



SAMPLE P2325T PROGRAM ADJUSTED RUN

RUN P2325T

P2325T 10/24/79 10:06:38

VERSION 70015
PROJECT D.D.P
P 035001
COMPARABLE IS PROJ. NO.: 05513
NEW COMPARABLE? (Y/N)
P 04
CONSTRUCTION START DATE OF SUBJECT? MM/DD/YY
P 105/01/80
THE TIME MULTIPLIER IS 1.252497
CHANGE IN TIME MULTIPLIER? (Y/N)
P 04
LUMP SUM ADJUSTMENTS? (Y/N).
P 04
ITEM NUMBER OF TRADE ITEM?
P 142
+ OR - TOTAL ADJUSTMENT?
P 775
BENCHMARK USED? (ONE LINE OF DESCRIPTION).
P 0400 TO 450 UNIT
LUMP SUM ADJUSTMENTS? (Y/N).
P 04
ITEM NUMBER OF TRADE ITEM?
P 150
+ OR - TOTAL ADJUSTMENT?
P 26199
BENCHMARK USED? (ONE LINE OF DESCRIPTION).
P 0400 TO 4100 UNIT
LUMP SUM ADJUSTMENTS? (Y/N).
P 04
ITEM NUMBER OF TRADE ITEM?
P 261
+ OR - TOTAL ADJUSTMENT?
P 112000
BENCHMARK USED? (ONE LINE OF DESCRIPTION).
P 040000 BLDG
LUMP SUM ADJUSTMENTS? (Y/N).
P 04
ENTER NUMBER OF ELEVATORS FOR SUBJECT
P 04
0005 REPORT? (Y/N).
P 04

GROSS STRUCTURE ESTIMATE WITH LUMP SUM ADJUSTMENTS (2025)

DATE: 12/04/79

INDEX TIME MULTIPLIER-----VALUES OF: DATE X Y TM
SUBJECT PROJECTED: 05/01/80 69 3.2453 = 1.252499
COMPARABLE: 02/01/76 55 2.5900

COMPARABLE - 35513

SUBJECT - 35001

NAME: VILLAGE EAST
STRUCTURE TYPE: WALK-UP
NUMBER OF BUILDINGS: 11
NUMBER OF UNITS: 112
GROSS AREA: 79,104
UNIT SIZE IN SQ. FT.: 706

SAMPLE APARTMENTS
WALK-UP
10
114
76,633
672

		MECHANICALS			
HEATING	\$ 95,384	\$ 852 PER UNIT		\$ 97,087	
AIR-COND	\$ 0	\$ 0 PER UNIT		\$ 0	
PLUMBING	\$ 169,720	\$ 236 PER FIXTURE		\$ 152,041	NO. OF FIXTURES: 645
CABINETS	\$ 62,973	\$ 562 PER UNIT		\$ 64,098	
APPLIANCES	\$ 75,961	\$ 678 PER UNIT		\$ 77,317	
TILEWORK	\$ 9,994	\$ 89 PER UNIT		\$ 10,172	
SPECIALTIES	\$ 24,137	\$ 216 PER UNIT		\$ 24,568	
SPEC EQUIPMENT	\$ 0	\$ 0 PER UNIT		\$ 0	
BLINDS, SHADES, ART	\$ 13,200	\$ 116 PER UNIT		\$ 13,436	
ELEVATORS	\$ 0	\$ 0 PER FLOOR		\$ 0	
ELECTRICAL	\$ 139,064	\$ 1100 PER UNIT		\$ 135,440	
TOTAL MECHANICALS	\$ 584,433			\$ 574,159	
SQ. FT. COST (COMP)	\$ 7.39				

ADJUSTED COST \$ 719,421

STRUCTURE COST \$ 1,499,321 (WITH NEGATIVE LUMP SUM ADJUSTMENTS APPLIED)
COST PER UNIT \$ 13,387
COST PER SQ. FT. \$ 18.95
COST SQ FT LESS MECH \$ 11.57
ADJUSTED COST PER SQ FT \$ 14.49 (SQ. FT. COST TIMES THE TIME MULTIPLIER)

LUMP SUM TRADE ITEM ADJUSTMENTS		
ITEM	ADJUSTMENT	BENCHMARK
44 TILE WORK	+ 778	ADJ TO \$90 UNIT
53 BLINDS; SHADES; ARTW	+ 6,199	ADJ TO \$120 UNIT
61 ACCESSORY STRUCTUR	+ 103,000	COMM BLDG
TOTAL	+ 109,977	

NOTES: MINUS ADJUSTMENTS ARE REFLECTED IN THE COSTS ABOVE AND THE TOTALS; POSITIVE ONES ARE REFLECTED ONLY IN THE TOTALS BELOW.
ACCESSORY STRUCTURES ARE DELETED FROM THE COMPARABLE FOR COMPUTATIONS.

SUBJECT GROSS AREA TIMES ADJUSTED SQ FT COSTS \$ 1,110,545
ADJUSTED MECHANICAL COSTS \$ 719,421
POSITIVE LUMP SUM ADJUSTMENTS \$ 109,977

TOTAL SUBJECT COST \$ 1,939,943
\$ 25.31 PER SQUARE FOOT



DO YOU WISH TO ENTER DOLLAR VALUES FOR SITE WORK(Y/N)

? Y

ENTER ESTIMATED COSTS FOR THE FOLLOWING SITE WORK.

EARTHWORK.

? 00000

SITE UTILITIES.

? 071440

ROADS AND WALKS.

? 066500

SITE IMPROVEMENTS.

? 055500

LAWNS AND PLANTING.

? 060000

UNUSUAL SITE CONDITIONS.

? 00

COSTS NOT ATTRIBUTABLE:

DESCRIPTION ? PARKING

COST ? 015700

DESCRIPTION ? COMM BLDG

COST ? 003000

DESCRIPTION ?

ONSITE SPECIAL EXTERIOR LAND IMPROVEMENTS:

DESCRIPTION ?

(COMMERCIAL COSTS NOT ATTRIBUTABLE:

DESCRIPTION ?

OFF SITE COSTS:

DESCRIPTION ? 18 IN SEWER

COST ? 075600

DESCRIPTION ? 24 INTR MAIN

COST ? 005000

DESCRIPTION ?

DEMOLITION:

DESCRIPTION ?

IS THIS A BSRP...Y OR N

? Y

DO YOU WISH TO ENTER PAGE 2 FEE ITEMS:(Y/N)

? Y

ENTER EITHER A DOLLAR AMOUNT AS \$NNNNNN, OR A PERCENTAGE IN XX.XX FORMAT FOR THE FOLLOWING:

GENERAL REQUIREMENTS

? 00.

BUILDERS OVERHEAD

? 00.

NORMAL BUILDERS PROFIT

? 05.

ARCHITECTS FEE (PRIOR)

? 00.

ARCHITECTS FEE (DURING)

? 00.

OTHER FEES (NNNNNN ONLY)

? 00000

BOND PREMIUM

? 0.70

CSOS REPORT? (Y/N).

? Y

4050.3

APPENDIX 15

PROJECT COST ESTIMATE DATE: 12/04/79 TIME: 10:13:35

1 EFFECTIVE COST DATE 2 SOURCE
 05/01/80 COND
 5 NAME OF PROJECT: SAMPLE APARTMENTS
 6 LOCATION: 10 MAIN STREET ANYTOWN ANY COUNTY VA.
 7 TYPE OF PROJECT: WALK-UP
 8 BUILDING IDENTIFICATION: 0
 9 NUMBER OF BUILDINGS: 10
 10 NUMBER OF FLOORS: 2.0
 11 NUMBER OF UNITS, BEDS, OR FACILITIES: 114
 12 STRUCTURAL SYSTEM: WOOD FLOOR SYSTEM: WOOD
 13 EXTERIOR FINISH: WOOD WOOD NONE
 14 SUB-FOUNDATION: 0
 15 NUMBER OF BASEMENTS: 0
 16 ACCESSORY STRUCTURES: LDY/POOL/ST REC BLDG OFFICE
 17 GROSS LAND AREA AND SQ. FT. COST: 287191 .99
 18 COMPARABLE DATA BANK PROJECTS: *35513 * 35513 35425 35448

3 PROJECT NO. 4 SECTION OF ACT
 020 /25001 22104
 GROSS
 AREA
 19 NET RESIDENTIAL 69,793
 20 COMMERCIAL: 0
 21 BASE AND STOR. 0
 22 GARAGE (BUILT-IN) 0
 23 LOBBY: 0
 24 HALLS, STAIRS, ELEV. 0
 25 - 0
 26 - 0
 27 - 0
 29 TOTAL: 76,633

TRADE ITEM	QTY	CO-ESTIMATED COST	COL.B COL.C GROSS UNIT SF COST COST	% OF TOTAL	+ OR - CHANGE
30 CONCRETE	3 0	100,633	1.3132	5.19	0
31 MASONRY	4 0	0	.0000	.00	0
32 METALS	5 0	13,230	.1726	.68	0
33 ROUGH CARPENTRY	6 0	455,164	5.9395	23.46	0
34 FINISH CARPENTRY	7 0	19,538	.2550	1.01	0
35 WATERPROOFING	7 0	0	.0000	.00	0
36 INSULATION	7 1	39,790	.5192	2.05	0
37 ROOFING	7 1	42,097	.5495	2.17	0
38 SHEET METAL	7 0	16,451	.2147	.85	0
39 DOORS	8 0	60,347	.7875	3.11	0
40 WINDOWS	8 1	30,468	.3976	1.57	0
41 GLASS	8 2	16,241	.2119	.84	0
42 LATH AND PLASTER	9 0	0	.0000	.00	0
43 DRYWALL	9 0	137,530	1.7947	7.09	0
44 TILE WORK	9 0	13,524	.1726	.68	0
45 ACOUSTICAL	9 0	24,743	.3229	1.28	0
46 WOOD FLOORING	9 0	0	.0000	.00	0
47 RESILIENT FLOORING	9 0	17,147	.2238	.88	0
48 PAINTING-DECORATING	9 0	65,700	.8573	3.39	0
49 SPECIALTIES	10 2	30,794	.270	1.59	0
50 SPECIAL EQUIPMENT	11 0	0	.0000	.00	0
51 CABINETS	11 1	80,314	.705	4.14	0
52 APPLIANCES	11 1	96,879	.850	4.99	0
53 BLINDS: SHADES: PARTWORK	12 0	23,034	.202	1.19	0
54 CARPETS	12 0	71,465	.9326	3.68	0
55 SPECIAL CONSTRUCTION	13 0	0	.0000	.00	0
56 ELEVATORS	14 0	0	.0000	.00	0
57 PLUMBING-HOT WATER	15 3	190,507	1671	9.82	0
58 HEAT-VENTILATION	15 0	121,650	1067	6.27	0
59 AIR CONDITIONING	15 0	0	.0000	.00	0
60 ELECTRICAL	16 0	169,706	1489	8.75	0
SUBTOTAL		1,836,942	14.4917	6372	100.0%
61 ACCESSORY STRUCTURES	0	103,000	.904	5.31	0
62 TOTAL (STRUCTURES)		\$ 1,939,942	14.4917	7275	100.0%

MISCELLANEOUS AREAS (COST REFLECTED IN TOTAL FOR ALL IMPROVEMENTS):

AREA	COST
63 GARAGE	0
64 PORCH	0
65 CARPORT	0
66 BALCON.	0
67 0	0
68 0	0
69 0	0

BUILDING COMPOSITION AND APPLIANCES

NO.	NO.	AVG. SIZE
70 CAR.	0 81 EFF.	37 430
71 C.P.	0 82 1-BR	37 584
72 BATHS	129 83 2-BR	39 805
73 1/2 BATHS	0 84 3-BR	0 0
74 REFRIG.	114 85 4-BR	0 0
75 R & O.	114 86 5-BR	0 0
76 B.I.R.&O.	0 87 CECE	0 0
77 K-FAN	114 88 NR 1	1 584
78 DISPL.	114 89	0 0
79 D.W.	114 90	0 0
80 R-FAN	0	0 0

COSTS NOT ATTRIBUTABLE DISCRPTION

DISCRPTION	COST
91 PARKING	15,760
92 COMM BLDG	103,000
93	0
94	0
95	0
96	0
97	0

98 TOTAL \$ 118,760
 100 GROSS AREA 672 SQ. FT.

PROJECT COST ESTIMATE							PAGE 2	
TRADE ITEM	D CO- I DE. V.	ESTIMATED COST	COL.B GROSS SF COST	COL.C UNIT COST	% OF TOTAL	+ OR - CHANGE	ONSITE SPECIAL LAND IMPROVEMENT	EXTERIOR LAND IMPROVEMENT
							DESCRIPTION	COST
1#2#EARTHWORK	2 0	28,314	.0986		9.97	0	123	0
1#3#SITE UTILITIES	2 0	71,443	.2488		25.15	0	124	0
1#4#ROADS AND WALKS	2 0	66,585	.2318		23.44	0	125	0
1#5#SITE IMPROVEMENTS	2 0	55,563	.1935		19.56	0		
1#6#LAWNS AND PLANTING	2 0	62,150	.2164		21.88	0	127 TOTAL	\$ 0
1#7#UNUSUAL SITE COND.	0	0	.0000		.00	0	COMMERCIAL COSTS NOT ATTRIBUTABLE	
							DESCRIPTION	COST
1#8 TOTAL (LAND IMPROVEMENT) \$		284,055					128	0
*S.F. COSTS BASED ON GROSS LAND AREA							129	0
							130	0
1#9 TOTAL (LAND-STRUC.) "A" \$		2,223,997						
110 GENERAL REQUIREMENTS	1	66,720			3.00	0		
111 SUB TOTAL (109-110) \$		2,290,717					136 TOTAL	\$ 0
112 BUILDERS OVERHEAD		45,814			2.00	0	137 PAGE 1 TOT B	\$118,780
113 BUILDERS PROFIT		114,536			5.00	0	138 TOTAL "B"	\$118,780
114 SUB TOTAL (111-113) \$		2,451,067						
115 ARCHITECT FEE (PRIOR CONST.)		73,532			3.00	0	139 B-A RATIO	5.34%
116 ARCHITECT FEE (DURING CONST.)		24,511			1.00	0	140 COST PER UNIT	\$21,533
117 OTHER FEES		3,000			.12	0		
118 BOND PREMIUM		17,158			.70	0		
119 SUB TOTAL (112-118)		278,551						
120 BSPRA ADJUSTMENT		-114,536						
121							OFFSITE COSTS	
122 TOTAL ALL IMPROVEMENTS \$		2,454,731					DESCRIPTION	COST
							141 8 IN SEWER	7,560
							142 WTR MAIN	3,500
							143	0
							144	0
							145	0
							148 TOTAL	\$ 11,060
							DENOLITION	
							DESCRIPTION	COST
							149	0
							150	0
							154 TOTAL	\$ 0

ESTIMATE PREPARED----- DATE 12/04/79

ESTIMATE REVIEWED----- DATE 12/04/79

REMARKS:

4050.3

APPENDIX 15

DO YOU WANT SECTION C PRINTED AND THE DATA CARRIED FORWARD FOR VALUATION PROCESSING Y OR N
ENTER ESTIMATED CONSTRUCTION TIME IN MONTHS
P 114

SECTION C ITEMS 36A - 52

36A UNUSUAL LAND IMPROVEMENTS	0	
36B OTHER LAND IMPROVEMENTS	284,055	
36C TOTAL LAND IMPROVEMENTS		\$ 284,055
STRUCTURES		
37 MAIN BUILDING	1,836,942	
38 ACCESSORY BUILDINGS	103,000	
39 GARAGES	0	
40 ALL OTHER BUILDINGS	0	
41 TOTAL STRUCTURES		\$ 1,939,942
42 GENERAL REQUIREMENTS		\$ 66,720
F E E S		
43 BUILDER'S GEN. OVERHEAD		
@ 2.00%	45,814	
44 BUILDER'S PROFIT		
@ 5.00%	114,536	
45 ARCH. FEE-DESIGN		
@ 3.00%	73,532	
46 ARCH. FEE-SUPR.		
@ 1.00%	24,511	
47 BOND PREMIUM	17,158	
48 OTHER FEES	3,000	
BOPRA ADJUSTMENT	-114,536	
49 TOTAL FEES		\$ 164,815
50 TOTAL (LINES 36C, 41, 42 & 49)		\$ 2,454,731
COST PER GROSS SQ. FT.		\$32.0323
52 ESTIMATED CONSTRUCTION TIME		14 MONTHS