

EXAMPLE OF CALCULATING COST NOT ATTRIBUTABLE

A 50-unit apartment building has a gross floor area of 30,000 sq.ft., a Total Structures cost of \$1,665,000, and a Total Land Improvements cost of \$250,000. It has a community room on the ground floor, a parking lot, an exterior patio with benches, tables, and ornamental shrubs, and a playground with swings and slides. Using the architectural drawings, determine the area of the community room, parking lot, patio, and playground, and the number of benches, tables, ornamental shrubs, swings and slides. Calculate the cost of each item.

Unit quantities:

- Community room - 650 sq.ft.
- Asphalt parking lot for 50 cars - 15,000 sq.ft.
- Concrete Patio - 400 sq.ft.
- Playground - 900 sq.ft.
- 6 ft concrete patio benches - 6
- 3 ft x 3 ft concrete patio tables - 6
- Ornamental shrubs - 12
- Playground swing sets - 2
- Playground slides - 2

Unit costs:

- A. The community room is part of the structure, while the rest of the non-attributable features are exterior. The unit cost for the community room will be the Total Structures cost per gross square foot of building area. In Form HUD -92264, divide \$1,665,000 (Line 41 of Section G) by 30,000 sq.ft.(Line 33 of Section C), giving a cost per gross square foot of \$55.50.
- B. Determine unit costs for exterior features from the Office benchmark data bank or a published data source. The exterior unit costs used in this example are typical.

Parking lot:

- Asphaltic concrete parking lot paving - \$1.25 per sq.ft.
- Concrete perimeter curbing (500 lin ft) - \$10.50 per lin. ft.
- Concrete parking bumpers - \$30 ea.
- Stormwater catch basins (4) - \$1500 ea.
- Storm drain line (350 lin ft) - \$27 per lin. ft.
- Parking lot striping - \$4 per car

Patio:

- Concrete patio paving - \$4 per sq.ft.
- Concrete patio benches - \$500 ea.
- Concrete patio tables - \$1000 ea.
- Ornamental shrubs - \$100 ea.

Playground:

Asphalt paving - \$2 per sq.ft.
Rubber safety surface - \$3 per sq.ft.
Swing sets - \$500 ea.
Slides - \$1000 ea.

C. Cost Calculations:

1. "B" Costs:

These are summarized according to category in Section M of Form HUD-92264.

M.10 - Parking

Parking lot paving - 15,000 sq.ft. x 1.25	=	18,750
Parking lot curbing - 500 lin.ft. x 10.50	=	5,250
Parking bumpers - 50 x 30.00	=	1,500
Catch basins - 4 x 1500.00	=	6,000
Storm drain - 350 lin.ft. x 27.00	=	9,450
<u>Striping - 50 x 4.00</u>	=	<u>200</u>
Summary cost	=	41,150

M.13 - Special Exterior Land Improvements

Patio paving - 400 sq.ft. x 4.00	=	1,600
Patio benches - 6 x 500.00	=	3,000
Patio tables - 6 x 1000.00	=	6,000
Ornamental shrubs - 12 x 100.00	=	1,200
Playground paving - 900 sq.ft. x 2.00	=	1,800
Safety surface - 900 sq.ft. x 3.00	=	2,700
Swing sets - 2 x 500.00	=	1,000
<u>Slides - 2 x 1000.00</u>	=	<u>2,000</u>
Summary cost	=	19,300

M.14 - Other

Community room - 650 sq.ft. x \$55.50 = \$36,075

Total Summary Costs = M.10 + M.13 + M.14 = **TOTAL "B" COSTS = \$96,525**

Enter summary costs and breakdown in Section M.

2. "A" Costs

Total Structures (HUD-92264, line G.41)	=	\$1,665,000
<u>Total Land Improvements (line G.36c)</u>	=	<u>250,000</u>

TOTAL "A" COSTS = \$1,915,000

3. Cost Not Attributable (B over A):

"B" costs @ \$96,525 divided by "A" costs @ \$1,915,000 = 0.0504 = 5.04 per cent
Enter the percentage in Section M of Form HUD-92264.

Rehabilitation Cost Not Attributable to Residential Use

1. Total Rehab Cost

(Without fees - Lines G 36c + G41) **

\$ _____

2. Rehab Cost Not Attributable

(Dollar amounts without fees) **

\$ _____

3. Ratio of Not Attributable

Project Not Attributable Square Feet _____ sq. ft.

Divided by Total Project Gross Square Feet _____ sq. ft. ** =

_____ %

4. "As-Is" Not Attributable

Total "As-Is" (Land + Structures) \$ _____ X Ratio from #3 _____ % =

\$ _____

5. Total Cost Not Attributable

"As-Is" Not Attributable (#4) \$ _____

plus Rehab Cost Not Attributable (#2) \$ _____ =

\$ _____

6. Cost Without Fees

Total Rehab Cost Without Fees \$ _____ (From #1) +

Total "As-Is" Value \$ _____ (From Line 73b of Form HUD-92264) Total =

\$ _____

7. The Percentage Not Attributable

Divide Total Rehab Cost Not Attributable

(#5) \$ _____ by Total Cost Without Fees (#6) =

_____ %

8. Line G 74

Total Estimated Replacement Cost of Project*

\$ _____ X Percentage Not Attributable (#7) _____ %

\$ _____

* The Total Estimated Replacement Cost must be that developed by a Replacement Cost Formula. Cost Not Attributable must not be adjusted if the Total Estimated Replacement cost later changes.

** From Cost Analyst
