br>13.00% | 12<br>87,420<br>36271<br>36271<br>2011<br>1504<br>11385 |      | Infiltration are<br>TOTAL<br>Studio<br>0<br>3 BR + Den<br>11                  | 1 bed<br>0<br>Full Bath<br>72 | 13,000<br>36<br>2 BR + Den<br>25<br>Half Bath<br>36 | GSF per TH type<br>per Bldg.<br>Peri. per Bldg<br>Height per Bldg      | <b>56,700</b> 25                                     |  | not in celc area<br>7 bldg units<br>1,667<br>28 | 8 bldg unit<br>1,642 | see Div. 13<br>gables<br>840<br>5.5 | 0                  | 0                  |
|                         | Trade Item Description  | Trade Note   | Count<br>or<br>Factor                        | quantity  | Unit | Unit<br>Price<br>Labor/Tax  | Unit<br>Mat or<br>Sub/Suppl.  | Total<br>Unit<br>Price                              | Total  |  | Cost per<br>Total                                  | Cost per<br>Total                               | Bid#1<br>Bid#2       | Sub # 1<br>Sub # 2                  | Bid # 4<br>Bid # 5 | Sub # 4<br>Sub # 5 |
|                         | General Liability Insurance   | 0.95%  | 1.00   | 14.468  | mil  | Luconitux   | 0.95%                         | 0.95%   | Amount   |  | GSF cons't   |   | Bid # 3              | Sub # 3                             | Bid#6              | Sub # 6            |
| 14                      | Performance and Payment Bond: Cost by Owner<br>GC Fee/Mark-Up/Overhead  | 0.00%  | 1.00   | 14.613  |      |   | 0.00%                         | 0.95%   |  | \$ -   | 1.69   | 4,016.58  |                      |                                     | - 1                |                    |
| 15                      | ROUNDING  | 4.25%  | 1.00   | 14.613  |      | E ALCHERY   | 4.25%                         | 4.25%   |  | \$ -   | 0.00<br>7.59                                       | 0.00<br>18,017.15                               |                      |                                     |                    |                    |
|                         | SUBTOTALS - PROJECT COST  |  | 1.00   | 1.000   | 18   |   | 100                           | 0.00  | \$ 2.524.070   | \$ -   | 0.00   | 0.00<br><b>0.00</b>                             | l '                  |                                     |                    |                    |
|                         |   |  |  |   |      |   | STIMATE                       |   | \$ 2,524,073   | \$ -   | \$ 29.55   | 70,113  |                      |                                     |                    |                    |

### **DELLBROOK JKS**

July 2, 2016

**Sudbury Station LLC** 

165 MA-6A

Orleans, MA 02653

Attn. Chris Claussen

Chris,

Attached is a breakdown of the site costs, you requested, which was part of our May 23 and June estimated total construction costs for your project. We understand these categories are used in the One Stop and in the Mass Housing application forms so they make it easier to analyze.

If you have any further questions, don't hesitate to contact me directly.

Very truly yours,

Joe M. Yee

Joe M. Yee

Vice-President, Estimating

www.dellbrook.com



Total Cost/square foot:

|            | Se  | ection 3. Sources and Uses of Funds         | S  | - UM                                    |          |                |       |         | Page 1                     | 1                 |
|------------|-----|---|--|---|----------|----------------|-------|---------|----------------------------|-------------------|
|            |     |   |  | Uses of F                               | unds     | for Sud        | bur   | v Vil   | lage Reside                | ntial             |
| _          | Th  | e contractor certifies that, to the best of | f their kno  |   |          |                |       |         | 8                          |                   |
|            | 171 | item breakdown on th                        |  |   |          | cstimutes, una | muuc  |         |                            | July 2,2016       |
|            |     |   |  |   |          |                |       |         |                            |                   |
| 101        | W   | ho prepared the estimates?                  |  | Joe Yee                                 |          |                |       |         | DELLBROOK                  | CONSTRUCTION LLC. |
|            |     |   |  | Name                                    |          |                |       |         |                            | Contractor        |
| 103        | Ba  | asis for estimates?                         |  |   | 10 - 100 | 1              | Arch  | itectur | al Plans prepare           | ed by Cube 3.     |
|            |     |   | L-100-   |   |          |                |       |         |                            |                   |
| 104        | W   | hat is your basis for construction          | cost est   | imate                                   | Sim      | ilar complet   | ted p | rojects | s and conditions           |                   |
| 105        | DL  | Trade Item                                  |  | Residential                             |          | Commercia      | .1    |         | Total                      | Description       |
| 106        | 3   |   |  | Residential                             | T        | Commercia      | 1     | \$      | Total -                    | Description       |
| 107        | 4   |   |  | - A - A - A - A - A - A - A - A - A - A |          |                |       | \$      |                            |                   |
| 108        | 5   |   | 17.5   |   | 1        |                |       | \$      |                            |                   |
| 109        | 6   | Rough Carpentry                             |  |   |          |                | 7, 4  | \$      |                            |                   |
| 110        | 6   |   |  |   |          | Like Shirt     |       | \$      |                            |                   |
| 111        | 7   | Waterproofing                               |  |   |          |                |       | \$      |                            |                   |
| 112        | 7   |   |  |   |          |                |       | \$      |                            |                   |
| 113        | 7   | 8   |  |   | d III    | ***            |       | \$      |                            |                   |
| 114        | 7   | 3   |  |   |          |                |       | \$      | -                          |                   |
| 115        | 7   | C   |  |   | -        |                |       | \$      |                            |                   |
| 116        | 8   |   | -  |   | -        |                |       | \$      |                            |                   |
| 117        | 8   | Windows<br>Glass                            |  |   | +        |                |       | \$      |                            |                   |
| 118<br>119 | 9   |   |  |   | 1        |                |       | \$      |                            |                   |
| 120        | 9   | Drywall                                     | -  |   | +        |                | _     | \$      |                            |                   |
| 121        | 9   |   |  |   |          |                |       | \$      |                            |                   |
| 122        | 9   | Acoustical                                  |  |   |          | State The      |       | \$      |                            |                   |
| 123        | 9   | Wood Flooring                               |  |   |          | With the       |       | \$      |                            |                   |
| 124        | 9   | Resilient Flooring                          |  |   |          |                |       | \$      |                            |                   |
| 125        | 9   | Carpet                                      |  |   |          |                |       | \$      |                            |                   |
| 126        | 9   | Paint & Decorating                          |  |   |          | dashira ili    |       | \$      |                            |                   |
| 127        | 10  | 1   |  |   |          |                |       | \$      |                            |                   |
| 128        | 11  |   |  |   |          |                |       | \$      | -                          |                   |
| 129        |     | Cabinets                                    |  |   |          |                |       | \$      |                            |                   |
| 130<br>131 | 11  | Appliances Blinds & Shades                  |  |   |          |                |       | \$      |                            |                   |
| 132        |     | Modular/Manufactured                        |  |   | -        |                |       | \$      |                            |                   |
| 133        |     | Special Construction                        |  |   |          |                |       | \$      |                            |                   |
| 134        |     | Elevators or Conveying Syst.                |  |   |          |                |       | \$      | 100                        |                   |
| 135        |     | Plumbing & Hot Water                        |  |   |          | HW & HILL      |       | \$      |                            |                   |
|            |     | Heat & Ventilation                          |  |   |          |                |       | \$      |                            |                   |
|            |     | Air Conditioning                            |  |   |          |                | ant.) | \$      |                            |                   |
|            |     | Fire Protection                             |  |   |          |                |       | \$      |                            |                   |
|            |     | Electrical                                  |  |   |          |                |       | \$      | -                          |                   |
| 140        | 0   | Maintenance Building                        |  |   |          |                |       | \$      |                            |                   |
| 141<br>142 | U   | Community Center Building<br>Other/Misc     |  |   |          |                |       | \$      |                            |                   |
|            |     | Subtotal Structural                         |  |   | •        |                |       |         | -                          |                   |
| 143        | 2   | Earth Work                                  | •  | 4,210,912                               | \$       |                | -     | \$      | 4 210 012 00               |                   |
| 144<br>145 | 2   | Site Utilities                              | \$   | 900,000                                 |          |                | _     | S       | 4,210,912.00<br>900,000.00 |                   |
| 146        | 2   | Roads & Walks                               | \$   | 750,000                                 |          |                |       | \$      | 750,000.00                 |                   |
| 147        | 2   | Site Improvement                            | \$   | 190,000                                 |          |                |       | \$      | 190,000.00                 |                   |
| 148        |     | Lawns & Planting                            | \$   | 800,000                                 |          |                |       | \$      | 800,000.00                 |                   |
| 149        |     | Wastewater Treatment Facility               | \$   | 2,000,000                               |          |                |       | \$      | 2,000,000.00               |                   |
| 150        |     | Environmental Remediation                   | \$   | 10,000                                  |          |                |       | S       | 10,000.00                  |                   |
| 151        |     | Demolition                                  |  |   |          |                |       | \$      |                            |                   |
| 152        | 2   | Unusual Site Cond                           |  |   |          |                |       | \$      | -                          |                   |
| 153        |     | Subtotal Site Work                          | \$   | 8,860,912                               | \$       |                |       | \$      | 8,860,912.00               |                   |
| 154        |     | <b>Total Improvements</b>                   |  |   | \$       |                | 151   | \$      |                            |                   |
| 155        | 1   | General Conditions                          |  |   |          |                |       | \$      | ne el mente de             |                   |
| 156        | 0   | Payment & Performance Bond                  |  |   |          |                |       | \$      | -                          |                   |
| 157        |     | Building Permit                             |  |   |          |                |       | \$      |                            |                   |
| 158        |     | Subtotal                                    |  |   | \$       |                |       | \$      |                            |                   |
|            |     | Builders Overhead                           |  |   |          |                |       | \$      |                            |                   |
|            |     | Builders Profit                             |  |   | The Pro  | Mark B.        |       | \$      |                            |                   |
| 61         |     | TOTAL                                       | DESCRIPTION OF THE PARTY OF THE |   | 8        |                |       | \$      |                            |                   |

Residential Cost/s.f.:

ZBA

|             | D 11                             |            | Z           | BA         |          |                  |
|-------------|----------------------------------|------------|-------------|------------|----------|------------------|
|             | Podium                           | Unit Count | U           | Init Count |          |                  |
| District 4  |                                  | 214        | Delta       | 129        |          |                  |
| Division 1  | General Requirements             | 471,265    | (187,185)   | 284,080    | 2,202.17 | Variable expense |
| District 2  | HasMat                           | 11,500     |             | 11,500     |          | C                |
| Division 3  | CIP Concrete                     | 2,134,316  | -           | 2,134,316  |          | Podium           |
| District 4  | Cementitous Underlayment         | 574,036    | -           | 574,036    |          | Podium           |
| Division 4  | Masony & Restoration             | 281,853    | -           | 281,853    |          | Podium           |
| Division 5  | Structural Steel                 | 1,625,364  | =           | 1,625,364  |          | Podium           |
|             | Misc. Metals                     | 371,030    | -           | 371,030    |          | Podium           |
| Division 6  | Rough Carpentry                  | 5,914,941  | (2,349,392) | 3,565,549  | 27,640   | Variable expense |
|             | Finish Carpentry                 | 941,600    | (374,000)   | 567,600    |          | Variable expense |
| Division 7  | Waterproofing                    | 222,864    | (88,521)    | 134,343    |          | Variable expense |
|             | Insulation                       | 884,725    | (351,409)   | 533,316    |          | Variable expense |
|             | Roofing                          | 856,076    | _           | 856,076    |          | a made expense   |
|             | Siding                           | 2,053,548  | (815,662)   | 1,237,886  | 9.596    | Variable expense |
|             | Fire Stopping                    | 37,450     | (14,875)    | 22,575     |          | Variable expense |
|             | Joints & Sealants                | 68,899     | (27,366)    | 41,533     |          | Variable expense |
| Division 8  | Doors, Frames and Hardware       | 1,189,060  | (472,290)   | 716,770    |          | Variable expense |
|             | Overhead Doors                   | 60,000     | -           | 60,000     | 0,000    | variable expense |
|             | Entrances, Storefronts & Glazing | 59,000     | -           | 59,000     |          |                  |
|             | Windows                          | 496,076    | (197,040)   | 299,036    | 2 318    | Variable expense |
| Division 9  | Gypsum Wall Board                | 3,136,417  | (1,245,773) | 1,890,644  |          | Variable expense |
|             | Acoustical Ceiling Tiles         | 747,209    | (296,789)   | 450,420    |          | Variable expense |
|             | Flooring                         | 2,130,611  | (846,271)   | 1,284,340  |          | Variable expense |
|             | Painting                         | 833,128    | (330,915)   | 502,213    |          | Variable expense |
| Division 10 | Specialties                      | 427,400    | -           | 427,400    | 3,033    | variable expense |
| Division 11 | Parking Equipment                | 33,075     | -1          | 33,075     |          |                  |
|             | Appliances                       | 744,720    | (295,800)   | 448,920    | 3 /180   | Variable expense |
|             | Compactor & Chutes               | 160,500    |             | 160,500    | 3,400    | variable expense |
| Division 12 | Cabinets                         | 673,600    | (267,551)   | 406,049    | 3 1/10   | Variable expense |
|             | Stone and Solid Surface Counters | 440,664    | (175,030)   | 265,634    |          | Variable expense |
|             | Window Treatments                | 95,075     | (37,763)    | 57,312     |          | Variable expense |
| Division 13 | Special Construction             | 1,218,059  | (5.,705)    | 1,218,059  | 444      | Clubhouse        |
|             |                                  | _,0,000    |             | 1,210,033  |          | Ciubnouse        |

| Division 14 | Elevators & Escalators                        | 504,000    | (200,187)    | 303,813                                   | 2.355     | Variable expense |
|-------------|---|------------|--------------|---|-----------|------------------|
| Division 15 | Fire Protection                               | 989,367    | (392,973)    | 596,394                                   |           | Variable expense |
|             | Plumbing                                      | 3,239,767  | (1,286,823)  | 1,952,944                                 |           | Variable expense |
|             | HVAC  | 2,151,178  | (854,440)    | 1,296,738                                 |           | Variable expense |
| Division 16 | Electrical                                    | 3,202,560  | (1,272,045)  | 1,930,515                                 |           | Variable expense |
|             |   |            | -            |   |           | variable expense |
|             | Pre-Construction Services                     | 30,000     |              | 30,000                                    |           |                  |
|             | General Conditions                            | 2,106,000  |              | 2,106,000                                 |           |                  |
|             | Winter Conditions                             | 200,000    | -            | 200,000                                   |           |                  |
|             | Constructin Contingency                       | 2,485,187  | (987,107)    | 1,498,080                                 | 11.613.02 | Variable expense |
|             | <b>Building Permits &amp; Special Permits</b> | 878,367    | (348,884)    | 529,483                                   |           | Variable expense |
|             | General Liability Insurance                   | 506,700    | (201,259)    | 305,441                                   |           | Variable expense |
|             | CM Overhead and Fees                          | 2,272,902  | (902,788)    | 1,370,114                                 |           | Variable expense |
|             |   |            | _            | •   |           | Tarrable expense |
|             | Total   | 47,460,089 | (14,820,139) | 32,639,950                                |           |                  |
|             | Total per unit                                | 221,776    | 31,247       | 253,023                                   |           |                  |
|             |   |            | Ξ.           | 49600 1000 100 € 1000 1000 1000 1000 1000 |           |                  |
|             |   |            | =3           |   |           |                  |
|             |   |            | -            |   |           |                  |
| Division 2  | Earthwork                                     | 5,025,538  |              | 5,025,538                                 |           |                  |
|             | Fencing                                       | 109,200    | ~1           | 109,200                                   |           |                  |
|             | Landscape & Site Furnishings                  | 885,226    | 11,197       | 896,423                                   |           |                  |
|             |   |            |              | •   |           |                  |

6,019,964

Total Site/Landscape:

|             |                                  |                   | Z          |            |                  |
|-------------|----------------------------------|-------------------|------------|------------|------------------|
|             | Townhouse                        | <b>Unit Count</b> | ι          | Jnit Count |                  |
| D:          | _                                | 36                | Delta      | 21         |                  |
| Division 1  | General Requirements             | 135,120           | (56,300)   | 78,820     | Variable expense |
| D: : :      | HasMat                           | 11,500            | -          | 11,500     |                  |
| Division 3  | CIP Concrete                     | 738,797           | (307,832)  | 430,965    | Variable expense |
| 5           | Cementitous Underlayment         |                   | -          |            |                  |
| Division 4  | Masony & Restoration             |                   | -          |            |                  |
| Division 5  | Structural Steel                 |                   | -          |            |                  |
| D:          | Misc. Metals                     | 11,250            | (4,688)    | 6,563      | Variable expense |
| Division 6  | Rough Carpentry                  | 1,921,725         | (800,719)  | 1,121,006  | Variable expense |
|             | Finish Carpentry                 | 358,500           | (149,375)  |            | Variable expense |
| Division 7  | Waterproofing                    | 27,796            | (11,582)   |            | Variable expense |
|             | Insulation                       | 248,085           | (103,369)  |            | Variable expense |
|             | Roofing                          | 222,267           | (92,611)   |            | Variable expense |
|             | Siding                           | 1,298,719         | (541,133)  |            | Variable expense |
|             | Fire Stopping                    | 10,800            | (4,500)    | 6,300      | Variable expense |
|             | Joints & Sealants                | 43,710            | (18,213)   | 25,498     | Variable expense |
| Division 8  | Doors, Frames and Hardware       | 343,090           | (142,954)  |            | Variable expense |
|             | Overhead Doors                   | 43,740            | (18,225)   |            | Variable expense |
|             | Entrances, Storefronts & Glazing |                   | -          |            | ,                |
|             | Windows                          | 250,021           | (104,175)  | 145,846    | Variable expense |
| Division 9  | Gypsum Wall Board                | 982,215           | (409, 256) | 572,959    | Variable expense |
|             | Acoustical Ceiling Tiles         |                   | :-         |            | Variable expense |
|             | Flooring                         | 413,469           | (172,279)  | 241,190    | Variable expense |
|             | Painting                         | 226,062           | (94,193)   |            | Variable expense |
| Division 10 | Specialties                      | 85,543            | (35,643)   |            | Variable expense |
| Division 11 | Parking Equipment                |                   | -          |            |                  |
|             | Appliances                       | 244,656           | (101,940)  | 142,716    | Variable expense |
|             | Compactor & Chutes               |                   |            | * = = =    |                  |
| Division 12 | Cabinets                         | 127,800           | (53,250)   | 74,550     | Variable expense |
|             | Stone and Solid Surface Counters | 123,984           | (51,660)   |            | Variable expense |
|             | Window Treatments                | 38,630            | (16,096)   |            | Variable expense |
| Division 13 | Special Construction             | 261,066           | =          |            | Clubhouse        |
|             |                                  |                   |            |            |                  |

| Division 14 | Elevators & Escalators                        |            | _           |           |  |
|-------------|---|------------|-------------|-----------|--|
| Division 15 | Fire Protection                               | 215,325    | (89,719)    | 125.606   | Variable expense   |
|             | Plumbing                                      | 504,000    | (210,000)   |           | Variable expense   |
|             | HVAC  | 423,900    | (176,625)   |           | Variable expense   |
| Division 16 | Electrical                                    | 584,800    | (243,667)   |           | Variable expense   |
|             |   |            | =           |           |  |
|             | Pre-Construction Services                     | 15,000     | =           | 15,000    |  |
|             | General Conditions                            | 720,000    | -           | 720,000   |  |
|             | Winter Conditions                             | 36,000     | -           | 36,000    |  |
|             | Constructin Contingency                       | 709,197    | (295,499)   | 413,698   | Variable expense   |
|             | <b>Building Permits &amp; Special Permits</b> | 250,662    | (104,443)   |           | Variable expense   |
|             | General Liability Insurance                   | 144,597    | (60,249)    |           | Variable expense   |
|             | CM Overhead and Fees                          | 648,617    | (270, 257)  |           | Variable expense   |
|             |   |            | -           |           | The state of the s |
|             | Total   | 12,420,643 | (4,740,449) | 7,680,194 |  |
|             | Total per unit                                | 345,018    | 20,706      | 365,724   |  |
|             |   |            | -           |           |  |
|             |   |            | -           |           |  |
|             |   |            | -           |           |  |
| Division 2  | Earthwork                                     | 2,271,146  | -           | 2,271,146 |  |
|             | Fencing                                       | 91,360     | -           | 91,360    |  |
|             | Landscape & Site Furnishings                  | 478,442    | =           | 478,442   |  |
|             |   |            |             |           |  |

2,840,948

8,860,912



# May 18, 2015 Market Analysis Study Sudbury Center, Sudbury, MA



# **Prepared For:** Christopher Claussen

#### Prepared By:

Lynne D. Sweet, Managing Member Noah Hodgetts, Research Associate LDS Consulting Group, LLC 233 Needham Street Newton, MA 02464 617-454-1144

#### Exhibit 3: Detailed Rent Comparison Charts by Unit Type

Table 1

|  | BINESE BAR   |  |   |  | 201222                   | 7.27 22.22   |  |   |                        |
|--|--|--|---|--|--------------------------|--|--|---|------------------------|
|  |  |  | ONEB  | DROOM (  | JNE-BATH                 | FLAT - SMALL   |  |   | 4.00                   |
| Competitive Facility   | Year<br>Built  | Total<br>Units   | Rent  | Square<br>Feet   | Rent<br>Per SF           | Utilities<br>in rent   | Utility<br>Adj.  | Adjusted<br>Rent                                | Adj. Rent,<br>Sq. Ft.  |
| Avalon Acton   | 2008   | 380  | \$1,620   | 723  | \$2.24                   | S  | \$23   | \$1,643   | \$2.27                 |
| Concord Mews   | 2012   | 350  | \$1,841   | 701  | \$2.63                   | none   | \$105  | \$1,946   | \$2.78                 |
| Avalon Marlborough   | 2015   | 350  | \$1,590   | 758  | \$2.10                   | none   | \$105  | \$1,695   | \$2.24                 |
| Stone Gate   | 2007   | 332  | \$1,484   | 703  | \$2.11                   | none   | \$105  | \$1,589   | \$2.26                 |
| Avalon Bear Hill   | 1999   | 324  | \$2,488   | 790  | \$3.15                   | none   | \$105  | \$2,593   | \$3.28                 |
| Warner Woods   | 2006   | 80   | \$1,700   | 800  | \$2.13                   | H, HW, CG, W/S   | -\$77  | \$1,623   | \$2.03                 |
| Low  |  |  | \$1,484   | 701  | \$2.10                   |  |  | \$1,589   | \$2.03                 |
| High   | 10,181,81  |  | \$2,488   | 800  | \$3.15                   |  |  | \$2,593   | \$3.28                 |
| Average  | ALL MAIL AND   | AND THE MENT OF THE PARTY OF TH | \$1,787   | 746  | \$2.39                   | The state of the s | The supplemental state of the supplemental s | \$1,848   | \$2.48                 |
| Subject Property   |  | ALT SAME   | \$1,950   | 750  | \$2.60                   | W/S  | <b>\$</b> 0  | \$1,950   | \$2.60                 |
| CHANGE STREET CONTRACTOR OF THE STREET, STREET | THE RESERVE OF THE PARTY OF THE | Republication of the second  | CONTRACTOR OF THE PARTY OF THE | Table 1 and the same of the last of the la | The second second second | THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NA | Control of the Contro | THE PARTY NAMED IN COLUMN TWO IS NOT THE OWNER. | NAME OF TAXABLE PARTY. |

- 1. Madison Place only has large one bedroom units with dens (over 1,000) sf, therefore not included
- 2. Avalon Bedford Center currently does not have any small 1 bedroom flats (716 sf) available so pricing is not available
- 3. Competitive Facility rents based on the smallest size one bedroom flats

Table 2

|                              |               |                                   | ONE-BED | ROOM ON        | E-BATH F       | LAT - LARGE          |   |                  |                       |
|------------------------------|---------------|-----------------------------------|---------|----------------|----------------|----------------------|---|------------------|-----------------------|
| Competitive Facility         | Year<br>Built | Total<br>Units                    | Rent    | Square<br>Feet | Rent<br>Per SF | Utilities<br>in rent | Utility<br>Adj.   | Adjusted<br>Rent | Adj. Rent/<br>Sq. Ft. |
| Avalon Acton                 | 2008          | 380                               | \$1,922 | 985            | \$1.95         | S                    | \$23  | \$1,945          | \$1.97                |
| Concord Mews                 | 2012          | 350                               | \$1,869 | 780            | \$2.40         | none                 | \$105   | \$1,974          | \$2.53                |
| Avalon Marlborough           | 2015          | 350                               | \$1,690 | 930            | \$1.82         | none                 | \$105   | \$1,795          | \$1.93                |
| Stone Gate                   | 2007          | 332                               | \$1,492 | 782            | \$1.91         | none                 | \$105   | \$1,597          | \$2.04                |
| Avalon Bear Hill             | 1999          | 324                               | \$2,404 | 955            | \$2.52         | none                 | \$105   | \$2,509          | \$2.63                |
| <b>Avalon Bedford Center</b> | 2006          | 139                               | \$1,905 | 816            | \$2.33         | none                 | \$105   | \$2,010          | \$2.46                |
| Warner Woods                 | 2006          | 80                                | \$1,750 | 900            | \$1.94         | H, HW, CG, W/S       | -\$77   | \$1,673          | \$1.86                |
| Low                          |               |                                   | \$1,492 | 780            | \$1.82         |                      |   | \$1,597          | \$1.86                |
| High                         |               | Andrea des habitación de constant | \$2,404 | 985            | \$2.52         |                      | CONTRACTOR OF THE PROPERTY OF | \$2,509          | \$2.63                |
| Average                      |               |                                   | \$1,862 | 878            | \$2.12         |                      |   | \$1,929          | \$2.20                |
| Subject Property             |               |                                   | \$2,100 | 875            | \$2.40         | W/S                  | \$0   | \$2,100          | \$2.40                |

- 1. Madison Place only has large one bedroom units with dens (over 1,000) sf, therefore not included
- 2. Competitive Facility rents based on largest size one bedroom flats

Utility adjustments based on Acton and Concord Housing Authority Utility Allowance Schedules: H = Heat, HW = Hot Water, CG = Cooking Gas, W = Water, S = Sewer/Septic

Unless noted otherwise no utilities included means tenant pays for water and sewer

Bathroom Adjustment: \$25 = half bath, \$50 = full bath

Table 3

|                       |               | ON             | IE-BEDRO | OM ONE-E       | BATH LOF       | T - SMALL         |                 |                  |                       |
|-----------------------|---------------|----------------|----------|----------------|----------------|-------------------|-----------------|------------------|-----------------------|
| Competitive Facility  | Year<br>Built | Total<br>Units | Rent     | Square<br>Feet | Rent<br>Per SF | Utilities in rent | Utility<br>Adj. | Adjusted<br>Rent | Adj. Rent/<br>Sq. Ft. |
| Avalon Acton          | 2008          | 380            | \$1,722  | 867            | \$1.99         | S                 | \$23            | \$1,745          | \$2.01                |
| Concord Mews          | 2012          | 350            | \$2,022  | 845            | \$2.39         | none              | \$105           | \$2,127          | \$2.52                |
| Avalon Marlborough    | 2015          | 350            | \$1,820  | 1,025          | \$1.78         | none              | \$105           | \$1,925          | \$1.88                |
| Stone Gate            | 2007          | 332            | \$1,649  | 957            | \$1.72         | none              | \$105           | \$1,754          | \$1.83                |
| Avalon Bedford Center | 2006          | 139            | \$2,065  | 816            | \$2.53         | none              | \$105           | \$2,170          | \$2.66                |
| Low                   |               |                | \$1,649  | 816            | \$1.72         |                   |                 | \$1,745          | \$1.83                |
| High                  |               |                | \$2,065  | 1,025          | \$2.53         |                   |                 | \$2,170          | \$2.66                |
| Average               |               |                | \$1,856  | 902            | \$2.08         |                   |                 | \$1,944          | \$2.18                |
| Subject Property      |               |                | \$2,050  | 900            | \$2.28         | W/S               | \$0             | \$2,050          | \$2.28                |
|                       |               |                |          |                |                |                   |                 |                  |                       |

- 1. Warner Woods does not have any small 1 BR lofts (under 1,100 sf), therefore they are not included
- 2. Competitive Facility rents based on smallest size one bedroom lofts

Table 4

|                              |               |  |                                      | NE-REDR |                | -RATE I        | OFT - LARGE          |                              |                             |                  |                       |
|------------------------------|---------------|--|--------------------------------------|---------|----------------|----------------|----------------------|------------------------------|-----------------------------|------------------|-----------------------|
| Competitive Facility         | Year<br>Built | Total<br>Units   | Baths                                | Rent    | Square<br>Feet | Rent<br>Per SF | Utilities<br>in rent | Utility<br>Adj.              | Bath<br>Adj.                | Adjusted<br>Rent | Adj. Rent/<br>Sq. Ft. |
| Avalon Acton                 | 2008          | 380  | 1                                    | \$1,876 | 1,076          | \$1.74         | S                    | \$23                         | \$0                         | \$1,899          | \$1.76                |
| Avalon Marlborough           | 2015          | 350  | 1                                    | \$1,910 | 1,216          | \$1.57         | none                 | \$105                        | \$0                         | \$2,015          | \$1.66                |
| <b>Avalon Bedford Center</b> | 2006          | 139  | 1                                    | \$2,255 | 1,147          | \$1.97         | none                 | \$105                        | \$0                         | \$2,360          | \$2.06                |
| Warner Woods                 | 2006          | 80   | 1.5                                  | \$1,800 | 1,100          | \$1.64         | H, HW, CG, W/S       | -\$77                        | -\$25                       | \$1,698          | \$1.54                |
| Low                          |               |  | to the second second                 | \$1,800 | 1,076          | \$1.57         |                      |                              |                             | \$1,698          | \$1.54                |
| High                         |               |  |                                      | \$2,255 | 1,216          | \$1.97         |                      |                              |                             | \$2,360          | \$2.06                |
| Average                      |               | The second secon | and the same of the same of the same | \$1,960 | 1,135          | \$1.73         |                      | A PERSONAL PROPERTY OF MENON | Marine Marine Marine Marine | \$1,993          | \$1.76                |
| Subject Property             |               |  | 1                                    | \$2,200 | 1,135          | \$1.94         | w/s                  | \$0                          | \$0                         | \$2,200          | \$1.94                |

1. Competitive Facility rents based on largest size one bedroom lofts

Table 5

|                                    |               |                |         | I W.D.         |                |                   |                 |                  |                       |  |  |
|------------------------------------|---------------|----------------|---------|----------------|----------------|-------------------|-----------------|------------------|-----------------------|--|--|
| ONE-BEDROOM ONE-BATH FLAT WITH DEN |               |                |         |                |                |                   |                 |                  |                       |  |  |
| Competitive Facility               | Year<br>Built | Total<br>Units | Rent    | Square<br>Feet | Rent<br>Per SF | Utilities in rent | Utility<br>Adj. | Adjusted<br>Rent | Adj. Rent/<br>Sq. Ft. |  |  |
| Concord Mews                       | 2012          | 350            | \$1,915 | 799            | \$2.40         | none              | \$105           | \$2,020          | \$2.53                |  |  |
| Avalon Marlborough                 | 2015          | 350            | \$1,655 | 909            | \$1.82         | none              | \$105           | \$1,760          | \$1.94                |  |  |
| Stone Gate                         | 2007          | 332            | \$1,536 | 850            | \$1.81         | none              | \$105           | \$1,641          | \$1.93                |  |  |
| Avalon Bear Hill                   | 1999          | 324            | \$2,675 | 1,114          | \$2.40         | none              | \$105           | \$2,780          | \$2.50                |  |  |
| Madison Place                      | 2013          | 168            | \$1,900 | 1,047          | \$1.81         | S                 | \$32            | \$1,932          | \$1.85                |  |  |
| Low                                |               |                | \$1,536 | 799            | \$1.81         | 7-15-1            |                 | \$1,641          | \$1.85                |  |  |
| High                               |               |                | \$2,675 | 1,114          | \$2.40         |                   |                 | \$2,780          | \$2.53                |  |  |
| Average                            |               |                | \$1,936 | 944            | \$2.05         |                   |                 | \$2,027          | \$2.15                |  |  |
| Subject Property                   |               |                | \$2,050 | 950            | \$2.16         | W/S               | \$0             | \$2,050          | \$2.16                |  |  |

1. Warner Woods has 1 BRs w/dens that are very large (1,390 sf with 1.5 baths) therefore not included-

Utility adjustments based on Acton and Concord Housing Authority Utility Allowance Schedules:

H = Heat, HW = Hot Water, CG = Cooking Gas, W = Water, S = Sewer/Septic

Unless noted otherwise no utilities included means tenant pays for water and sewer

Bathroom Adjustment: \$25 = half bath, \$50 = full bath

Table 6

|                              |               |                | J     | WO-BEDR | OOM TW         | O-BATH F       | LAT - SMALL  |                           |              |                  |                       |
|------------------------------|---------------|----------------|-------|---------|----------------|----------------|--|---------------------------|--------------|------------------|-----------------------|
| Competitive Facility         | Year<br>Built | Total<br>Units | Baths | Rent    | Square<br>Feet | Rent<br>Per SF | Utilities<br>in rent   | Utility<br>Adj.           | Bath<br>Adj. | Adjusted<br>Rent | Adj. Rent/<br>Sq. Ft. |
| Avalon Acton                 | 2008          | 380            | 2     | \$1,940 | 1,059          | \$1.83         | S  | \$33                      | \$0          | \$1,973          | \$1.86                |
| Concord Mews                 | 2012          | 350            | 2     | \$2,089 | 975            | \$2.14         | none   | \$138                     | \$0          | \$2,227          | \$2.28                |
| Avalon Marlborough           | 2015          | 350            | 2     | \$1,815 | 1,098          | \$1.65         | none   | \$138                     | \$0          | \$1,953          | \$1.78                |
| Stone Gate                   | 2007          | 332            | 1     | \$1,689 | 954            | \$1.77         | none   | \$138                     | \$50         | \$1,877          | \$1.97                |
| Avalon Bear Hill             | 1999          | 324            | 2     | \$3,035 | 1,247          | \$2.43         | none   | \$138                     | \$0          | \$3,173          | \$2.54                |
| <b>Avalon Bedford Center</b> | 2006          | 139            | 2     | \$2,400 | 1,133          | \$2.12         | none   | \$138                     | \$0          | \$2,538          | \$2.24                |
| Warner Woods                 | 2006          | 80             | 2     | \$2,250 | 1,150          | \$1.96         | H, HW, CG, W/S   | -\$96                     | \$0          | \$2,154          | \$1.87                |
| Low                          |               |                |       | \$1,689 | 954            | \$1.65         |  |                           |              | \$1,877          | \$1.78                |
| High                         |               |                |       | \$3,035 | 1,247          | \$2.43         | initridyscheritikke (governer dieser des derin, dieser trocker die Australia (dats gesein) esternacies | All and the second second |              | \$3,173          | \$2.54                |
| Average                      |               |                |       | \$2,174 | 1,088          | \$1.99         |  |                           |              | \$2,271          | \$2.08                |
| Subject Property             | 4.15%         |                | 2     | \$2,300 | 1,090          | \$2.11         | W/S  | \$0                       | \$0          | \$2,300          | \$2.11                |

- 1. Madison Place only has very large 2 BR units with dens (over 1,400 sf), therefore not included
- 2. Competitive Facility rents based on smallest unit size for two bedroom flats

Table 7

|                      |               | TW             | O-BEDRO | OM TWO-        | BATH FLAT      | - LARGE   |                                    |                  |                       |
|----------------------|---------------|----------------|---------|----------------|----------------|---|------------------------------------|------------------|-----------------------|
| Competitive Facility | Year<br>Built | Total<br>Units | Rent    | Square<br>Feet | Rent Per<br>SF | Utilities<br>in rent  | Utility<br>Adj.                    | Adjusted<br>Rent | Adj. Rent/<br>Sq. Ft. |
| Avalon Acton         | 2008          | 380            | \$2,146 | 1,204          | \$1.78         | S   | \$33                               | \$2,179          | \$1.81                |
| Concord Mews         | 2012          | 350            | \$2,447 | 1,107          | \$2.21         | none  | \$138                              | \$2,585          | \$2.34                |
| Avaion Mariborough   | 2015          | 350            | \$1,935 | 1,315          | \$1.47         | none  | \$138                              | \$2,073          | \$1.58                |
| Stone Gate           | 2007          | 332            | \$2,042 | 1,171          | \$1.74         | none  | \$138                              | \$2,180          | \$1.86                |
| Avalon Bear Hill     | 1999          | 324            | \$3,036 | 1,314          | \$2.31         | none  | \$138                              | \$3,174          | \$2.42                |
| Warner Woods         | 2006          | 80             | \$2,350 | 1,400          | \$1.68         | H, HW, CG, W/S  | -\$96                              | \$2,254          | \$1.61                |
| Low                  |               |                | \$1,935 | 1,107          | \$1.47         | udi digi. Nadar ang mjorya dikumi silakanon etbelayan elekularan ekitar erindekelek, mele | and and an analysis of the same of | \$2,073          | \$1.58                |
| High                 |               |                | \$3,036 | 1,400          | \$2.31         |   |                                    | \$3,174          | \$2.42                |
| Average              |               |                | \$2,326 | 1,252          | \$1.87         |   |                                    | \$2,408          | \$1.93                |
| Subject Property     |               |                | \$2,700 | 1,250          | \$2.16         | W/S   | \$0                                | \$2,700          | \$2.16                |

- 1. Madison Place only has very large 2 BR units with dens (over 1,400 sf), therefore not included
- 2. All large 2 bedrooms have 2 baths Competitive Facility rents based on largest size two bedroom flats

Utility adjustments based on Acton and Concord Housing Authority Utility Allowance Schedules: H = Heat, HW = Hot Water, CG = Cooking Gas, W = Water, S = Sewer/Septic

Unless noted otherwise no utilities included means tenant pays for water and sewer

Bathroom Adjustment: \$25 = half bath, \$50 = full bath

Table 8

|                              |               | TWO            | -BEDROO | M TWO-B        | ATH LOFT       | - SMALL              |                 |                  | AND A SERVICE         |
|------------------------------|---------------|----------------|---------|----------------|----------------|----------------------|-----------------|------------------|-----------------------|
| Competitive Facility         | Year<br>Built | Total<br>Units | Rent    | Square<br>Feet | Rent<br>Per SF | Utilities<br>in rent | Utility<br>Adj. | Adjusted<br>Rent | Adj. Rent/<br>Sq. Ft. |
| Avalon Acton                 | 2008          | 380            | \$2,135 | 1,233          | \$1.73         | S                    | \$33            | \$2,168          | \$1.76                |
| Concord Mews                 | 2012          | 350            | \$2,621 | 1,237          | \$2.12         | none                 | \$138           | \$2,759          | \$2.23                |
| Avalon Marlborough           | 2015          | 350            | \$2,215 | 1,352          | \$1.64         | none                 | \$138           | \$2,353          | \$1.74                |
| Stone Gate                   | 2007          | 332            | \$1,977 | 1,366          | \$1.45         | none                 | \$138           | \$2,115          | \$1.55                |
| <b>Avalon Bedford Center</b> | 2006          | 139            | \$2,490 | 1,293          | \$1.93         | none                 | \$138           | \$2,628          | \$2.03                |
| Low                          |               |                | \$1,977 | 1,233          | \$1.45         |                      |                 | \$2,115          | \$1.55                |
| High                         |               |                | \$2,621 | 1,366          | \$2.12         |                      |                 | \$2,759          | \$2.23                |
| Average                      |               |                | \$2,288 | 1,296          | \$1.77         |                      |                 | \$2,405          | \$1.86                |
| Subject Property             |               |                | \$2,500 | 1,300          | \$1.92         | W/S                  | \$0             | \$2,500          | \$1.92                |

- 1. Avalon Bear Hill does not have any small 2 bedroom lofts (only over 1,500 sf), therefore not included
- 2. All small 2 bedroom lofts have 2 baths
- 3. Competitive Facility rents based on smallest size two bedroom lofts

Table 9

|                              | THE STATE OF  |                |         | 140            |                |                   |                 |                  |                       |
|------------------------------|---------------|----------------|---------|----------------|----------------|-------------------|-----------------|------------------|-----------------------|
|                              |               | T              | WO-BEDR | OOM TWO        | )-BATH LOF     | T - LARGE         |                 |                  |                       |
| Competitive Facility         | Year<br>Built | Total<br>Units | Rent    | Square<br>Feet | Rent Per<br>SF | Utilities in rent | Utility<br>Adj. | Adjusted<br>Rent | Adj. Rent/<br>Sq. Ft. |
| Avalon Acton                 | 2008          | 380            | \$2,221 | 1,338          | \$1.66         | S                 | \$33            | \$2,254          | \$1.68                |
| Avaion Mariborough           | 2015          | 350            | \$2,335 | 1,622          | \$1.44         | none              | \$138           | \$2,473          | \$1.52                |
| Avalon Bear Hill             | 1999          | 324            | \$3,028 | 1,514          | \$2.00         | none              | \$138           | \$3,166          | \$2.09                |
| <b>Avalon Bedford Center</b> | 2006          | 139            | \$2,610 | 1,487          | \$1.76         | none              | \$138           | \$2,748          | \$1.85                |
| Low                          |               |                | \$2,221 | 1,338          | \$1.44         |                   |                 | \$2,254          | \$1.52                |
| High                         |               |                | \$3,028 | 1,622          | \$2.00         |                   |                 | \$3,166          | \$2.09                |
| Average                      |               |                | \$2,549 | 1,490          | \$1.71         |                   |                 | \$2,660          | \$1.79                |
| Subject Property             |               |                | \$2,700 | 1,500          | \$1.80         | w/s               | \$0             | \$2,700          | \$1.80                |

- 1. Warner Woods only has 2 very large two bedroom lofts with dens (1,800 sf), therefore not included
- 2. All large 2 bedroom lofts have 2 baths
- 3. Competitive Facility rents based on largest available two bedroom lofts

Utility adjustments based on Acton and Concord Housing Authority Utility Allowance Schedules: H = Heat, HW = Hot Water, CG = Cooking Gas, W = Water, S = Sewer/Septic

Unless noted otherwise no utilities included means tenant pays for water and sewer

Bathroom Adjustment: \$25 = half bath, \$50 = full bath

Table 10

| Year<br>Built | Total        | BEDROO<br>Rent       | M TWO-E Square   | ATH FLAT  | WITH DEN   |  |  |   |
|---------------|--------------|----------------------|--|---|--|--|--|---|
| STATE SHOPE S |              | Pont                 | Square   | Done  | 11411141   |  |  |   |
|               | OHILLS       | Kent                 | Feet   | Per SF  | Utilities in rent  | Utility<br>Adj.  | Adjusted<br>Rent   | Adj. Rent/<br>Sq. Ft.   |
| 2012          | 350          | \$2,365              | 1,227  | \$1.93  | none   | \$105  | \$2,470  | \$2.01  |
| 2007          | 332          | \$2,168              | 1,234  | \$1.76  | none   | \$105  | \$2,273  | \$1.84  |
| 2013          | 168          | \$2,300              | 1,422  | \$1.62  | S  | \$32   | \$2,332  | \$1.64  |
|               |              | \$2,168              | 1,227  | \$1.62  |  |  | \$2,273  | \$1.64  |
|               |              | \$2,365              | 1,422  | \$1.93  |  |  | \$2,470  | \$2.01  |
|               |              | \$2,278              | 1,294  | \$1.77  |  |  | \$2,358  | \$1.83  |
|               |              | \$2,500              | 1,300  | \$1.92  | W/s  | \$0  | \$2,500  | \$1.92  |
| - A           | 2012<br>2007 | 2012 350<br>2007 332 | Built Units  2012 350 \$2,365  2007 332 \$2,168  2013 168 \$2,300  \$2,168  \$2,365  \$2,278 | Built         Units         Feet           2012         350         \$2,365         1,227           2007         332         \$2,168         1,234           2013         168         \$2,300         1,422           \$2,168         1,227           \$2,365         1,422           \$2,278         1,294 | Built         Units         Feet         Per SF           2012         350         \$2,365         1,227         \$1.93           2007         332         \$2,168         1,234         \$1.76           2013         168         \$2,300         1,422         \$1.62           \$2,168         1,227         \$1.62           \$2,365         1,422         \$1.93           \$2,278         1,294         \$1.77 | Built         Units         Feet         Per SF         in rent           2012         350         \$2,365         1,227         \$1.93         none           2007         332         \$2,168         1,234         \$1.76         none           2013         168         \$2,300         1,422         \$1.62         \$           \$2,168         1,227         \$1.62         \$           \$2,365         1,422         \$1.93           \$2,278         1,294         \$1.77 | Built         Units         Feet         Per SF         in rent         Adj.           2012         350         \$2,365         1,227         \$1.93         none         \$105           2007         332         \$2,168         1,234         \$1.76         none         \$105           2013         168         \$2,300         1,422         \$1.62         \$         \$32           \$2,168         1,227         \$1.62         \$         \$32           \$2,365         1,422         \$1.93         \$1.93           \$2,278         1,294         \$1.77 | Built         Units         Feet         Per SF         in rent         Adj.         Rent           2012         350         \$2,365         1,227         \$1.93         none         \$105         \$2,470           2007         332         \$2,168         1,234         \$1.76         none         \$105         \$2,273           2013         168         \$2,300         1,422         \$1.62         \$32         \$2,332           \$2,168         1,227         \$1.62         \$2,273           \$2,365         1,422         \$1.93         \$2,470           \$2,278         1,294         \$1.77         \$2,358 |

- 1. Warner Woods only has 2 very large two bedroom lofts with dens (1,800 sf), therefore not included
- 2. All 2 bedrooms w/dens have 2 baths,

Table 11

| *                    |               |  | TWO-BED | ROOM TV        | O-BATH         | LOFT WITH DEN   |                 |                  |                       |
|----------------------|---------------|--|---------|----------------|----------------|---|-----------------|------------------|-----------------------|
| Competitive Facility | Year<br>Built | Total<br>Units   | Rent    | Square<br>Feet | Rent<br>Per SF | Utilities<br>in rent  | Utility<br>Adj. | Adjusted<br>Rent | Adj. Rent/<br>Sq. Ft. |
| Avalon Acton         | 2008          | 380  | \$2,365 | 1,601          | \$1.48         | S   | \$33            | \$2,398          | \$1.50                |
| Concord Mews         | 2012          | 350  | \$2,759 | 1,364          | \$2.02         | none  | \$105           | \$2,864          | \$2.10                |
| Warner Woods         | 2006          | 80   | \$2,350 | 1,800          | \$1.31         | H, HW, CG, W/S  | -\$96           | \$2,254          | \$1.25                |
| Low                  |               |  | \$2,350 | 1,364          | \$1.31         |   |                 | \$2,254          | \$1.25                |
| High                 |               | A SECULIAR S | \$2,759 | 1,800          | \$2.02         | October Control (in Control and Control and Control and Control and Control and Control and Control and Control |                 | \$2,864          | \$2.10                |
| Average              |               |  | \$2,491 | 1,588          | \$1.60         |   |                 | \$2,505          | \$1.62                |
| Subject Property     |               |  | \$3,000 | 1,600          | \$1.88         | w/s   | \$0             | \$3,000          | \$1.88                |

1. All 2 bedrooms lofts w/dens have 2 baths

Utility adjustments based on Acton and Concord Housing Authority Utility Allowance Schedules: H = Heat, HW = Hot Water, CG = Cooking Gas, W = Water, S = Sewer/Septic

Unless noted otherwise no utilities included means tenant pays for water and sewer

Bathroom Adjustment: \$25 = half bath, \$50 = full bath

Table 12

| TWO-BED                      | ROOM          | TWO AN         | D A HALF | -BATH TO       | WNHOUSE        | - SMALL V  | VITH 1 CA       | R GARAGE         |                       |
|------------------------------|---------------|----------------|----------|----------------|----------------|--|-----------------|------------------|-----------------------|
| Competitive Facility         | Year<br>Built | Total<br>Units | Rent     | Square<br>Feet | Rent<br>Per SF | Utilities in rent  | Utility<br>Adj. | Adjusted<br>Rent | Adj. Rent/<br>Sq. Ft. |
| Concord Mews                 | 2012          | 350            | \$2,401  | 1,291          | \$1.86         | none   | \$138           | \$2,539          | \$1.97                |
| <b>Avalon Bedford Center</b> | 2006          | 139            | \$2,960  | 1,242          | \$2.38         | none   | \$138           | \$3,098          | \$2.49                |
| Average                      |               |                | \$2,681  | 1,267          | \$2.12         | A CONTRACTOR OF THE CONTRACTOR | -               | \$2,819          | \$2.23                |
| Subject Property             |               |                | \$2,825  | 1,270          | \$2.22         | W/S  | \$0             | \$2,825          | \$2.22                |

- 1. All small 2 BR townhouses include 2.5 bathrooms
- 2. All 2 BR townhouses include attached 1 car garage,
- 3. Competitive Facility rents based on smallest size two bedroom townhouses

Table 13

| TWO-BED                      | ROOM          | TWO AN         | ID A HALF | -BATH TO       | WNHOUS         | E - LARGE V  | VITH 1 CA       | R GARAGE         |                       |
|------------------------------|---------------|----------------|-----------|----------------|----------------|--|-----------------|------------------|-----------------------|
| Competitive Facility         | Year<br>Built | Total<br>Units | Rent      | Square<br>Feet | Rent<br>Per SF | Utilities in rent  | Utility<br>Adj. | Adjusted<br>Rent | Adj. Rent/<br>Sq. Ft. |
| Avalon Marlborough           | 2015          | 350            | \$2,510   | 1,641          | \$1.53         | none   | \$138           | \$2,648          | \$1.61                |
| Madison Place                | 2014          | 168            | \$2,800   | 1,558          | \$1.80         | S  | \$42            | \$2,842          | \$1.82                |
| <b>Avalon Bedford Center</b> | 2006          | 139            | \$2,975   | 1,480          | \$2.01         | none   | \$138           | \$3,113          | \$2.10                |
| Low                          |               |                | \$2,510   | 1,480          | \$1.53         |  |                 | \$2,648          | \$1.61                |
| High                         |               |                | \$2,975   | 1,641          | \$2.01         | A STATE OF THE PARTY OF THE PAR |                 | \$3,113          | \$2.10                |
| Average                      |               |                | \$2,762   | 1,560          | \$1.78         |  |                 | \$2,868          | \$1.85                |
| Subject Property             |               |                | \$2,950   | 1,550          | \$1.90         | W/S  | \$0             | \$2,950          | \$1.90                |

- 1. All large 2 BR townhouses include 2.5 bathrooms
- 2. All large 2 BR townhouses include attached 1 car garage
- 3. Competitive Facility rents based on the largest size two bedroom townhouses

Table 14

| THREE-BEDROOM TWO BATH FLAT |               |                |         |                |                |                                       |                 |                  |                       |  |  |
|-----------------------------|---------------|----------------|---------|----------------|----------------|---------------------------------------|-----------------|------------------|-----------------------|--|--|
| Competitive Facility        | Year<br>Built | Total<br>Units | Rent    | Square<br>Feet | Rent<br>Per SF | Utilities in rent                     | Utility<br>Adj. | Adjusted<br>Rent | Adj. Rent/<br>Sq. Ft. |  |  |
| Stone Gate                  | 2007          | 332            | \$2,077 | 1,349          | \$1.54         | none                                  | \$178           | \$2,255          | \$1.67                |  |  |
| Avalon Bear Hill            | 1999          | 324            | \$3,264 | 1,589          | \$2.05         | none                                  | \$178           | \$3,442          | \$2.17                |  |  |
| Average                     |               |                | \$2,671 | 1,469          | \$1.80         | Printer and the second section is the |                 | \$2,849          | \$1.92                |  |  |
| Subject Property            |               |                | \$2,850 | 1,470          | \$1.94         | W/s                                   | \$0             | \$2,850          | \$1.94                |  |  |

1. All 3 BR flats include 2 bathrooms

Table 15

|                      | THR           | EE-BEDR        | OOM TWO | OANDAH         | ALF-BAT        | HOWNHO   | USE WIT                             | 1 1 CAR GAR      | RA(GE                 |
|----------------------|---------------|----------------|---------|----------------|----------------|--|-------------------------------------|------------------|-----------------------|
| Competitive Facility | Year<br>Built | Total<br>Units | Rent    | Square<br>Feet | Rent<br>Per SF | Utilities in rent  | Utility<br>Adj.                     | Adjusted<br>Rent | Adj. Rent/<br>Sq. Ft. |
| Concord Mews         | 2012          | 350            | \$3,300 | 1,491          | \$2.21         | none   | \$178                               | \$3,478          | \$2.33                |
| Avalon Bear Hill     | 1999          | 324            | \$3,559 | 1,702          | \$2.09         | none   | \$178                               | \$3,737          | \$2.20                |
| Average              |               |                | \$3,430 | 1,597          | \$2.15         | THE RESERVE OF THE PROPERTY OF | And the second second second second | \$3,608          | \$2.26                |
| Subject Property     |               |                | \$3,625 | 1,600          | \$2.27         | W/S  | \$0                                 | \$3,625          | \$2.27                |

- 1. Concord Mews 3 bedroom townhouses have a 2 car garage
- 2. All 3 BR townhouses have 2.5 baths

Utility adjustments based on Acton and Concord Housing Authority Utility Allowance Schedules:

H = Heat, HW = Hot Water, CG = Cooking Gas, W = Water, S = Sewer/Septic

Unless noted otherwise no utilities included means tenant pays for water and sewer

Bathroom Adjustment: \$25 = half bath, \$50 = full bath

| Current Rents | 2% Growth | 2%-3% Increase -June '16 | SF    | RPSF   |
|---------------|-----------|--------------------------|-------|--------|
| \$1,950       | \$39.0    | \$1,989                  | 750   | \$2.6  |
| \$2,100       | \$42.0    | \$2,142                  | 875   | \$2.4  |
| \$2,050       | \$41.0    | \$2,091                  | 900   | \$2.3  |
| \$2,200       | \$44.0    | \$2,244                  | 1,135 | \$1.98 |
| \$2,050       | \$41.0    | \$2,091                  | 950   | \$2.20 |
| \$2,300       | \$46.0    | \$2,346                  | 1,090 | \$2.15 |
| \$2,700       | \$54.0    | \$2,754                  | 1,250 | \$2.20 |
| \$2,500       | \$50.0    | \$2,550                  | 1,300 | \$1.96 |
| \$2,700       | \$54.0    | \$2,754                  | 1,500 | \$1.84 |
| \$2,500       | \$50.0    | \$2,550                  | 1,300 | \$1.96 |
| \$3,000       | \$60.0    | \$3,060                  | 1,600 | \$1.91 |
| \$2,825       | \$56.5    | \$2,882                  | 1,270 | \$2.27 |
| \$2,950       | \$59.0    | \$3,009                  | 1,550 | \$1.94 |
| \$2,850       | \$85.5    | \$2,936                  | 1,470 | \$2.00 |
| \$3,625       | \$108.8   | \$3,734                  | 1,600 | \$2.33 |

Fiscal Impact Analysis Sudbury Village 40B Peters Way Sudbury, Massachusetts

January 23, 2016

#### 1.0 Preface

Sudbury Station LLC is proposing to construct a residential development consistent with the regulations of Massachusetts General Laws (MGL) Chapter 40B at Peters Way and Peters Way Extension in Sudbury Massachusetts. The proposed development will provide 250 units of rental housing of which 63 units (25%) will be offered as affordable housing consistent with MGL 40B (the Proposal).

This report is intended to identify the key fiscal characteristics of the Proposal and estimate its long term fiscal profile. To address this objective the report will generate a cost-to- revenue ratio at project stabilization and an estimate of the annual fiscal benefit or loss (annual revenue minus annual service cost) expressed in current dollars. The fiscal findings are designed to provide the Town of Sudbury with an understanding of how the Proposal will impact the local tax base over the long term.

The departmental costs assigned in this report are intended as an estimate the annual financial impact on affected municipal departments. The cost estimates are not intended as budget recommendations for an individual department. This report recognizes that the application of current and future municipal revenues and levels of service is the purview of the local officials. Further, the specific values used to generate the various municipal cost estimates should be considered as the current average annual costs; meaning that the estimated fiscal profile and individual cost/ revenue or components may fluctuate annually depending on future local, regional, or national economic background conditions.

Projected public school student enrollments and associated costs are a major component of any fiscal review of residential development. Unfortunately, Sudbury has no comparable developments in Town. Therefore, this report generates an estimated student generation rate based on a review of comparable development in comparable communities in the region. The associated education cost is based on a projection of additional school age children and the current cost per pupil provided by the Massachusetts Department of Education. Similar to non-school cost estimates, education costs are not designed as budgetary or policy recommendations. Rather, the enrollment and cost projections should be considered as information to be used in conjunction with other town and school department studies, plans and policies designed to meet anticipated educational objectives and needs.

The education cost estimate used in this report is intended to provide an estimate of the long-term cost per student. In the near term, school costs, approximately one to three years after

#### 7.0 Revenue Projection

The Town of Sudbury has no appropriate comparable development consistent with the characteristics of the Proposal and use of non-Sudbury comparables was deemed inappropriate for assessed value purposes. Therefore, to generate a viable revenue estimate, this report employs an estimated stabilized income method metrics based on discussions with the Town of Sudbury's assessing consultant. It should be noted that the assessed value estimate developed in this report is not a Town estimate but a Connery Associates estimate.

This report will employs the rent data from an internal market analysis prepared for Sudbury Station LLC and applies said rents to assessing metrics noted below.

#### Estimated Aggregate Rents per Unit Type

- 87 One bedroom market rate@ \$2,050
- 29 One bedroom affordable rate @ \$1,307
- 82 Two bedroom market rate @ \$2,600
- 27 Two bedroom Affordable Rate 1,568
- 19 Three bedroom market rate@ 3.200
- 6 Three bedroom market rate@ 1,812

#### **Income Method Metrics**

- 5% vacancy deduction.
- 30% operation and maintenance deduction
- Cap rate of 8.00%

Accordingly, at stabilization, it is estimated that the assessed value of the Proposal will have an assessed value of approximately \$53,950,000 (current dollars) or an average per unit value of \$215,770. Applying the current residential tax rate of \$17.60 yields an estimated annual property tax of \$949,000 (current dollars).

Additionally, the Proposal will likely generate approximately 400 registered vehicles that will be subject to automobile excise taxes. The Town's average excise tax is estimated at \$100 per vehicle. Assuming 400 registered vehicles (1.6 per unit), the Proposal will produce approximately \$40,000 in annual excise tax revenue.

Adding excise taxes to the estimated property taxes yields an annual revenue stream of \$989,000 (current dollars).

## The Village at Sudbury Station

#### 27-Jun-16

|                        | 150 Units   |             |  |
|------------------------|-------------|-------------|--|
|                        | Winn        | PUPY        | Comments                                 |
| Management Fee         | \$89,636    | \$597.57    | 2.25%                                    |
| Administration         | \$119,797   | \$798.65    | Also includes marketing costs            |
| Maintenance            | \$290,400   | \$1,936.00  | Turnover, supplies and contract expenses |
| Utilities              | \$129,550   | \$863.67    | Assume 85% W+S recapture                 |
| Taxes                  | \$570,000   | \$3,800.00  | Proforma assumption                      |
| Resident Services      | \$0         | \$0.00      | Included under administration            |
| Insurance              | \$60,000    | \$400.00    | Proforma assumption                      |
| Monitoring Fees        | \$15,000    | \$100.00    | Proforma assumption                      |
| Payroll                | \$320,643   | \$2,137.62  | Not called out in proforma               |
| Sub Total Expenses     | \$1,595,026 | \$10,633.51 |  |
| Replacement Reserves   | \$45,000    | \$300.00    | Proforma assumption                      |
| Total Expense after RR | \$1,640,026 | \$10,933.51 | <b>发生的主义</b> 的一个人的主义的,他们也不是一个人的主义的。      |

|                        | 250 Units   |            |  |
|------------------------|-------------|------------|--|
|                        | Winn        | PUPY       | Comments                                 |
| Management Fee         | \$145,018   | \$580.07   | 2.25%                                    |
| Administration         | \$125,728   | \$502.91   | Also includes marketing costs            |
| Maintenance            | \$378,140   | \$1,512.56 | Turnover, supplies and contract expenses |
| Utilities              | \$204,550   | \$818.20   | Assume 85% W+S recapture                 |
| Taxes                  | \$950,000   | \$3,800.00 | Proforma assumption                      |
| Resident Services      | \$0         | \$0.00     | Included under administration            |
| Insurance              | \$100,000   | \$400.00   | Proforma assumption                      |
| Monitoring Fees        | \$15,000    | \$60.00    | Proforma assumption                      |
| Payroll                | \$430,973   | \$1,723.89 | Not called out in proforma               |
| Sub Total Expenses     | \$2,349,409 | \$9,397.64 |  |
| Replacement Reserves   | \$75,000    | \$300.00   | Proforma assumption                      |
| Total Expense after RR | \$2,424,409 | \$9,697.64 |  |

#### Robert Engler Robert Engler

From:

William C. Henchy

Sent:

Tuesday, June 21, 2016 11:01 AM

To:

Bob Engler; Robert Engler Robert Engler; Chris Claussen; Chris Kennedy; Joseph Hakim

Subject:

FW: Sudbury Station - ZBA Pro-Forma Request

William C. Henchy Law Offices of William C. Henchy P.C. 165 Cranberry Highway Orleans, MA 02653 508-255-1636 508-255-1325 (fax) 508-246-6776 (cell)

whenchy@alumni.tufts.edu

www.henchylaw.com

From: "Jonathan F.X. O'Brien" < jobrien@murphyking.com>

**Date:** Tuesday, June 21, 2016 at 10:49 AM **To:** William Henchy <a href="mailto:whenchy@family.net">whenchy@family.net</a>>

Cc: "BSaintAndre@k-plaw.com" <BSaintAndre@k-plaw.com>, "'Vert, Lillian'" <VertL@sudbury.ma.us>

Subject: Sudbury Station - ZBA Pro-Forma Request

Bill:

To confirm the pro forma request made last evening, the proposed unit counts for the various buildings would be as follows:

Building #1: 27 units Building #2: 35 units Building #3: 35 units Building #4: 16 units Building #5: 16 units

Building #7: utility structure Building #8: utility structure

Building #9: 7 units Building #10: 7 units Building #11: 7 units Building #12: 0 units Building #13: 0 units

The building references above are those set forth on the Preliminary Site Plan prepared by Sullivan, Connors & Associates dated January 18, 2016 included in Section 5 of Sudbury Station's Application for Comprehensive Permit filed with the town on January 29, 2016.