

ATTACHMENT E

STATEMENT OF WORK (“SOW”)

A: PROJECT AND SPONSOR INFORMATION	
Application ID: CCE-9675287584 Project Title: New Tribal ARF Female - Deer Valley Grant Project Address: 3480 Deer Valley Ct. Rescue, CA 95672 APN(s) #: 102200042000	Sponsor Name: Native Directions Inc Legal Name: Native Directions Inc Entity Type: Tribal Entity, EIN: 237419354 Co-Applicant Name (if applicable): HomeCA Inc Acquisition with Grant Funds (Y/N): No
B: LEAD AUTHORIZED REPRESENTATIVE	C: PROGRAM FUNDS & MATCH AMOUNT
First and Last Name: Patrick Prado Title/Role: Chief Operations Officer Office Phone #: (650) 438-2861 Mobile Phone #: (650) 438-2861 Email: patrickprado1@homeca.org	Program Funds: \$4,597,895 COSR Funds: \$200,000 Match: \$195,000 Land Cost and Value: \$100,000, Cash: \$95,000 Total Funds: \$5,058,347
D: PROJECT CONSTRUCTION	
Building/Facility Type: <i>e.g., adult residential facilities (ARFs), residential care facilities for the elderly (RCFEs), Permanent Supportive Housing (PSH) that serves the needs of seniors and adults with disabilities (including models that provide site-based care, other residential care settings that serve the target population, including recuperative or respite care settings, or mixed-use:</i> Adult residential facilities (ARFs)	
Type of Project: <i>e.g., predevelopment, new construction, acquisition, renovation to expand capacity, adaptive reuse:</i> New Construction	
Current License Status: <i>e.g., in good standing, pending, N/A:</i> In Good Standing	

Target Population(s): *Describe the population that you are intending to serve, which should include Qualified Residents experiencing or at risk of homelessness, in accordance with your application for Program Funds.*

This project will provide 30 units to the target population of 100% SSI/SSP and CAPI applicants or recipients who are at risk of or experiencing homelessness. The proposed project will invest in behavioral health and community care options that advance racial equity by creating an adult residential facility program exclusive to Native American females. The service will be open to all Native American females regardless of the county. With this new service, it will lower hospitalization, homelessness, and institutionalization of Native Americans.

The proposed project will create community capacity of Native American females. Substance abuse and addiction are major concerns among Native American females. Results from the 2018 NSDUH show that nearly 1 in 5 Native American adults (ages 18-25 years) has a substance use disorder, including 11% with illicit drugs and 10% with alcohol. California has the largest number of Native Americans of any U.S. state, with a population of 757,628. Of that number, 10% of Native Americans have a substance use disorder which roughly translates to 75,762 individuals who are eligible for SUD Services.

E: PROJECT SCOPE REQUIREMENT

This section may include the project narrative, from Sponsor's application (Question No. 24), updated to include revisions made to finalize Sponsor's final award of Program Funds. This section should include the following 1) goals of the Project, 2) overall timeline, activities, and milestones, and 3) how you plan to conduct outreach to the intended target population of Qualified Residents experiencing or at risk of homelessness in order to serve them through the Project.

Goals:

The New Tribal ARF Female at Best Life will service up to 30 native females per year. The residential treatment provided will be for intense alcohol and drug treatment for the individual to maintain sobriety. Our residential treatment will include substance abuse assessment, observation, individual and group substance abuse counseling, 12-step groups, mental health assessment, life skills training, vocational assessment, training, and recreational activities.

The facility will also serve native females needing assistance with mental health. The facility will be a licensed ARF providing long-term care and assistance with ADLs.

Overall Timeline, Activities, and Milestones:

PFA Execution: October 2023

Construction Drawings Completed: December 2023

Break Ground/Construction Start: March 2024

Finish Construction: September 2025

Start Operations: December 2025

Outreach:

Native Directions will begin comprehensive cultural sensitivity training for all outreach staff to ensure the staff approaches individuals with respect, understanding, and knowledge of specific tribal customs, traditions, and challenges. The Sponsor will partner with local tribal leaders, Native American community centers, and health clinics in California to discuss the needs of the homeless population and garner support for the program. Additionally, the Sponsor will partner with other homelessness-focused and Native American-focused organizations in California to broaden outreach.

The Sponsor is partnered with the Native Directions' Community Outreach Resource Education (C.O.R.E.) who will oversee navigation services for qualified tribal males experiencing or at risk of homelessness. The project will engage with Native Directions Inc.'s existing contacts and networks to disseminate information about the residential facility. The Sponsor will host events in areas with higher populations of Native Americans, partnering with local radio stations, newspapers, and community newsletters specifically catering to the Native American audience. Additionally, the Sponsor will launch mobile units to visit remote communities and reservations. These units can offer immediate assistance, information on the residential facility, and connections to other resources.

Native Directions will establish a Tribal Advisory Group which will include local Tribal leaders, County staff, Tribal Health Programs, and Indian Health Services. The Advisory Group will be tasked to provide recommendations on how to prioritize local residents without excluding those in need.

HomeCA and Native Directions met and established a relationship with Miwok Tribe Health and Wellness Center, who have expressed their desire to refer clients to HomeCA to provide housing for their clientele. Native Directions is also a member of the CCUIH, California Consortium of Urban Indian Health and they are eagerly waiting to give referrals to HomeCA. Additionally, Native Directions existing referral stream includes contracts with San Joaquin County to provide SUD services required by the court and referrals from the hospitals within San Joaquin County.

F: PROJECT EXPANSION SCOPE REQUIREMENTS					
Facility Type # 1:	# New Beds / PSH Units:	# of New Beds / PSH Units for prioritized Qualified Residents experiencing or at risk of homelessness:	Total # of all Beds / PSH Units:	Total # of all Beds / PSH Units for Qualified Residents experiencing or at risk of homelessness:	New SQFT for Facility:
Adult residential facilities (ARF)	30	30	30	30	6,760

G: PROJECT TASKS & DELIVERABLES	
PRE-CONTRACTING	
The below outlines tasks and deliverables expected of CCE grant recipient to be completed prior to executing the Program Funding Agreement(PFA).	
TASK 1: APPLICANT INFORMATION	
Description/Deliverables	\$ FUNDS ALLOCATED
Deliverables – All Applicants: <ul style="list-style-type: none"> Completed application via CCE portal. Government Tax ID (PFA 4.1.3) Articles of Incorporation Deliverables – For-Profit Entities: <ul style="list-style-type: none"> Proof of Prior Experience; <u>or</u> Memorandum of Understanding (MOU) or contract with collaborating entity (nonprofit organization, tribal entity, city, or county) Deliverables – LLCs: <ul style="list-style-type: none"> Articles of Organization Certificate of Good Standing 	<p style="text-align: center;">CASHMATCHAMOUNT AS REQUIRED TO START PROJECT</p> <p style="text-align: center;">[CASH MATCH MUST BE EXPENDED PRIOR TO DISBURSEMENT OF PROGRAM FUNDS TO SPONSOR]</p>
TASK 2: BUDGET INFORMATION	
Description/Deliverables	
Deliverables – All Applicants: <ul style="list-style-type: none"> Copy of finalized budget (Schedule 1 of SOW) 	
TASK 3: MATCH VERIFICATION	
Description/Deliverables	
Deliverables – All Applicants: <ul style="list-style-type: none"> Requirements of Cash Match Requirements of Property Equity Requirements of In-Kind Match 	

TASK 4: SITE READINESS/CONTROL

Description/Deliverables

Deliverables – All Applicants:

- Requirements of Cash Match
- Schematic Design Checklist
- Completed Site Plans, Design Development, and/or Construction Drawings, *if applicable*.
 - Pre-Development Projects must provide proposed plans, development, and drawings.
- Design, Acquisition, and Construction Milestone Schedule
- Certificates of insurance evidencing coverages required by the PFA and naming Horne and CDSS as additional insureds (*PFA 4.1.7*)
 - As stated in Article 11 of the PFA:
 - 11.1.1 A **Builders Risk policy** including a permission to occupy endorsement during the course of construction, and upon completion of construction, if the Project is new construction, property insurance covering all risks of loss, excluding earthquake, flood or other risks customarily excluded from “All-Risks” coverage, in an amount equal to full replacement cost of the Project, including all improvements, fixtures, furnishings and equipment thereon at the time of loss.
 - 11.1.2 If the Project is rehabilitation of an existing facility, property insurance covering all risks of loss, excluding earthquake, flood or other risks customarily excluded from “**All-Risks**” coverage, in an amount equal to the full replacement costs of all improvements located on the property upon which the Project is to be constructed, including all improvements, fixtures, furnishings and equipment thereon at the time of loss. Upon completion of the rehabilitation, any property insurance policy shall be updated to reflect the increased replacement costs resulting from the rehabilitation.
 - 11.1.3 **Worker’s compensation insurance** as required by the State.
 - 11.1.4 **Comprehensive automobile and vehicle liability insurance** covering claims for injuries to members of the public and/or damages to property of others arising from use of motor vehicles, including on-site and off-site operations, and owned, non-owned, or hired vehicles with \$1,000,000 combined single limits. Commercial general liability insurance of not less than \$1,000,000 per occurrence with an annual aggregate limit of [\$5,000,000/\$2,000,000] for bodily injury and property damage liability combined. The Sponsor’s required limits may be satisfied through a combination of general liability and umbrella policies of coverage. The commercial general liability insurance policy shall cover liabilities arising out of premises, operations, independent contractors, products, completed operations, personal and advertising injury, and liability assumed under an insured agreement. The commercial general liability insurance shall apply to each insured against whom claim is made or suit is brought subject to Sponsor’s limit of liability.
- **A title report** reflecting all existing liens, encumbrances, taxes owed, easements, covenants or any other restrictions on the real property upon which the Project is to be constructed or operated. If Sponsor’s interest in the real property upon which the Project is to be constructed or operated is a leasehold, then Sponsor shall provide a current title report for the leasehold interest and the fee interest. For tribal trust land, Sponsor shall provide a certified Title Status Report (“TSR”) from the U.S. Department of the Interior Bureau of Indian Affairs (“BIA”) or an attorney’s opinion regarding chain of title and current title status. (*PFA 4.1.8*) (*Not required for Pre-Development Projects*)
- Copy of building permit receipt and notice of exemption filed
- Certification of project construction is 50% complete
- Receipt of certificate of occupancy
- Notice of completion and receipt of unconditional lien releases
- Receipt of business license and certificate of occupancy
- Anticipated expiration date of the agreement & transfer to state oversight

Future Project funding is dependent on successful completion of Deliverables and Certifications of this Task 4. If any of these Deliverables or Certifications are submitted at Task 2, these Deliverables and Certifications are not required to be submitted pursuant to this Task 4, unless otherwise required by Administrator in its sole discretion.

TASK 5: SPONSOR LEGAL REVIEW
Description/Deliverables
<p>Deliverables – All Applicants:</p> <ul style="list-style-type: none"> • An authorizing resolution or set of authorizing resolutions that, in Horne’s reasonable determination, materially comports with the Program Requirements. (PFA 4.1.4) • A signed opinion letter from Sponsor’s legal counsel opining that this Agreement, the Declaration of Restrictions, the Performance Deed of Trust, and the Program Requirements do not conflict with any existing contract, agreement, or other requirement applicable to Sponsor, the property upon which the Project is to be constructed or operated, or the Project, and are otherwise enforceable against Sponsor; and such opinion letter shall be in the form and substance acceptable to Horne and CDSS, in their sole discretion. (PFA 4.1.9)
TASK 6: PFA ATTACHMENTS
Description/Deliverables
<p>Deliverables – All Applicants:</p> <p>The certifications below will be provided by Administrator:</p> <ul style="list-style-type: none"> • Attachment B - Signed Certification Regarding Lobbying and Conflicts of Interest • Attachment C - Signed CDSS Confidentiality and Information Security • Attachment D - Signed Sponsor CDSS Certification • Attachment F - Payment Schedule • Attachment G (Certification #1) - Related Party & Related Party Transaction Disclosure • Attachment G (Certification #2) - Legal Review of CA Welfare and Institutions Code §18999.97(l) • Attachment I1 - Declaration of Restrictions <i>(Not required for Pre-Development Projects)</i> • Attachment I2 - Declaration of Restrictions for Projects with COSR <i>(Not required for Pre-Development Projects)</i> • Attachment J1 - Performance Deed of Trust, Security Agreement and Fixture Filing <i>(Not required for Pre-Development Projects)</i> • Attachment J2 - Performance Deed of Trust, Security Agreement and Fixture Filing for Projects with COSR <i>(Not required for Pre-Development Projects)</i> • Attachment K – Construction Contract Addendum, <i>if applicable</i> • Attachment L - California Department of Social Services Community Care Expansion Program COSR Agreement • Recorded Dates in Attachment H – Performance Milestones <ul style="list-style-type: none"> ○ Match funds, property equity, or in-kind match <i>(See Task 3)</i> ○ Declaration of restrictions and performance deed of trust <i>(Attachment I)</i> ○ Certification of legal review of ca welfare and institutions code §18999.97(i) <i>(Attachment J)</i> ○ Evidence of planning agency review and approval <i>(Preconstruction Performance Milestone)</i> ○ Due diligence completed for acquisition. <i>(Preconstruction Performance Milestone)</i> ○ Acquisition - close of escrow/declaration of restrictions & performance <i>(See Task 8)</i> ○ Delivery of design development drawings 100% complete <i>(See Task 4)</i> ○ Delivery of construction drawings for first submittal to building dept <i>(See Task 4)</i> ○ Construction contract with construction contract rider <i>(See Task 9)</i> ○ Evidence of prevailing wage compliance <i>(See Attachment G, Certification #2)</i> ○ Copy of building permit receipt and notice of exemption filed. <i>(See Task #4)</i> ○ Evidence of required insurance and notice to proceed. <i>(See Task #4)</i> ○ Certification of project construction is 50% complete. <i>(See Task #4)</i> ○ Receipt of certificate of occupancy <i>(See Task #4)</i> ○ Notice of completion and receipt of unconditional lien releases <i>(See Task #4)</i> ○ Receipt of business license and certificate of occupancy <i>(See Task #4)</i> ○ Anticipated expiration date of the agreement & transfer to state oversight <i>(See Task #4) (Preconstruction Performance Milestone)</i>
<p>Post-Contracting The below outlines tasks and deliverables required of CCE grant recipient prior to disbursement of funds.</p>
TASK 7: REQUIREMENT FOR DISBURSEMENT OF PROGRAM FUNDS – ALL APPLICANTS
Description/Deliverables

Deliverables – All Applicants:

- Executed Program Funding Agreement (PFA)
- All documentation necessary to complete draw request.
- Delivery of all items listed in Attachment H required for the disbursements of Program Funds, as applicable. *(PFA 4.2.2) Either documentation is provided or a clear path with dates indicating when these milestones will be met, and respective documents will be submitted.*

TASK 8: REQUIREMENT FOR DISBURSEMENT OF PROGRAM FUNDS – ACQUISITION**Description/Deliverables****Deliverables – Acquisition**

- Purchase and Sale Agreement (mutually executed by buyer and seller) *(PFA 4.3.1)*
- Certified Appraisal Report *(PFA 4.3.2)*
- A commitment from a title insurance company for an ALTA Lenders Title Insurance policy in a form acceptable to Horne in the amount of the Program Funds. The condition of title, the insurer, the liability amount, the form of policy, and the endorsements shall be subject to Horne approval. The policy shall insure that Sponsor holds good and marketable title (fee simple or leasehold) and shall show the Performance Deed of Trust and Declaration of Restrictions in the lien priority approved by Horne and only subject to such title exceptions as are approved by Horne, its designee, or CDSS; *(PFA 4.3.3)*
- Evidence of any additional funds necessary for Sponsor to acquire the property upon which the Project is to be constructed if the Program Funds are not providing the full amount of the acquisition costs; *(PFA 4.3.4)*
- Signed Escrow Instructions *(PFA 4.3.5)*
- If the SOW includes the acquisition of real property, Sponsor shall provide a Phase I Environmental Site Assessment (“ESA”) for the Project, in conformance with ASTM Standard Practice E 1527, evaluating whether the Project is affected by any recognized environmental conditions. If the Phase I ESA discloses evidence of recognized environmental conditions and Sponsor desires to proceed with the Project, Sponsor shall provide Horne with a Phase II report and any additional reports as required by Horne and in a form acceptable to Horne. Sponsor shall also provide an asbestos assessment and a lead-based paint report for Horne’s approval if the Project involves rehabilitation or demolition of existing improvements. Prior to disbursement of Program Funds for real property acquisition, Horne shall require Sponsor to provide evidence to Horne that all recommendations of the Phase I or Phase II ESA have been complied with or shall be complied with prior to commencement of construction. Prior to disbursement of Program Funds for any rehabilitation work, Horne shall require the Sponsor to provide evidence that all asbestos and/or lead-based paint has been abated. *(PFA Article 16)*

TASK 9: REQUIREMENT FOR DISBURSEMENT OF PROGRAM FUNDS – CONSTRUCTION**Description/Deliverables****Deliverables – Construction**

- Plans and specifications for the construction work
- Plans and specifications for the construction work approved by Horne *(PFA 4.4.1)*
- An executed construction contract, based on a permitted set of construction plans with a licensed general contractor for an amount consistent with the construction costs in the approved Project budget, based on the sources and uses attached hereto as Exhibit A and Exhibit B (as the same may be modified from time to time, with prior notice to Horne, the “Project Budget”) that incorporates the requirements of this Agreement including, but not limited to, the prevailing wage requirements, and contains the Construction Contract Rider in the form attached as Attachment K; *(PFA 4.4.2)*
- Copies of labor and material bonds and performance bonds for the construction work in an amount equal to one hundred percent (100%) of the cost of construction, naming Horne and CDSS as co-obligees on the bonds; *(PFA 4.4.3)*
- A written request for Program Funds on a form approved by Horne providing sufficient detail and with sufficient supporting documentation to permit Horne or its designee to confirm that the request is consistent with the terms of this Agreement and the Project Budget accompanied by (a) certification by Sponsor’s architect or project manager that the work for which disbursement is requested has been completed (although Horne reserves the right to inspect or have its designee inspect the Project and make an independent evaluation); (b) invoices and related back-up information and documentation required by Horne evidencing the amounts being requested; and (c) lien releases and/or mechanics lien title insurance endorsements reasonably acceptable to Horne; and *(PFA 4.4.4)*
- Applicable documents and deliverables described in Attachment H required for the disbursements of Program Funds. *(PFA 4.4.5)*

TASK 10: REQUIREMENT FOR DISBURSEMENT OF PROGRAM FUNDS – PRE-DEVELOPMENT**Description/Deliverables****Deliverables – Pre-Development**

- Completed items applicable to Pre-Development outlined in Pre-Contracting Tasks 1-6
- Completed items outlined in Post-Contracting Task 7

TOTAL:**TOTAL FUNDING AMOUNT = PROGRAM FUNDS + MATCH****\$5,058,347**

Applicant Instructions:			
Please review the Budget Narrative and Glossary of Terms for any clarifications.			
Please fill in yellow highlighted cells with as much accurate detail as possible. This budget is the basis of your funding.			
Please seek & include professional development team estimates & actual bids with as much accurate detail as possible.			
Please include Prevailing Wage labor costs for all relevant trades.			
CCE APPLICANT INFORMATION			
Applicant Name and Contact Information	Patrick Prado, Patrickprado1@homeca.org, 650-438-2861		
County or Tribal Nation	Native Directions, Inc. (AIAN - American Indian and Alaskan Native)		
Organization Name:	Native Directions, Inc. & HomeCA		
Name of Proposed Project:	New Tribal ARF/SUD - Female / Capacity of 30 Beds		
Projected Start Date:	25-Apr-22		
Contact Name, Email & Phone:	Patrick Prado, Patrickprado1@homeca.org, 650-438-2861		
Assessor Parcel Number (APN)	APN 102-200-042-000	3480 Deer Valley Court, Rescue, CA	
CCE GRANT FULL BUDGET INFORMATION			
Project Development Costs by Phase			
	Funded by Grant	Funded by Match	Total Costs
FEASIBILITY/DUE DILIGENCE			
Owner Administration (10% autofill)	\$1,550		\$1,550
Legal	\$2,000	\$0	\$2,000
Architect	\$500	\$0	\$500
Consultants (Specify)	\$2,000	\$0	\$2,000
Engineers	\$0	\$0	\$0
Construction Manager/Owner's Rep	\$5,000	\$0	\$5,000
SIR (Site Investigation Report)	\$2,000	\$0	\$2,000
Site Surveys (soils & enviro)	\$2,000	\$0	\$2,000
Other Feasibility / Due Diligence Costs	\$2,000	\$0	\$2,000
Other Feasibility / Due Diligence Costs	\$0	\$0	\$0
Contingency (10% autofill)	\$1,705		\$1,705
Total Feasibility Costs	\$18,755	\$0	\$18,755
PRE-DEVELOPMENT - (CCE ONLY)			
Owner Administration (10% autofill)	\$2,400		\$2,400
Legal	\$3,000	\$0	\$3,000
Architect (Schematic Design)	\$3,000	\$0	\$3,000
Construction Manager/Owner's Rep	\$5,000	\$0	\$5,000
Civil Engineering	\$2,000	\$0	\$2,000
MEP Engineers	\$3,000	\$0	\$3,000
Consultants (Specify)	\$5,000	\$0	\$5,000
Consultants (Specify)	\$0	\$0	\$0
Other Pre-Dev Costs (Specify)	\$3,000	\$0	\$3,000
Other Pre-Dev Costs (Specify)	\$0	\$0	\$0
Other Pre-Dev Costs (Specify)	\$0	\$0	\$0
Contingency (20% autofill)	\$5,280		\$5,280
Total Pre-Development Costs	\$31,680	\$0	\$31,680
DEVELOPMENT PLANNING			
Owner Administration (10% autofill)	\$17,500		\$17,500
Legal	\$5,000	\$0	\$5,000
Architect (DD and CD's)	\$60,000	\$95,000	\$155,000
Construction Manager/Owner's Rep	\$50,000	\$0	\$50,000
Civil Engineer	\$5,000	\$0	\$5,000
MEP Engineer	\$5,000	\$0	\$5,000
Structural Engineer	\$5,000	\$0	\$5,000
Consultants (Specify)	\$20,000	\$0	\$20,000
Consultants (Specify)	\$5,000	\$0	\$5,000
Consultants (Specify)	\$10,000	\$0	\$10,000
Other Dev Planning Costs (Specify)	\$10,000	\$0	\$10,000
Other Dev Planning Costs (Specify)	\$0	\$0	\$0
Other Dev Planning Costs (Specify)	\$0	\$0	\$0
Contingency (20% autofill)	\$38,500		\$38,500
Total Development Planning Costs	\$231,000	\$95,000	\$326,000
LAND COSTS/ACQUISITION			
Owner Administration (2% autofill)	\$0		\$0
Land Cost or Value	\$0	\$100,000	\$100,000
Demolition	\$0	\$0	\$0
Legal	\$0	\$0	\$0
Broker Fee	\$0	\$0	\$0
Appraisal Fee	\$0	\$0	\$0

Construction Manager	\$0	\$0	\$0
Closing Costs	\$0	\$0	\$0
Land Lease Rent Prepayment	\$0	\$0	\$0
Other Acquisition Costs (Specify)	\$0	\$0	\$0
Contingency (5% autofill)	\$0		\$0
Total Land Costs	\$0	\$100,000	\$100,000
Existing Improvements Value (for Match)	\$0	\$0	\$0
Off-Site Improvements	\$0	\$0	\$0
Total Acquisition Costs	\$0	\$100,000	\$100,000
REHABILITATION			
Owner Administration (5% autofill)	\$0		\$0
Legal	\$0	\$0	\$0
Construction Manager/Owner's Rep	\$0	\$0	\$0
Physical Needs Assessment (PNA)	\$0	\$0	\$0
Site Work (Materials and Labor)	\$0	\$0	\$0
Structures (Materials and Labor)	\$0	\$0	\$0
General Requirements/Requirements	\$0	\$0	\$0
Contractor Overhead	\$0	\$0	\$0
Contractor Profit	\$0	\$0	\$0
Prevailing Wages Administration	\$0	\$0	\$0
General Liability Insurance	\$0	\$0	\$0
Relocation Costs	\$0	\$0	\$0
Project Inspection	\$0	\$0	\$0
Signage and Marketing	\$0	\$0	\$0
Furniture/Fixtures/Equipment (FFE)	\$0	\$0	\$0
Urban Greening	\$0	\$0	\$0
Other Rehabilitation: (Specify)	\$0	\$0	\$0
Other Rehabilitation: (Specify)	\$0	\$0	\$0
Other Rehabilitation: (Specify)	\$0	\$0	\$0
Owner's Contingency (20% autofill)	\$0		\$0
Total Rehabilitation Costs	\$0	\$0	\$0
NEW CONSTRUCTION			
Owner Administration (5% autofill)	\$155,800		\$155,800
Legal	\$10,000	\$0	\$10,000
Construction Manager/Owner's Rep	\$50,000	\$0	\$50,000
Site Work (Materials and Labor)	\$250,000	\$0	\$250,000
Hard Costs (Materials and Labor)	\$2,030,000	\$0	\$2,030,000
General Conditions/Requirements	\$0	\$0	\$0
Contractor Profit	\$300,000	\$0	\$300,000
Prevailing Wages Administration	\$5,000	\$0	\$5,000
General Liability Insurance	\$5,500	\$0	\$5,500
Project Inspection	\$500	\$0	\$500
FFE (Furniture/Fixtures/Equipment)	\$150,000	\$0	\$150,000
Signage & Marketing	\$5,000	\$0	\$5,000
Urban Greening	\$50,000	\$0	\$50,000
Other New Construction: (Specify)	\$250,000	\$0	\$250,000
Other New Construction: (Specify)	\$10,000	\$0	\$10,000
Other New Construction: (Specify)	\$0	\$0	\$0
Other New Construction: (Specify)	\$0	\$0	\$0
Other New Construction: (Specify)	\$0	\$0	\$0
Owner's Contingency (20% autofill)	\$654,360		\$654,360
Total New Construction Costs	\$3,926,160	\$0	\$3,926,160
CONSTRUCTION PERMITS & FEES			
Owner Administration (10% autofill)	\$13,000		\$13,000
Bond Premium or Subcontractor Default Insurance (SDI)	\$5,000	\$0	\$5,000
Builders Risk Insurance	\$2,000	\$0	\$2,000
Title and Recording	\$1,000	\$0	\$1,000
Permit Fees	\$117,000	\$0	\$117,000
Local Development Impact Fees	\$5,000	\$0	\$5,000
Employment Reporting	\$0	\$0	\$0
Other Const. Permits & Fees (Specify)	\$0	\$0	\$0
Other Const. Permits & Fees (Specify)	\$0	\$0	\$0
Other Const. Permits & Fees (Specify)	\$0	\$0	\$0
Owner's Contingency (10% autofill)	\$14,300		\$14,300
Total Construction Permits & Fees	\$157,300	\$0	\$157,300
RESERVES			
Operating Reserves (Rehabilitation)	\$0	\$0	\$0
Transition Reserves (Move-in)	\$0	\$0	\$0

COSR Funds	\$200,000	\$0	\$200,000
Total Reserves Amount	\$200,000	\$0	\$200,000
OTHER PROJECT COSTS			
Post Construction Commissioning	\$20,000		\$20,000
Marketing/PR/Communications	\$5,000		\$5,000
Move-In fees			\$0
Accounting/Reimbursable	\$5,000		\$5,000
Other Costs: (Specify)			\$0
Other Costs: (Specify)			\$0
Other Costs: (Specify)			\$0
Other Costs: (Specify)			\$0
Owner's Contingency (10% autofill)	\$3,000		\$3,000
Total Other Project Costs	\$33,000	\$0	\$33,000
DEVELOPER COSTS			
Developer Overhead			\$0
Consultants/Processing Agents			\$0
Project Administration			\$0
Other Developer Costs: (Specify)			\$0
Total Developer Costs	\$0	\$0	\$0
Developer Fee (5%)			\$265,452
TOTAL PROJECT COSTS	\$4,597,895	\$195,000	\$5,058,347
	\$	% of Total	
Match \$ Amount & % of Total Costs	\$195,000	5.02%	<i>Excludes Contingency & Developer Fee</i>
Total Contingency	\$717,145	15.60%	<i>% of Total Project Cost, excludes Developer Fee</i>
Total Reserves	\$200,000	4.35%	<i>% of Total Project Cost, excludes Developer Fee</i>
Total Administration	\$190,250	3.97%	<i>% of Total Project Cost, excludes Developer Fee</i>