

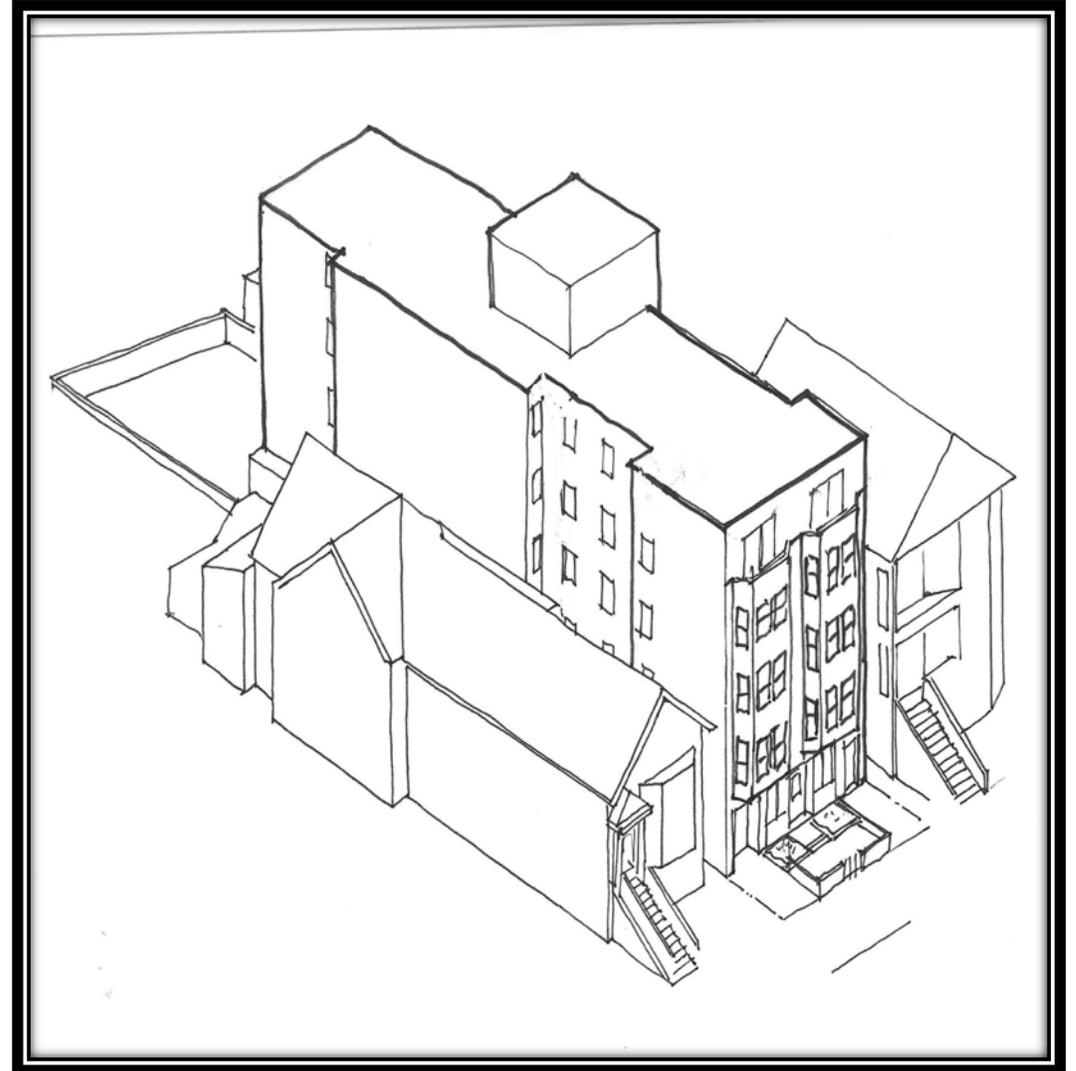
CUA Appeal

Appeal No. 211187

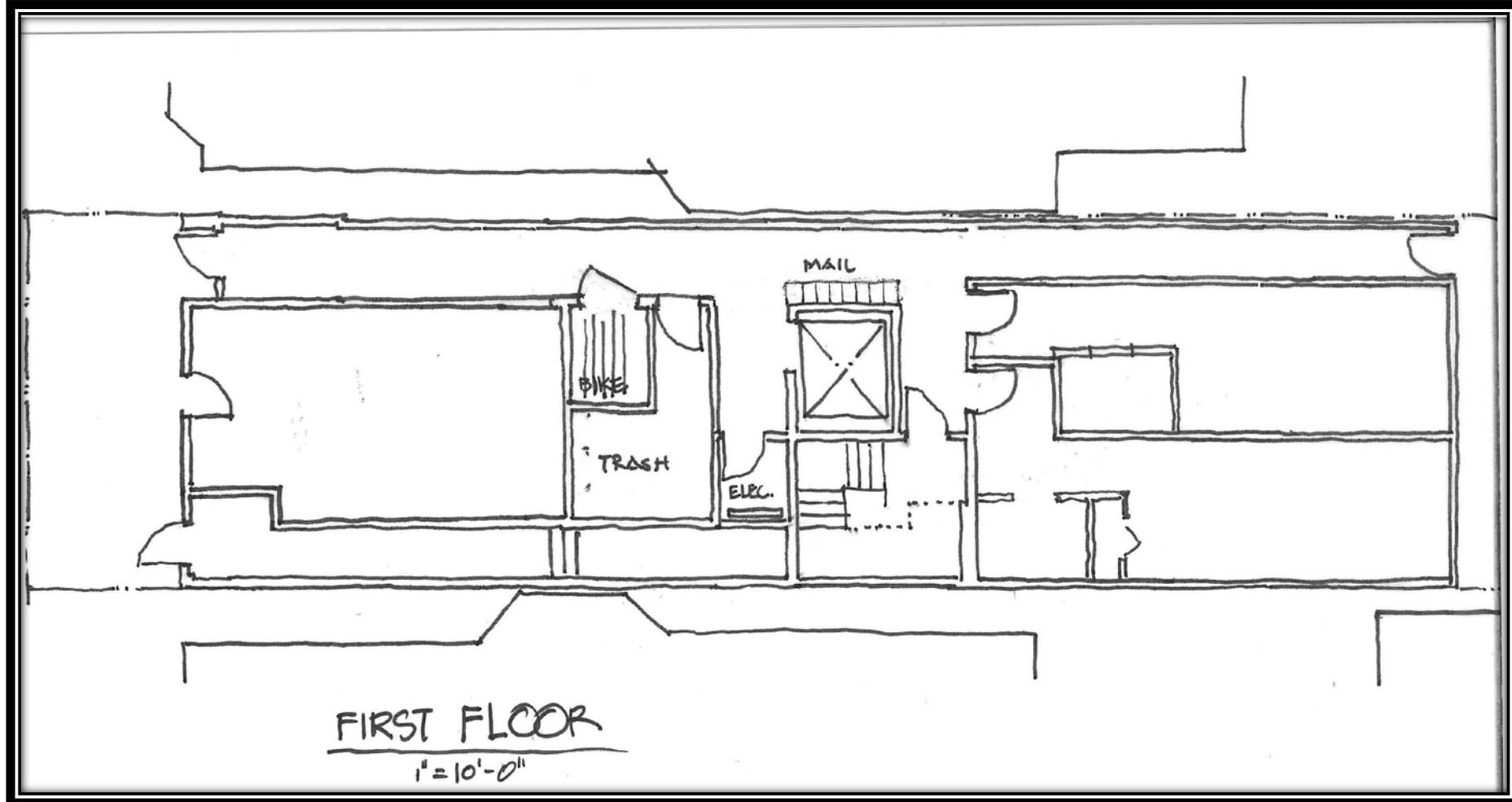
- 3832 18th Street
- 19 Group Housing Units
- 3 BMR units
- 35% density bonus under state law
- Planning Commission condition removed sixth floor, eliminated group kitchen facilities and reduced bike storage



PC Condition Violates HAA



Eliminates All Common Space

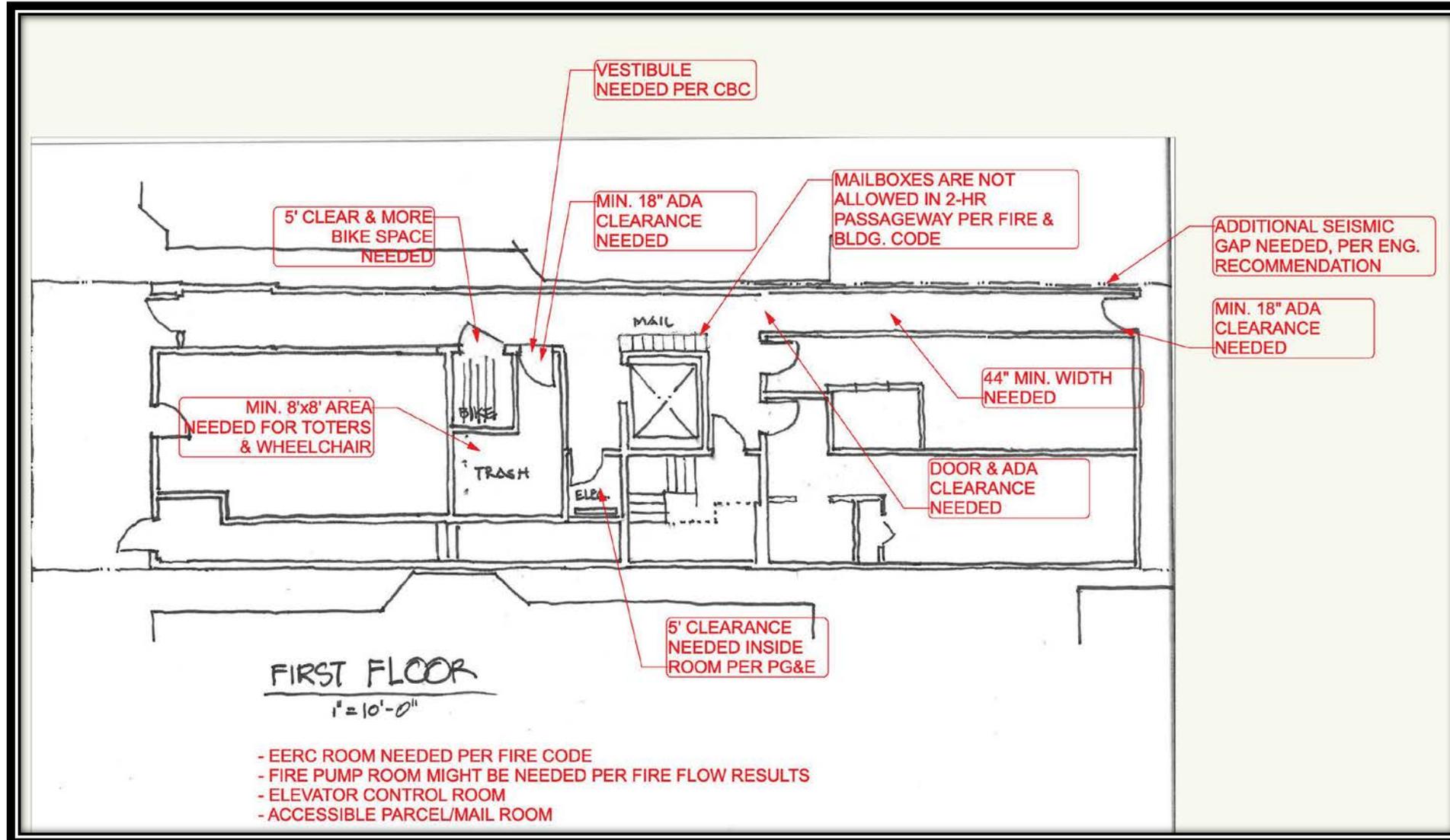


Renders Project Infeasible

- Reduces project value by \$1.17 million dollars
- Renders project infeasible
- No established market for group housing projects without any common space
- Board has recognized critical nature of group kitchen facilities

<u>AS PROPOSED</u>				<u>AS MODIFIED</u>			
<u>Floor</u>	<u>Square Feet</u>	<u>Price Per Sq. Ft.</u>	<u>Price</u>	<u>Floor</u>	<u>Square Feet</u>	<u>Price Per Sq. Ft.</u>	<u>Price</u>
1	400	\$1,300	\$520,000	1	400	\$1,170	\$468,000
-				1	347	\$1,225	\$425,000
-				1	347	\$1,225	\$425,000
2	414	\$1,400	\$580,000	2	414	\$1,260	\$522,000
2	418	\$1,400	\$585,000	2	418	\$1,260	\$527,000
2	379	\$1,400	\$531,000	2	379	\$1,260	\$478,000
2	394	\$1,400	\$552,000	2	394	\$1,260	\$496,000
3	414	\$1,425	\$590,000	3	414	\$1,283	\$531,000
3	418	\$1,425	\$596,000	3	418	\$1,283	\$536,000
3	379	\$1,425	\$540,000	3	379	\$1,283	\$486,000
3	394	\$1,425	\$561,000	3	394	\$1,283	\$505,000
4	414	\$1,450	\$600,000	4	414	\$1,305	\$540,000
4	418	\$1,450	\$606,000	4	418	\$1,305	\$545,000
4	379	\$1,450	\$550,000	4	379	\$1,305	\$495,000
4	394	\$1,450	\$571,000	4	394	\$1,305	\$514,000
5	393	\$1,475	\$580,000	5	393	\$1,328	\$522,000
5	397	\$1,475	\$586,000	5	397	\$1,328	\$527,000
5	379	\$1,475	\$559,000	5	379	\$1,328	\$503,000
5	394	\$1,475	\$581,000	5	394	\$1,328	<u>\$523,000</u>
6	401	\$1,550	\$622,000	6	-		
6	418	\$1,575	<u>\$658,000</u>	6	-		
TOTAL	7,597		\$10,968,000		7,597		\$9,568,000
AVERAGE		\$1,444	\$577,263			\$1,259	\$503,579
BMR PRICE			\$298,000				\$298,000
VALUE REDUCTION			\$837,789				\$616,737
TOTAL			\$10,130,211				\$8,951,263

Creates Code Compliance Issues



Violates Density Bonus Law

- Qualifies for a waiver because height physically precludes construction of the project
- Not required to strip project of all amenities
- Qualifies as an incentive because extra floor results in an identifiable and actual cost reduction
- Reduces construction costs from \$705 to \$700 per square foot

Item	Proposed	Approved
Supervision	\$364,800	\$364,800
Demolition - House	\$76,050	\$76,050
PME	\$175,000	\$175,000
Equipment / Crane	\$65,000	\$65,000
Scaffolding	\$93,800	\$93,800
Debris Hauling	\$125,000	\$125,000
Excavation/Grading	\$120,000	\$120,000
Concrete Foundation Stem wall/Footing	\$113,820	\$113,820
Foundation Piers	\$352,000	\$352,000
Concrete/Flat work	\$24,768	\$24,768
Rough Carpentry	\$1,393,375	\$1,342,144
Carpentry - Rough (roof & elevator)	\$215,500	\$210,500
Roofing and water proofing	\$140,918	\$140,918
Decks & waterproofing	\$18,898	\$1,128
Windows	\$77,875	\$63,875
Doors	\$103,750	\$91,250
Door Hardware	\$19,713	\$17,338
Elevator	\$150,000	\$150,000
Stucco	\$129,788	\$125,988
Exterior siding and trim (front elevation)	\$16,027	\$16,027
Electrical	\$133,764	\$123,936
Rough Plumbing	\$166,250	\$148,750
Plumbing Fixtures	\$21,669	\$19,317
HVAC	\$87,500	\$77,000
Fire Sprinklers & alarm system	\$96,550	\$91,700
Insulation	\$141,570	\$124,605
Sheetrock	\$212,355	\$186,907
Finish carpentry	\$25,778	\$22,585
Exterior metal railing	\$4,780	\$4,780
Stair Railing	\$72,000	\$60,000
Tile installation	\$57,000	\$51,000
Flooring	\$120,491	\$107,372
Interior Painting	\$220,043	\$198,510
Exterior siding and trim painting	\$7,275	\$7,275
Countertops	\$29,550	\$25,350
Cabinets	\$146,500	\$91,125
Lighting	\$52,700	\$46,300
Appliances	\$56,000	\$50,400
Landscaping	\$5,696	\$5,696
Subtotal	\$5,433,552	\$5,112,010
General Conditions 12%	\$652,026	\$613,441
Architect and Engineering Fees 10%	\$543,355	\$511,201
Overhead and Profit 22%	\$1,195,381	\$1,124,642
Permit Fees allowance 4%	\$217,342	\$204,480
Total	\$8,041,656	\$7,565,775
SF Area	11490	10737.15
Price per square foot	\$700	\$705

Cost evaluation

CUA Appeal

Appeal No. 21-112

- Deemed approved and code-compliant as a matter of law
- Group kitchen and bike facilities essential part of project
- Removal of sixth floor violates HAA and DBL
- Grant appeal and remove PC Condition

