

## Department of Commerce and Consumer Affairs

### CERTIFICATE OF GOOD STANDING

I, the undersigned Director of Commerce and Consumer Affairs of the State of Hawaii, do hereby certify that

**NEIGHBORHOOD HOUSING COMMUNITY DEVELOPMENT CORPORATION**

was incorporated under the laws of Hawaii on 11/14/2018 ; that it is an existing nonprofit corporation; and that, as far as the records of this Department reveal, has complied with all of the provisions of the Hawaii Nonprofit Corporations Act, regulating domestic nonprofit corporations.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Department of Commerce and Consumer Affairs, at Honolulu, Hawaii.

Dated: December 19, 2018

Director of Commerce and Consumer Affairs

**DECLARATION STATEMENT OF  
APPLICANTS FOR GRANTS PURSUANT TO  
CHAPTER 42F, HAWAII REVISED STATUTES**


The undersigned authorized representative of the applicant certifies the following:

- 1) The applicant meets and will comply with all of the following standards for the award of grants pursuant to Section 42F-103, Hawaii Revised Statutes:
  - a) Is licensed or accredited, in accordance with federal, state, or county statutes, rules, or ordinances, to conduct the activities or provide the services for which a grant is awarded;
  - b) Complies with all applicable federal and state laws prohibiting discrimination against any person on the basis of race, color, national origin, religion, creed, sex, age, sexual orientation, or disability;
  - c) Agrees not to use state funds for entertainment or lobbying activities; and
  - d) Allows the state agency to which funds for the grant were appropriated for expenditure, legislative committees and their staff, and the auditor full access to their records, reports, files, and other related documents and information for purposes of monitoring, measuring the effectiveness, and ensuring the proper expenditure of the grant.
- 2) If the applicant is an organization, the applicant meets the following requirements pursuant to Section 42F-103, Hawaii Revised Statutes:
  - a) Is incorporated under the laws of the State; and
  - b) Has bylaws or policies that describe the manner in which the activities or services for which a grant is awarded shall be conducted or provided.
- 3) If the applicant is a non-profit organization, it meets the following requirements pursuant to Section 42F-103, Hawaii Revised Statutes:
  - a) Is determined and designated to be a non-profit organization by the Internal Revenue Service; and
  - b) Has a governing board whose members have no material conflict of interest and serve without compensation.

Pursuant to Section 42F-103, Hawaii Revised Statutes, for grants used for the acquisition of land, when the organization discontinues the activities or services on the land acquired for which the grant was awarded and disposes of the land in fee simple or by lease, the organization shall negotiate with the expending agency for a lump sum or installment repayment to the State of the amount of the grant used for the acquisition of the land.

Further, the undersigned authorized representative certifies that this statement is true and correct to the best of the applicant's knowledge.

Neighborhood Housing Development Corporation, Inc.  
(Typed Name of Individual or Organization)

  
(Signature)

11/15/19  
(Date)

Lawrence Graff  
(Typed Name)

Executive Director  
(Title)

## **Application for Grants**

*If any item is not applicable to the request, the applicant should enter "not applicable".*

### **I. Certification – Please attach immediately after cover page**

#### **1. Certificate of Good Standing (If the Applicant is an Organization)**

See attached

#### **2. Declaration Statement**

See attached.

#### **3. Public Purpose**

The public purpose of this application is detailed in the Background and Summary Section II Part 3

### **II. Background and Summary**

A brief description of the applicant's background;

**Neighborhood Housing Community Development Corporation (NHCD) is a State of Hawaii nonprofit agency** founded in November 2018 (pending federal 501c3 approval expected by June 2019) specifically to provide rapid solutions to Kaua'i's urgent housing crisis. Our mission is to provide truly and permanently affordable, sustainable Neighborhood Housing and Living for our local people and work force on Kaua'i, in partnership with the remarkable Kaua'i community, government agencies and other organizations. We have partnered with Willam Chase, General Contractor, as a Project Manager and on-the-job training supervisor, to rehabilitate single family homes with deferred maintenance to create sustainable and permanently affordable housing opportunities for residents of Kaua'i between 80% and 140% Area Median Income (AMI). With over a century of combined real estate and development experience and a profound love for our local population, the board and staff of NHCD are committed to providing Permanently Affordable Living (PAL) to keep the soul of our little island, our multi-generational families, thriving on their ancestral homeland, instead of fleeing to cheaper housing on the mainland. Kaua'i is documented to have the most crowded bedrooms, the highest cost of living and the worst "Comfort index" (COL vs Income) in America! About half of the houses sold are being bought by off-Island buyers who are pulling 85% of the building permits!

The goals and objectives related to the request:



**Our primary goal of this request is to create Permanently Affordable Living (PAL) solutions** for residents of Kaua'i, through responsible, sustainable development practices that protect and preserve the environment and lower the cost of living. Our second goal is to create economic development and community revitalization through on-the-job training opportunities on a affordable housing rehabilitation project. A wide variety of construction trades will be addressed to provide direct experience with all phases of residential construction. Supervision and instruction will be provided both by journeyman level workers in the trades addressed and the general contractor/project manager responsible for the overall job. Trainees will be hired at prevailing wages for laborers in the private residential market. The program is structured around an 8 hour workday, with on-the-job for 30 hrs per week, and 5 additional hours of instructional time.

**Instruction and experience provided** will include demolition (yes, there are skills involved!), rough framing, painting, roofing, flooring and finish carpentry skills. Exposure to, and learning to work with, other trades such as tile, plumbing, and electrical will be included as part of understanding the overall process of building residential structures. And instruction will be given to make it clear how this understanding can be generalized to larger and other commercial projects. Along the way, good professional standards for work habits, from "Planning ahead" to "Follow through", as well as interfacing with other trades on the job. Jobsite safety will always be a primary focus.

1. The public purpose and need to be served;

**The purpose of our request is to serve the public by providing truly, permanently affordable housing and living, for the local people of Kaua'i** through innovative equity sharing agreements with the eventual residents, while building labor capacity as well as the personal incomes of the workers, through "On-the-job training", as our partner - a licensed Contractor - will train the employees toward a higher skill and income level, while he works with them to do any necessary repairs to the house.

**Neighborhood Housing CDC is a non-profit in good standing in the State of Hawaii** and has filed for our 501 (c)-3 Non-Profit Status. Through this program we will provide Permanently Affordable Housing for a family and the opportunity for that family to build some equity in their home, thereby increasing pride of ownership. NHCDC will hold the title to the land so that the home is "Leasehold" and we will contract with the buyer so that the buyer becomes a homeowner in partnership with NHCDC. Any increases in equity are shared between NHCDC and the Buyer, commensurate with the number of years the homeowner resides in the home up to 50% shared equity after 20 years of residency with a history of keeping the payments current. Qualified homebuyers will be based on 80%-140% Area Median Income (AMI) and the

leasehold sale to the Buyer will be priced from \$225,000 to \$325,000 scalable to AMI. Homebuyers will qualify for purchase based on demonstrating one year of residency and NHCDC will comply with fair housing and affirmative marketing requirements. Shared equity will be calculated as follows:

**A. SHARED APPRECIATION FACTOR (SAF):** the SAF shall be determined by the number of years of ownership by Homeowner using the following schedule:

5 years or less from date of acquisition	SAF = 25%
More than 5 years but less than or equal to 6 years	SAF = 27.5%
More than 6 years but less than or equal to 7 years	SAF = 30%
More than 7 years but less than or equal to 8 years	SAF = 32.5%
More than 8 years but less than or equal to 9 years	SAF = 35%
More than 9 years but less than or equal to 10 years	SAF = 37.5%
More than 10 years but less than or equal to 11 years	SAF = 40%
More than 11 years but less than or equal to 12 years	SAF = 42.5%
More than 12 years but less than or equal to 13 years	SAF = 45%
More than 13 years but less than or equal to 14 years	SAF = 45%
More than 14 years	SAF = 50%

**B.** 25% - 50% in increments of 2.5% each year after 5 years to 14+ years of ownership

**C. CAPITAL IMPROVEMENTS CREDIT (CIC):** an increase based on the cost of any Eligible Capital Improvements (hereinafter defined) made by Homeowner. The term “Eligible Capital Improvements” shall mean only those improvements approved in

writing by the NHCDC or its designee in accordance with NHCDC's Capital Improvements Policy as revised from time to time. To qualify for an Eligible Capital Improvement, Homeowner must submit a request for approval to NHCDC or its designee in advance of performing any work, along with plans and specifications for the proposed work, and contractor bids or other cost estimates and any other items required by NHCDC's Capital Improvements Policy. NHCDC or its designee shall approve any Eligible Capital Improvements including the maximum value of any improvement prior to the commencement of construction. NHCDC shall have an opportunity to inspect to insure completion and satisfactory workmanship prior to issuing a final letter stating the Approved Value of an Eligible Capital Improvement.

NHCDC shall be under no obligation to approve any capital improvement and shall consider whether the proposed improvement increases number of bedrooms of the home and the impact of the capital improvement on long-term affordability prior to its consent.

Nothing in this section shall prohibit Homeowner from making an improvement, which does not qualify as an Eligible Capital Improvement. However, only Eligible Capital Improvements, authorized in advance and approved after completion by NHCDC or its designee, may be included in the calculation of the Formula Price, as set forth herein.

D. EXCESSIVE DAMAGE CHARGE (EDC): a decrease in the amount equal to the value of any excessive damage or neglect. Excessive damage or neglect is defined as damages beyond normal wear and tear. Such excessive damage may be described as, but not necessarily be limited to holes in walls, damaged or neglected floor coverings and Capital Systems, severely degenerated interior or exterior painted surfaces, damage resulting from neglected Capital Systems, or missing essential household fixtures that were originally a part of the edifice. Determination of excessive damage value will be at the sole discretion of the NHCDC and/or its agents.

The Formula Price, therefore, shall be calculated as follows:

Initial Purchase Price(IPP)	\$ _____
Plus Homeowner's Share of Appreciation (HSA)	+ \$ _____
Equals Base Formula Price (BFP)	= \$ _____

Plus Capital Improvements Credit (CIC), if any	+ \$ _____
Less Excessive Damage Charge (EDC), if any	- \$ _____
Equals Formula Price(FP)	= \$ _____

2. Describe the target population to be served; and

In line with NHCDC's mission of supporting the local people of Kaua'i, this request will serve families that meet the following criteria:

- The target population will be residents of Kaua'i demonstrating one year of residency on Kaua'i, or returning residents.
- Annual gross household income between 80-140% of the Area Median Income (AMI).

3. Describe the geographic coverage.

The project will be located in the County of Kaua'i, generally no less than one-half mile from a bus stop and two miles from a market or grocery. Projects will be located in an established community with emphasis on walk-to-work availability and other services to support a quality, affordable living situation. A Multiple Listing Service printout of all houses listed anywhere on Kaua'i on January 15, 2019 (under \$500,000) showed there were 19 current listings. See the four examples in the image below - all of which are within a short walk of bus stop and market and all of which would need some repair or upgrading to be ready for a family to move in. Almost every one of those listings would appraise higher than the current listing price upon repair and/or upgrade by NHCDC.



**4 OF 19 CURRENT LISTINGS FOR SALE ON KAUAI - UNDER \$500,000**

\$429,900



[14 Photos Available](#)

MLS: [619810](#) | Residential | 3 Bed, 1.01 Bath | 880 Sq Ft | 5,904 sqft | [4-1-6-3-73](#) | Fee Simple

9825 Uuku Road, Waimea, HI 96796

Classic Redwood single wall 3 bedroom in Waimea with fenced yard and extras. Dog lovers home in quiet, peaceful neighbor home has 8 kennels formerly used to host animals for their traveling owners. Fully fenced yard with garden area, A/C in Living and Bed rooms,

Active DOM: 142

**3-3840 KUHIO HWY - LIHUE, HI**



\$379,000



[16 Photos Available](#)

MLS: [622042](#) | Residential | 4 Bed, 1.00 Bath | 1,304 Sq Ft | 15,769 sqft | [4-3-7-6-8](#) | Fee Simple

Property with Lots of potential in Hanamaulu

Classic Single Family Home, built in 1911, located in Hanamaulu. The home offers 4 bedrooms, 1 bath, and a separate wash room and storage shed. A great opportunity for someone who is looking for a "Fixer-Upper", or wanting to tear down and build their dream home....

Active DOM: 101

**5057 KAWAIHAU RD - KAPAA, HI**



\$399,000



[13 Photos Available](#)

MLS: [623151](#) | Residential | 2 Bed, 1.00 Bath | 822 Sq Ft | 3,295 sqft | [4-4-6-18-52](#) | Fee Simple

Charming older home ready for you to bring back it's sparkle!

This is the gem you have been waiting to polish! Perfect for first time home buyers or investors. This quaint two bedroom, one bath home is well maintained and eagerly awaiting upgrades. With some TLC and sweat equity, this property can be your paradise found.

Active DOM: 63

**2461 KENEKE ST - KILAUEA, HI**



\$499,900



[17 Photos Available](#)

MLS: [621053](#) | Residential | 3 Bed, 2.00 Bath | 1,767 Sq Ft | 7,080 sqft | [4-5-2-8-59](#) | Fee Simple

Walk to new shopping center

Large home in desirable neighborhood. Covered, private lanai off the back of the home. Separate laundry room. Large family room on a lower level. Price reduced. Property is now vacant. Easy to show. Property sold as-is. Conventional financing not av

Active DOM: 137

Summary

	#	Lowest	Highest	Average	Median	Mode
Listings	19	\$299,000	\$499,900	\$428,348	\$450,000	\$475,000
DOM (Active)	19	0	524	117	104	157

This information has been supplied by third parties and has not been independently verified by Hawaii Information Service and is, therefore, not guaranteed.

*This data comes from Hawaii Information Service and is reliable but not guaranteed  
Sent from hawaiiinformation.com at 1/16/2019 9:04:17 AM*

### **III. Service Summary and Outcomes**

1. Describe the scope of work, tasks and responsibilities;

Phase One (July - August 2019)

NHCDC will identify properties for purchase in keeping with the established program criteria, present an offer, open escrow and finalize purchase.

Phase Two (September - November 2019)

NHCDC will assess the scope of work related to the rehabilitation of the selected site, approve a rehabilitation budget, solicit bids and select a contractor.

Contractor will start needed repairs, upgrading and refreshing.

Project Manager will select on-the-job training program participants.

Phase Three (December 2019- May 2020)

Contractor will finish repairs and upgrade and finalize all necessary inspections.

On-the-job training participants will receive certification of completion from NHCDC. NHCDC will complete the selection process for potential leasehold homebuyer and open escrow.

Phase Four (June 2020)

NHCDC will finalize sale to leasehold home buyer, deposit funds into a housing trust fund and begin phase one on the next project as part of the sustainability plan for the program.

2. Provide a projected annual timeline for accomplishing the results or outcomes of the service;

<b>July</b>	<b>Identify sites, submit offers, open escrow</b>
<b>August</b>	<b>Close escrow</b>
<b>September</b>	<b>Conduct physical needs assessment, solicit bids, advertise on-the job training program and select 3 participants.</b>
<b>October</b>	<b>Select contractor and commence construction.</b>
<b>November</b>	<b>Meet weekly with contractor and Project Manager for quality assurance and project management</b>
<b>December</b>	<b>Affirmatively market units and seek qualified homebuyer. Continue weekly meetings with contractor and Project Manager</b>
<b>January</b>	<b>Review qualified homebuyers and continue weekly meetings during construction</b>
<b>February</b>	<b>Review qualified homebuyers and continue weekly meetings during construction</b>
<b>March</b>	<b>Select homebuyer and continue weekly meetings.</b>
<b>April</b>	<b>Complete construction and finalize selection of homebuyer open escrow</b>
<b>May</b>	<b>Complete due diligence for escrow</b>
<b>June</b>	<b>Close escrow</b>

3. Describe its quality assurance and evaluation plans for the request. Specify how the applicant plans to monitor, evaluate, and improve their results; and

NHCDC will have oversight of each phase of development and use project management software to track development activities of subcontractor scopes of work. In addition weekly site visits will be conducted by NHCDC during construction. NHCDC will also hold weekly development team meetings to review and analyze progress reports from the General Contractor program partner to evaluate and improve results as necessary. Upon completion of phase four, NHCDC will issue a report to the state and its board of directors in the annual report.

4. List the measure(s) of effectiveness that will be reported to the State agency through which grant funds are appropriated (the expending agency). The measure(s) will provide a standard and objective way for the State to assess the

program's achievement or accomplishment. Please note that if the level of appropriation differs from the amount included in this application that the measure(s) of effectiveness will need to be updated and transmitted to the expending agency.

Outcome measures will be in concurrence with milestones and benchmarks outlined in each phase of development in accordance with the timeline presented in Section III Question 2. of this proposal.

#### **IV. Financial**

##### **Budget**

1. The applicant shall submit a budget utilizing the enclosed budget forms as applicable, to detail the cost of the request.
  - a. Budget request by source of funds - See attached
  - b. Personnel salaries and wages - See attached
  - c. Equipment and motor vehicles - Not applicable
  - d. Capital project details - See attached
  - e. Government contracts, grants, and grants in aid (Link) - Not applicable
2. The applicant shall provide its anticipated quarterly funding requests for the fiscal year 2020.

Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Grant
\$428,760	\$70,360	\$70,360	\$11,260	\$580,740

3. The applicant shall provide a listing of all other sources of funding that they are seeking for fiscal year 2020.

We are preparing to apply for additional funding sources from several sources, including:

- Hawaii Community Foundation
  - County of Kaua'i Community Development Block Grant funds
  - County of Kaua'i Homebuyer Loan Program
  - Atherton Foundation
  - Weinberg Foundation
  - In-Kind donations \$25,000
4. The applicant shall provide a listing of all state and federal tax credits it has been granted within the prior three years. Additionally, the applicant shall provide a listing of all state and federal tax credits they have applied for or anticipate applying for pertaining to any capital project, if applicable.



Not applicable

5. The applicant shall provide a listing of all federal, state, and county government contracts, grants, and grants in aid it has been granted within the prior three years and will be receiving for fiscal year 2020 for program funding.

Not applicable

6. The applicant shall provide the balance of its unrestricted current assets as of December 31, 2018.

NHCDC was founded in November 2018. On December 31, 2018 the agency received a donation of \$30,000 to be allocated for discretionary purposes.

## **V. Experience and Capability**

### **1. Necessary Skills and Experience**

The applicant shall demonstrate that it has the necessary skills, abilities, knowledge of, and experience relating to the request. State your experience and appropriateness for providing the service proposed in this application. The applicant shall also provide a listing of verifiable experience of related projects or contracts for the most recent three years that are pertinent to the request.

**Jim Edmonds, CoFounder and President of NHCDC's Board of Directors**, has extensive experience in Project Development and Management over the last 30 years. He has served at every phase (outside of licensed engineering or architecture) from Project Manager to Consultant to Owner Builder/Developer and even house design on at least 20 subdivisions and small and large projects, most of which are built out and occupied today. These include projects ranging from one house to 190 acres with 38 home sites. He has (at various times) managed or overseen the planning, design, permitting, site work, infrastructure installation and marketing for these projects.

Jim Edmonds has also directly managed the remodeling of 15 vintage buildings over the last 15 years, two of those in the last 3 years, one commercial, one residential. These projects directly correlate with the work that we are proposing in this Application.

All of Jim's projects and remodels have been completed with a compelling interest in maintaining affordability and occupancy by local families as well as environmental sensitivity and sustainability.

**Greg Crowe, CoFounder and Vice President of NHCDC's Board of Directors** has over 40 years of experience ranging from residential development and construction (from single lots to 100 lot subdivisions), rental property management (residential and

commercial). He is currently focused on sustainable community development in general and, in particular, on Truly Affordable Housing.

A common thread in all of Greg's activities is a systems approach to implementation of evidence-based best practices as well as innovation to dramatically improve results – particularly in the residential real estate field, having reduced construction costs an average of 30% and cut construction time in half, while increasing quality.

Both Greg and Jim have lived on Kaua'i over 30 years and volunteer their time to help preserve cherished elements of Kauai's past, having invented the concept of "Truly, Permanently Affordable Living", while working to bring to Kaua'i the best of the modern world. In particular, he is focused on the affordable housing crisis confronting Kaua'i.

**Lawrence Graff - Executive Director of NHCDC** - Larry is an accomplished professional with over 28 years of experience in government and non-profit services. Larry's background includes affordable housing development, asset management, human resources, grant administration, fund raising, proposal writing, non-profit agency finance, public speaking, mediation, and grant compliance. Larry has worked in local government in California helping finance affordable housing projects and reducing homeless populations through a balanced approach to services and enforcement. As an administrator of non-profit agencies, Larry has been an Executive Director providing housing as well as an Assets and Operations Director managing 749 units of low-income housing at 52 locations. Larry is dedicated to serving the community and brings a level of expertise in non-profit administration, program management and affordable housing to Kaua'i and NHCDC that represents his love for humanity and Aloha Spirit. Larry is also the co-founder of an event that has taken blind people surfing with Swamis Surf Association in California for the past 23 years and you can always find him once a month volunteering at Kaua'i Ocean Recreation Experience (KORE) helping persons with disabilities experience the joy of surfing.

**Bill Chase – Project Manager** (License # BC 18826) has been a Licensed Contractor since 1983. He moved to Kaua'i and got his license in Hawaii in 1993. He has been building since the '70's – with a focus on "Green and Sustainable Building Practices" and bamboo houses. He has supported our work for three years. He is passionate about providing Affordable Housing and was a Board Member of the Kaua'i Public Land Trust for about 15 years.

**2. Facilities**

The applicant shall provide a description of its facilities and demonstrate its adequacy in relation to the request. If facilities are not presently available, describe plans to secure facilities.

4270 Kilauea Road Suite I-3 - Commercial Office Space in the Kilauea Historic Plantation Center.

**VI. Personnel: Project Organization and Staffing**

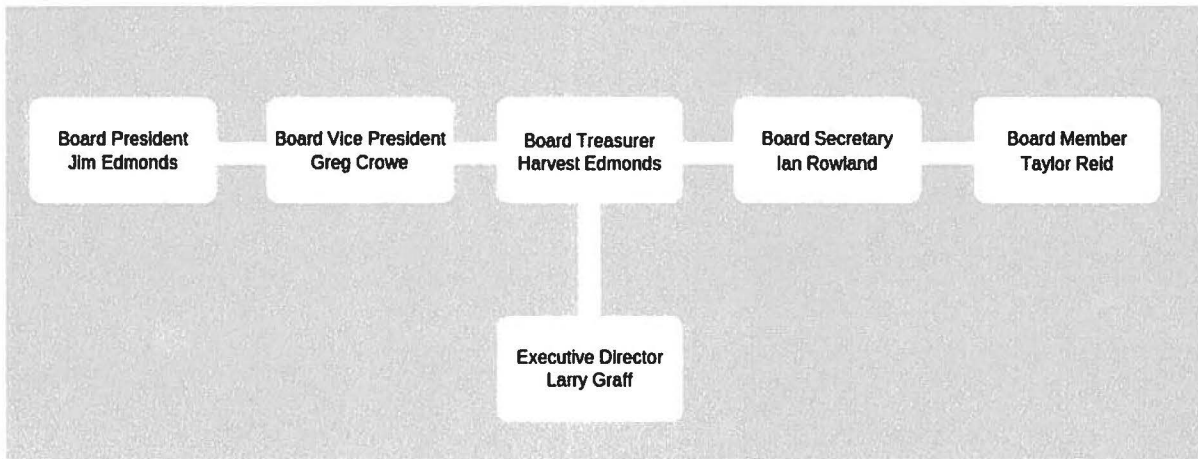
**1. Proposed Staffing, Staff Qualifications, Supervision and Training**

The applicant shall describe the proposed staffing pattern and proposed service capacity appropriate for the viability of the request. The applicant shall provide the qualifications and experience of personnel for the request and shall describe its ability to supervise, train and provide administrative direction relative to the request.

NHCDC’s executive director will oversee the completion of the project, ensure compliance with applicable laws and regulations, and coordinate with the state agency responsible for executing this grant contract. The project manager will oversee all aspects of the construction phases and report to the NHCDC executive director.

**2. Organization Chart**

The applicant shall illustrate the position of each staff and line of responsibility/supervision. If the request is part of a large, multi-purpose organization, include an organization chart that illustrates the placement of this request.



### **3. Compensation**

The applicant shall provide an annual salary range paid by the applicant to the three highest paid officers, directors, or employees of the organization by position title, not employee name.

Executive Director - \$50,400 annually

## **VII. Other**

### **1. Litigation**

The applicant shall disclose any pending litigation to which they are a party, including the disclosure of any outstanding judgement. If applicable, please explain.

Not applicable

### **2. Licensure or Accreditation**

The applicant shall specify any special qualifications, including but not limited to licensure or accreditation that the applicant possesses relevant to this request.

Bill Chase, Project Manager, BC 18826, owner and operator of On Center Construction. 19 years licensed on Kaua'i, 28 years total. Bill has supported this Truly Affordable Housing effort for 3 years.

Jim Edmonds, RB 15273, Principal Broker of Emerald Isle Properties in Kilauea, Kaua'i.

### **3. Private Educational Institutions**

The applicant shall specify whether the grant will be used to support or benefit a sectarian or non-sectarian private educational institution. Please see Article X, Section 1, of the State Constitution for the relevance of this question.

Not applicable

### **4. Future Sustainability Plan**

The applicant shall provide a plan for sustaining after fiscal year 2019-20 the activity funded by the grant if the grant of this application is:

- (a) Received by the applicant for fiscal year 2019-20, but
- (b) Not received by the applicant thereafter.



Applicant: Neighborhood Housing Community Development Corporation

The proposed project will generate program income at the close of escrow of the leasehold sale. Program income will be deposited into a housing trust account. These funds will be leveraged with additional funding to the purchase of future projects and create on-going program sustainability. Fund sources include affordable housing programs administered by the County of Kaua'i and State of Hawaii, foundation requests, and discretionary funding from individual and corporate donors.



Applicant: Neighborhood Housing Community Development Corpora

FUNDING AMOUNT REQUESTED						
TOTAL PROJECT COST	ALL SOURCES OF FUNDS RECEIVED IN PRIOR YEARS		STATE FUNDS REQUESTED	OTHER SOURCES OF FUNDS REQUESTED	FUNDING REQUIRED IN SUCCEEDING YEARS	
	FY: 2017-2018	FY: 2018-2019	FY:2019-2020	FY:2019-2020	FY:2020-2021	FY:2021-2022
PLANS			1500			
LAND ACQUISITION			425000			
DESIGN						
CONSTRUCTION			141700			
EQUIPMENT						
<b>TOTAL:</b>			568,200			
<b>JUSTIFICATION/COMMENTS:</b>						

		LABOR	MATERIALS	SUBS	TOTAL
<b>0</b>	<b>ADMINISTRATIVE</b>				
<b>1000</b>	<b>GEN REQUIRMNT</b>				
1340	Shop drawings/Specs			1500	1,500
					-
1505	Construction cleanup	4000			4,000
1510	Temporary facilities				-
1643	Dumpsters			1500	1,500
					-
	Contingency				10,000
	Project Management				7,500
					-
					-
<b>2000</b>	<b>SITE WORK</b>				-
2200	Trenching (elec/gas/water)				-
2280	Termite treatment			2500	2,500
2700	Septic system			1500	1,500
	Backflow preventor				-
	Water main				-
	Electric supply			500	500
					-
<b>3000</b>	<b>CONCRETE</b>				-
<b>4000</b>	<b>MASONRY</b>				-
					-
<b>6000</b>	<b>WOOD &amp; PLASTICS</b>				-
6100	Framing	750	250		1,000
6200	Finish carpentry both bldgs	2000	750		2,750
	shelf stock, closets,				-
	misc. trim				-
					-
6230	Casework				-
	Kitchen cabs	1250	6000		7,250
	Bth vanities	750	1500		2,250
	Drawer pulls, latches, etc.				-
	Countertops (allow)		1000		1,000
					-
<b>7000</b>	<b>THERMAL/MOIST</b>				-
7320	Roofing	10000	7500		17,500
7200	Insulation				-
7600	Gutters/downspouts	1500	800		2,300
					-
<b>8000</b>	<b>DOORS/WINDOWS</b>				-
8200	Interior doors	500	500		1,000
	exterior doors	500	250		750
					-
<b>9000</b>	<b>FINISHES</b>				-
9250	Sheet Rock	5000	2200		7,200
9300	Tile	200	500	2500	3,200
9550	Wood flooring	7500	4000		11,500
9650	Resilient flooring	2500	1000		3,500



