

ADDENDUM TO
BUILD OPERATE TRANSFER AGREEMENT
AND
APPROVAL OF FINAL PROJECT BUDGET
(MONTGOMERY COUNTY COURTHOUSE ANNEX)

This Addendum to Build Operate Transfer Agreement and Approval of Final Project Budget (Montgomery County Courthouse Annex) (the "Addendum") is executed by and between Envoy Construction Services, LLC, an Indiana limited liability company (the "Developer") and Montgomery County, Indiana (the "County") as of May ____, 2021 (the "Addendum Effective Date").

RECITALS

WHEREAS, County and Developer entered into that Build Operate Transfer Agreement (Montgomery County Courthouse Annex) dated August 28, 2020, as amended (the "BOT Agreement");

WHEREAS, Section 7(e) of the BOT Agreement requires that the County approve the Final Project Budget submitted by Developer;

WHEREAS, Developer has presented the Final Plans and the Final Project Budget to County and County has provided its approval thereof;

WHEREAS, County and Developer entered into that Agreement for Services and Reimbursement dated March 21, 2021 (the "Phase One Services Agreement") to pay for initial site work and legal expenses related to the Project;

WHEREAS, County and Developer entered into that Agreement for Services and Reimbursement dated April 26, 2021 (the "Phase Two Services Agreement", and with the Phase One Services Agreement, the "Services Agreements") to pay for additional costs and expenses related to the Project;

WHEREAS, the services to be performed and the costs and expenses to be paid pursuant to the Services Agreements have been included within the Final Project Budget as submitted;

WHEREAS, Developer and County desire to enter into this Addendum;

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged hereby, Developer and County agree as follows:

- 1. Final Plans.** The Final Plans and Scope Narrative, as approved by County, are attached to this Addendum as Exhibit A.
- 2. Final Project Budget.** The Final Project Budget, as approved by County, is attached to this Addendum as Exhibit B.
- 3. Commencement.** In accordance with the terms and conditions of the BOT Agreement and this Addendum, Developer is authorized to commence construction of the Project pursuant to the Project construction schedule.
- 4. Termination of Services Agreements.** As of the Addendum Effective Date, the Services Agreements shall be immediately terminated. Developer and County's obligations shall be considered as included within the BOT Agreement and no further action, service, or payment shall be made or required under such Services Agreements.

5. Miscellaneous. All capitalized terms used herein and not otherwise defined herein shall have the meanings ascribed to them in the BOT Agreement. Except as expressly set forth herein, all the terms and conditions of the BOT Agreement shall remain unaltered and in full force and effect. In the event of any conflict between the BOT Agreement and this Addendum the terms and conditions of this Addendum shall control. This Addendum shall be governed by and construed in accordance with the laws of the State of Indiana, without regard to the conflicts of laws principles thereof.

[Signature page to follow.]

IN WITNESS WHEREOF, the parties hereto have executed this Addendum as of the date first written above.

DEVELOPER

ENVOY CONSTRUCTION SERVICES, LLC, an Indiana limited liability company

By: Envoy, Inc., an Indiana company, Its Manager

By: _____
Scott A. Baldwin, Manager

COUNTY:

MONTGOMERY COUNTY, INDIANA

By: _____
James D. Fulwider, President, Montgomery County Commissioners

EXHIBIT A

Final Plans



**MONTGOMERY COUNTY
ANNEX RENOVATION
Crawfordsville, Indiana**

**FINAL GMP
SCOPE NARRATIVE
& DRAWING LOG**

Date: May 7, 2021

To: Montgomery County

Envoy, Inc is pleased to present the Montgomery County Annex Renovation to Montgomery County. This BOT renovation project, currently designed by RQAW Architects, will provide Montgomery County building departments with the necessary space for their needs.

The value for the scope work defined below is \$5,000,000.00. This pricing is based on the "Bid Set" of plans, dated 3/17/21 and shown in further detail on the included Exhibit A provided by the Developer, Envoy Construction Services, LLC.

PROJECT CONSTRUCTION BULLET POINTS

CLARIFICATION:

At this time, this project has not been identified as a LEED project, nor are there any MBE (minority), WBE (women), VBE (veteran), DOBE (disability-owned) goals, or work force diversity goals. Although we endeavour to provide the most qualified subcontractors and suppliers available to this market.

PROJECT NARRATIVE:

A. BUILDING

Adaptive reuse and renovation of a single story, approximately 38,000 square foot former senior living facility into new county offices for Montgomery County, Indiana. The finished project will include offices, conference rooms, public meeting space, restrooms, break rooms, storage, and other amenities consistent with county offices.

B. SITE/CIVIL

Since this project is, primarily, a renovation to an existing structure, the site/civil improvements are minimal. The work shall include minor surface parking repairs/replacement, sidewalk replacement and minor landscaping improvements. All of which are the responsibility of Envoy.

No landscape plans have been provided. Final documents need to be completed in order to identify the following: site grades, existing utility line locations and depths/inverts, site concrete details, street requirements, and all required FHA/ADA required pathways. We have included some allowances for specific scopes of work; however, a final landscaping value and scope will be provided upon receipt of completed plans.

We exclude all contaminated soils costs if discovered. We have also excluded any rock excavation requirements for utilities or foundations

EXISTING CONDITIONS:

A. BUILDING

The existing building is a single story over a crawl space. Wood frame structure with brick and siding facades and sloped, shingle roof.

B. SITE/CIVIL

The existing site is approximately 8.08 acres consisting of both existing parking lots/drive aisles and landscaping areas. We have assumed a "clean" site with no contaminated soils.

There are several residences immediately south of the project location that need to be protected during construction.

PROJECT ALLOWANCES:

SITWORK AND BUILDING ALLOWANCES:

- Allowance of \$20,000.00 for minor landscaping improvements are included within our estimate.

- Allowance of \$5,000.00 for improvements to the existing monument sign
- Allowance of \$10,000 for Site Amenities such as Bike Racks, Tables, Benches, Waste Receptacles. etc.
- Allowance of \$6,000 for spot repairs to Roof Shingles.

CONSTRUCTION SCHEDULE:

A Project Schedule has been developed for this project; we have assumed a 5-month schedule. Timing is critical with a construction start date of April 2021. Any delay could result in the project not being completed within the anticipated time frame.

SCOPES OF WORK AND RESPONSIBILITIES:

• **DEVELOPER**

- Land and building purchases.
- Builders Risk Insurance.
- Legal description of property and property surveying.
- Design Fees: (Architectural, Interiors, Structural, Mechanical (Plumbing/HVAC), Fire Detection Outline Scope, and Electrical).
- Designer Inspections.
- Legal fees
- Underground obstructions or unforeseen conditions.
- Monitoring services until transfer.

• **COUNTY**

- Municipal fees - waived.
- Covenant fees - waived.
- Additional Infrastructure fees - waived.
- Offsite improvements beyond those described in the scope of work.
- County Legal fees.
- FF&E.
- IT, Phone and Cable Agreements and service installations.

• **ENVOY GENERAL CONDITIONS**

- Performance bonds.
- State and Local permits.
- Preconstruction services.
- Project Management provided as required.
- Project Engineer provided as required.
- Project Supervision provided as required.
- On-site technology for all construction operations.
- General Liability Insurance is provided.
- Field offices are provided.
- Safety inspections by an independent firm are provided.
- Field sanitary facilities are provided. Field water services are provided.
- Field electric services are provided.
- Temporary lighting for the buildings during construction.
- Field testing services are provided for subsurface and above grade.
- Project construction safety signage is provided.
- Continuous construction cleaning is provided.
- Dumpster/rubbish removal is provided during construction.
- Final cleaning is provided.

- **ENVOY EXCLUSIONS:**
 - Building permit fees.
 - Earthwork or changing of exterior grades.
 - Dumpster enclosure(s).

- **SITE WORK**
 - Sitework includes cleaning and repair of existing pavements striped for Owner parking. Different options for the Pavement Repairs will be presented.
 - Sidewalks will be added as needed.
 - Demolition of existing mini-barn is included.
 - Minimal landscaping alterations with the allocated allowance.

- **CONCRETE**
 - Concrete Walls, Grade Beams, Piers are included for Structural Reinforcements per the Structural Plans.

- **MASONRY**
 - Masonry work includes Cleaning and Pointing of Mortar Joints, Repairing failed Bricks and Cracks, and repairing Lintels as required.
 - Includes New Brick to match Exterior Window Infills per plans.

- **METALS**
 - Miscellaneous Metals other than Masonry Lintels are not included in the project.

- **STRUCTURAL WOOD FRAMING**
 - Existing Wood Trusses will have 2 x Lumber and Plywood per the Structural Engineer's design at all locations where the existing load-bearing wall is removed.
 - Structural Columns, Beams, and Headers will be added for bearing of trusses per Structural Drawings.
 - New partitions (non-loadbearing) will be 2 x4 or Metal Stud at the Contractor's option.
 - Floor Decking will be replaced where demolition work damages existing decking. Otherwise it will remain in place.

- **CASEWORK/MILLWORK**
 - New Cabinets with Solid Surface Tops are included in this project. Counters, Base Cabinets, Wall Cabinets, Vanities in large Restrooms.

- **INSULATION**
 - New Blown-in R-40 Insulation will be installed above the ceiling.
 - Existing walls that remain will have sound insulation installed by drilling small holes and blown-in Cellulose into cavities as shown on plans.
 - New interior walls will have sound insulation installed at plan locations.

- **SHINGLE ROOFS**
 - Existing Shingle Roof was inspected and will remain. Minor repairs are needed in selected locations.
 - Gutters and Downspouts will be replaced.

- **DOORS AND HARDWARE**

- New Wood Doors and Hollow Metal Doors with Hollow Metal Frames are included in all locations with the exception of limited locations where the room function does not change from previous use.
 - Security Access Control Hardware is included.
- **WINDOWS**
 - Existing Vinyl Windows will remain in the project.
 - Existing Wood Windows will be replaced with Vinyl Windows in approximately 18 openings of which 14 are double windows.
 - Interior Metal Windows are provided in many rooms per the plans.
 - Only standard glazing will be provided.
 - Community room window sills will be solid surface; all other windows sills to be drywall.
- **DRYWALL**
 - All new partitions will have 5/8" Drywall installed per the plans.
 - New Drywall will be installed at Ceilings where the existing was removed. All corridors plus approximately half of the other ceilings.
 - Ceilings to have a textured finish to match existing.
 - Wet walls shall receive moisture resistant drywall.
- **FLOOR AND WALL FINISHES**
 - Ceramic Tile Flooring and Base is assumed at all Restrooms.
 - Ceramic Tile is assumed at Wet Walls of the large Restroom.
 - All other flooring is assumed to be Luxury Vinyl Plank, Luxury Vinyl Tile, or Carpet Squares.
 - Walls other than large Restrooms assumed to be painted drywall.
 - Ceilings assumed to be painted textured drywall.
 - Floor Base assumed to be Vinyl or Rubble Base.
 - Finishes are assumed as Finish Schedule and Specifications is not finalized.
- **BUILDING SPECIALTIES**
 - Toilet Partitions and Urinal Screens are included at the large Restrooms.
 - Toilet Accessories are included per plans and include Grab Bars per code, Toilet Tissue Dispensers, Mirrors, Soap Dispensers, Paper Towel Dispensers, Napkin Disposals, and Hand Dryers.
 - Fire Extinguishers in Cabinets will be required per code.
- **FURNISHINGS**
 - Blinds will be provided at all windows.
- **PLUMBING**
 - Provide and install pex pipe and fittings for new domestic water lines.
 - Provide and install sch 40 PVC pipe and fittings for new sanitary and vent lines.
 - Provide and install six (6) wall hung water closets with manual flush valves, carriers included.
 - Provide and install ten (10) floor mounted water closets with manual flush valves, carriers included.
 - Provide and install six (6) manual faucets/trim for integral lavatories. Lavatories by others.
 - Provide and install ten (10) wall hung lavatories with manual faucets, carriers included.

- Provide and install two (2) wall hung urinals with manual flush valves.
- Provide and install one (1) electric water cooler with bottle filler.
- Provide and install twelve (12) stainless steel sinks with manual faucets.
- Provide and install one (1) ice maker box.
- Provide and install eighteen (18) floor drains.
- Provide and install two (2) mop basins.
- Provide and install three (3) recirculating pumps.
- Provide and install hangers for our piping.
- Provide valve tags and pipe labels.
- Provide concrete saw cuts for our scope of work.
- Provide labor to make-safe buildings for mass demolition by others.
- Provide one (1) year labor and materials warranty.
- We plan on using the existing water heaters. If new water heaters are needed once all are checked out, we will provide additional pricing.
- We plan on using the existing sanitary mains and will provide labor to tie new lines into the main.
- We plan on using the existing vent system and will provide labor to tie new lines into the main.

- **MECHANICAL**

- Furnish and install fourteen (14) Energy recovery ventilators for outside air. One at each furnace and one exclusively for the Public Meeting Room.
- Furnish and install vents through the roof for restrooms and ERV units. Roofing by GC
- Furnish and install new R-8 Koolduct in attic space throughout. Re-ducting is necessary for zoning of each office area and to adhere to IEC.
- Furnish and install grilles, registers, and diffusers. No radiation dampers figured at ceiling penetrations at this time.
- Furnish and install fire dampers at existing fire walls for duct penetrations in the attic.
- Relocated two (2) split systems from Mech. Storage in the Health Dept. to the storage room in the Commissioner office area.
- Swap location of two furnaces in the Auditor office Mechanical room notated as sprinkler riser.
- Raise furnaces to return air stand plenums for eleven (11) 100,000 and 120,000 BTU furnaces to meet manufacturer installation requirements and to get airflow required for design.
- Furnish and install CO2 controls for ERV units. Thermostats for furnaces by JCI.
- Furnish and install one (1) 3-ton mini-split with two 1 ½ ton high wall mounted heads for the public meeting room.
- Re-use existing mini splits for break room and hallways.
- Provide 3rd party certified air balance.
- Provide engineer approved ACAD drawings for state submittal for both HVAC and plumbing.
- Provide twenty-seven (27) return air sound boots at select locations.

- **BAS**

- Furnish and install fourteen (14) Energy recovery ventilators for outside air. One at each furnace and one exclusively for the Public Meeting Room.
- Furnish and install DDC controllers for fourteen (14) air handlers.
- Furnish and install controllers for outside lighting controls.

- Furnish necessary engineering, programming, graphics and commissioning.
- Provide eight (8) hours of onsite training.

- **SPRINKLER SYSTEM**

- Replace all fire protecting piping this includes all mains and branch lines due to current. System does not meet current NFPA Codes nor is the system intrigued and suitable due to multiple known leaks and system repairs on the current system piping.
- Current system was installed in 1984.
- This new sprinkler system will meet the requirements of NFPA 13 2010
- The water supply pit will be modified to meet Indiana American requirements. The current system includes a single check valve that must be replaced with a double check valve to meet current code.
- First floor will be protected with dry pendent sprinklers supplied by 2 dry systems located in the attic.
- The attic and 1st floor will require four systems to be installed due to the 750 gallons max requirement on each system.
- The attic area will be a dry system and the piping will be schedule 10 black steel piping with welded outlets.
- The attic will be protected by BB2 attic heads and upright sprinkler heads
- Provide all design, material, fabrication, and installation necessary for a complete and operable system.
- Submit and receive appropriate approvals from all authorities having jurisdiction
- This project was quoted assuming this project is tax exempt
- Provide all labor and fees associated with fire protection drain downs.

- **FIRE ALARM**

- Provide to front end panel
- Provide tamper and flow switch alarm for sprinkler system
- Provide notification devices throughout the building.

- **ELECTRICAL**

- Replace all fire protecting piping this includes all mains and branch lines due to current
- Demo is make safe only, research time included.
- We will utilize existing switchgear and panelboards.
- One line shows a generator docking station, this is not included in scope, but can be an adder. We will keep MTS installed for this option.
- Furnish and install light fixtures per fixture schedule: The L1, L2, L3, L6 and exits are code minimum. Balance are other lighting choices that can be replaced with these for code minimum only for no cost adder from original quote.
 - 338 EA - L1 – 2X4 for code minimum
 - 45 EA - L1E – emergency 2X4 for code minimum
 - 39 EA - L2 round lights bathroom and main conference room
 - 78 EA - L3 in smaller offices and closets. In smaller offices in lieu of L1 for better look and lighting level
 - 19 EA - L4 or L1 lighting in Meeting rooms.
 - 3 EA - L5 in small closets
 - 6 EA - L6 canopy lights
 - 2 EA - L6E canopy emergency

- 17 EA - L7 for changes in middle employee area
 - 1 EA - P1 for middle employee area
 - 9 EA - R1 remote exit heads
 - Receptacles are installed per drawing with existing receptacles not removed to be replaced with new and all others shown to have new feeds and receptacles.
 - Updated drawing shows power poles in possible desk areas. If not needed we can delete and plug into the wall with the owner furnishing cord protector on the floor to avoid tripping hazards.
 - Hook up of HVAC equipment as shown on E drawings, per coordination with HVAC contractor.
 - One Cat6 cable and termination per room, cables taken to main rooms in the building for terminations and equipment by others. Fiber runs only connecting the rooms.
 - All circuiting is Romex open air.
 - Cat6 and fire alarm cable to be run open air on the "J" hook system.
 - Install BAS head end in data room, 14 TEC locations and Cat 6 back to room.
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- **PROVIDED DOCUMENTS**
 - "Bid Set" of Plans, dated 3/17/21, were used for pricing.



Job #: 202003 Montgomery County Annex
 1609 Lafayette Road
 Crawfordsville, Indiana 47933

Bid Set 03-17 (03/17/21)

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
Architectural					
A-001	ARCHITECTURAL GENERAL NOTES AND ABBREVIATIONS	1	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
A-002	WALL TYPES	1	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
A-100	OVERALL FLOOR PLAN	1	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
A-200	OVERALL BUILDING ELEVATIONS	1	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
A-201	OVERALL BUILDING ELEVATIONS	1	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
A-410	ENLARGED BATHROOM PLANS	1	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
A-430	ARCHITECTURAL INTERIOR ELEVATIONS	1	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
A-431	ARCHITECTURAL INTERIOR ELEVATIONS	1	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
A-500	INTERIOR SECTIONS & DETAILS	0	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
A-501	INTERIOR SECTIONS & DETAILS	0	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
A-502	EXTERIOR DETAILS	0	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
A-600	DOOR AND FRAME SCHEDULE & DETAILS	1	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
AC101	CEILING PLANS	0	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
ACD101	DEMO CEILING PLAN	1	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
AD101	DEMO FLOOR PLAN	1	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
AF101	UNIT PLAN A - AUDITOR	1	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
AF102	UNIT PLAN B - TREASURER	1	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
AF103	UNIT PLAN C - ASSESSOR	1	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
AF104	UNIT PLAN D - RECORDER	1	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
AF105	UNIT PLAN E - COMMISSIONER	1	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
AF106	UNIT PLAN F - BUILDING / ENG / SURVEY / VETERANS	1	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
AF107	UNIT PLAN G - HEALTH	1	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
AF108	UNIT PLAN H - BREAK ROOM	1	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
General					
G-000	COVER PAGE	1	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
G-101	FIRE AND LIFE SAFETY PLAN	1	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
Interior					
IN001	GENERAL NOTES	1	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
IN101	INTERIOR FINISH PLANS	1	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
IN400	ENLARGED PLAN - UNIT A	0	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
IN401	ENLARGED PLAN - UNIT B	0	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
IN402	ENLARGED PLAN - UNIT C	0	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
IN403	ENLARGED PLAN - UNIT D	0	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)



Job #: 202003 Montgomery County Annex
1609 Lafayette Road
Crawfordsville, Indiana 47933

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
IN404	ENLARGED PLAN - UNIT E	0	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
IN405	ENLARGED PLAN - UNIT F	0	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
IN406	ENLARGED PLAN - UNIT G	0	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
IN407	ENLARGED PLAN - UNIT H	0	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
Mechanical					
M101	HVAC PLAN	1	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
M102	ROOF PLAN	1	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
M601	HVAC SCHEDULES	1	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
Plumbing					
P101	Domestic Water Plumbing Plan	1	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
P102	Sanitary Plumbing Plan	1	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
P103	Plumbing Vent Plan	1	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
P104	ISOMETRIC PLUMBING PLANS	1	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
P105	PLUMBING SCHEDULES AND DETAILS	1	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
Structural					
S-201	OVERALL FOUNDATION/FIRST FLOOR FRAMING PLAN	1	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
S-202	OVERALL HEADER/BEAM PLAN	1	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
S-203	OVERALL ROOF FRAMING PLAN	1	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
S-401	FOUNDATION SECTIONS	1	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
S-402	FRAMING SECTIONS	1	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)
S-501	STRUCTURAL NOTES	1	03/17/2021	03/22/2021	Bid Set 03-17 (03/17/21)

EXHIBIT B

Final Project Budget

Exhibit A

PROJECT BUDGET SUMMARY

Item Description	3.16 Budget	Final GMP Budget	Delta
ACQUISITION COSTS			
Land	\$ 462,032	\$ 462,032	\$ -
HARD COSTS - CONSTRUCTION			
Sitework	\$ 158,255	\$ 144,531	\$ (13,724)
Structural	\$ 251,378	\$ 283,523	\$ 32,145
Exterior Shell	\$ 182,601	\$ 275,108	\$ 92,507
Interiors	\$ 1,457,824	\$ 1,197,120	\$ (260,704)
MEP	\$ 1,709,165	\$ 1,758,080	\$ 48,915
DESIGN, ENGINEERING & MANAGEMENT			
Architect Services	\$ 200,235	\$ 200,235	\$ -
Interior Design	\$ 39,425	\$ 39,425	\$ -
FINANCING COSTS			
Loan Origination	\$ 88,920	\$ 88,920	\$ -
Loan Interest	\$ 500,000	\$ 500,000	\$ -
LAND SOFT COSTS			
Survey	\$ 9,000	\$ 9,000	\$ -
Phase I Environmental	\$ 2,200	\$ 2,200	\$ -
DEVELOPMENT COSTS			
Development Services	\$ 337,850	\$ 337,850	\$ -
County Legal	\$ 44,650	\$ 44,650	\$ -
Surplus	\$ 56,465	\$ 157,326	\$ 100,861
Total Project Costs	\$ 5,500,000	\$ 5,500,000	\$ -