GDL
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February 25, 2014

BY HAND DELIVERY

Lloyd J. Jordan, Esq.
Chairperson
Board of Zoning Adjustment
441 4th Street, N.W., Suite 210
Washington, D.C. 20001

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Re: BZA Application No. 18651
319 A Street, N.E.
Rear of 319 and 321 A Street, N.E.
(Lots 22 and 827, Square 786) ("Property")

Dear Chairperson Jordan and Members of the Board:

At the conclusion of the January 29, 2014 Public Hearing, the Board requested the Applicant to provide additional information on the Property and more detailed economic analysis of the potential alternative uses of the Property. On behalf of the Applicant, please accept the original and ten (10) copies of the following requested information for filing in the above-referenced case.

1. **Existing Physical Condition and Limitations of the Property**

Based on the record, the following facts are undisputed and established.

- The existing garages have not been used for parking of vehicles for at least fifty (50) years.
- The existing deteriorated physical condition of the garages (leaking roof, cracked concrete floor for Lot 827, gravel floor for Lot 22, limited utilities, and lack of physical security) make the structures entirely unsafe and unsuitable for parking, storage or artist studio.
- The Applicant's temporary and limited storage of debris waiting to be disposed of does not require that the materials be protected from the elements or thieves and produces no income for the Applicant.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18651
EXHIBIT NO. 59

Board of Zoning Adjustment
District of Columbia
CASE NO.18651
EXHIBIT NO.59

- Lot 827, with a width of 17.62 feet, will only accommodate one (1) 9' x 19' parking space in either a garage or a surface parking space.

- Lot 22, an irregularly L-shaped lot with a clear width of 17.08 feet, will only accommodate one (1) 9' x 19'parking space in either a garage or a surface parking space.

- Lots 827 and 22 cannot be subdivided as a matter-of-right to create a larger, wider lot suitable to accommodate additional garage or surface parking spaces or larger artist studio.

- Trash cans for the proposed new single-family alley dwelling can be stored inside the structure as shown in the plans in the record and only brought out on collection days as permitted and customary.

- Based on guidance provided by the utility companies, the gas and electric meters and hookups can be located within the proposed structure and will not encroach on the public alley.

2. Potential Alternatives Are Not Economically Feasible

Based on the requests from the Board, the Applicant has prepared more detailed cost and economic analysis for the proposed new single-family dwelling, new artist studio, existing garage renovations, surface parking lot and alternative proposal requested by the Neighbors for two interior spaces in a two-story single-family dwelling. Exhibits A and B.

A. Applicant's Proposed Two-Story Dwelling With One Parking Space.

As set forth in the detailed budget, Exhibit C, the hard construction costs for the proposed project are $678,000, plus additional soft costs (legal, architectural, engineering) utility connections, commissions and cost of borrowed funds of $164,000, for a total project cost of $842,643. Based on the estimated sales price of the unit of $925,000, this yields a return on investment of 9.77%. Exhibit A. The Applicant intends to immediately sell the completed single-family alley dwelling unit.

B. Renovation of Existing Garages

Renovation of the existing garages would involve hard construction costs of $130,000 and other costs of $68,843 for a total project cost of $198,843. Based on an estimated sales price of the renovated garages of $100,000, this yields a negative return on investment of 49.71%. Exhibit A. However, if the Applicant were to lease the renovated garages for three (3) years and collect market rent ($250/month per space) and reasonable appreciation (3% per year) of the property for that period, there would be a negative return on investment of 27.41%. Exhibit B.

C. New Artist Studio

Replacement of the existing garages with a new artist studio structure would involve hard construction costs of $345,000, plus additional costs of $130,643 for a total project cost of $475,643. Based on estimated sales price of $375,000, Exhibit D[1], for the artist studio, this yields a negative return on investment of 21.16%. Exhibit A. However, if the Applicant were to lease the artist studios for three (3) years and collect market rent ($600, $618 per month) and reasonable appreciation (3% per year) of the property for that period, there would be a negative return on investment of 12.54%. Exhibit B.

D. Two Surface Parking Spaces

After demolition of the two existing garages, the Applicant could establish two surfaces parking spaces. The cost of demolition, paving and other costs would be $91,293. Exhibit B. Based on renting the two spaces at market rate ($200/month) for five (5) years, then selling the spaces, this alternative approach would yield a negative return on investment of 14.01%. *Id.*

E. Two-Story Dwelling Unit with 2 Car Garage

At the hearing, the Neighbors proposed the two-story alley project provide two-car garage parking spaces on the ground floor with living quarters on the second floor. In response, the Applicant developed the attached preliminary plan with two ground floor garage parking spaces and a cramped two-bedroom, two bathroom single-family unit of approximately 971 square feet on the second floor. Exhibit E.

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[1] Based on an appraisal of two current artist studios at 317 Constitution Avenue, N.E.

The Neighbors' proposal would involve hard construction costs of $565,786, Exhibit F, and other costs of $150,143 for a total project cost of $715,929. Based on an estimated sales price of $675,000, this yields a negative return on investment of 0.06%. Exhibit A.

3. **No Additional Zoning Relief Required**

The Applicant filed this application requesting the required zoning relief specifically identified by the Zoning Administrator in two memoranda (with zoning computation worksheets) to the Board dated June 4, 2013. BZA Exhibit 5. The proposed two-story single-family alley dwelling would occupy 100% of the proposed new lot with no rear yard provided. As a result, in addition to the lot occupancy variance, the Applicant was required to seek a variance from the entire (100%) of the applicable twenty (20) foot rear yard restriction. The Office of Planning has advised the Board that it believes that the Applicant should be required to obtain an additional and separate variance from the definition of "yard" in Section 199 that provides "[n]o building or structure shall occupy in excess of fifty percent (50%) of a yard required by this title."

On its face, OP's position is contrary to the Zoning Administrator's direction to the Board and Applicant, duplicative of the greater rear yard relief requested and without justification. The Applicant has requested relief from the entire rear yard requirement of twenty (20) feet. Having requested complete, 100% relief, there is no basis or purpose for also requiring relief from the 50% rule in §199 which should properly be determined to be a lesser included restriction.

4. **Parking Prohibited in the Public Alley**

Parking is not allowed in the public alley. The D.C. Traffic and Vehicle Regulations are clear:

> 2405.3 No person shall park a motor vehicle or trailer, whether occupied or not, otherwise than temporarily for the purpose of and while actually engaged in loading or unloading of passengers or freight in any of the following places:
>
> (e) In any public alley; provided, that parking shall be permitted in a public alley where authorized by a public space permit or where designated by posted sign; and

18 DCMR §2405.3

In this case, no public space permit exists (or will be requested) to allow parking in the public alley and signs are posted in the public alley specifically prohibiting parking. Exhibit G.

Very truly yours,

GREENSTEIN DELORME & LUCHS, P.C.

John Patrick Brown, Jr.

Enclosures

By Electronic Mail

cc: ANC 6C
Mr. Matthew Jessick, Office of Planning
Janet L. Schmidt, Esq., Designated Representative of Neighbors

EXHIBIT A

314 Millers Court

2/21/2014

Analysis of Rates of Return for Different Options

Artist Studio

Cost of Construction of an Artist Studio	$345,000
Legal, Architectural, and Survey Development Costs	$62,843
Engineering	$17,800
Water and Sewer Connections	$4,000
Sales Commission- 6%	$21,000
Cost of Funds	$25,000
Total	$475,643
Estimated Sales Price	$375,000
Return on Investment	-21.16%

Garage Renovations

Cost of Garage Renovations	$130,000
Legal, Architectural, and Survey Development Costs	$62,843
Sales Commision-6%	$6,000
Total	*$198,843*
Estimated Sales Price	$100,000
Return on Investment	-49.71%

Alley Dwelling Unit with 2 Car Garage

Cost of Construction of Unit with 2 Car Garage	$565,786
Legal, Architectural, and Survey Development Costs	$62,843
Engineering	$17,800
Water and Sewer Connections	$4,000
Sales Commission- 6%	$40,500
Cost of Funds	$25,000
Total	$715,929
Estimated Sales Price	$675,000
Return on Investment	-0.06%

Alley Dwelling Unit as Proposed with 1 Car Garage

Cost of Construction of Unit with 1 Car Garage	$678,000
Legal, Architectural, and Survey Development Costs	$62,843

Engineering	$17,800
Water and Sewer Connections	$4,000
Sales Commision-6%	55,000
Cost of Funds	25,000
Total	$842,643
Estimated Sales Price	$925,000
Return on Investment	9.77%

EXHIBIT B

314 Millers Court N.E.

2/21/2014

Analysis of Rates of Return for Different Options
Units will be held for 5 years and then sold

Artist Studio

Cost of Construction	$345,000
Legal, Architectual and Survey Development Costs	$62,843
Engineering	$17,800
Water and Sewer Connections	$400
Sales Commission	$25,875
Cost of Funds	$41,183
Total	$493,101
Total Rent-$600 and $618 per studio space for 5 years	$73,080
Estimated Sales Price with 3% Annual Increase	$431,250
Return on Investment	-12.54%

Garage Renovations

Cost of Garage Renovations	$130,000
Legal, Architectural and Survey Developmental Costs	$62,843
Sales Commission	$6,900
Total	$199,743
Total Rent at $250 per space for 5 years	$30,000
Estimated Sales Price with 3% Annual Increase	$115,000
Return on Investment	-27.41%

Creating a 2 Car Parking Lot

Cost of Demolition and Paving Lot	25000
Legal, Architectural and Survey Developmental Costs	62843
Sales Commission	3450
Total	91293
Total Rent for $200 per space for 5 Years	24000
Estimated Sales Price	57,500
Return on Investment	-14.01%

EXHIBIT C

KADCON
CORPORATION

Project	Millers Court
Address	319 A St, NE
Est No	01221
Plans dated	03/20/12
Date	05/25/12

Preliminary Budget Estimate

Existing	1,064	sf	Basement	0	sf
New	2,128	sf	First	1,064	sf
Demo	(1,064)	sf	Second	1,064	sf
				2,128	sf
Total	2,128	sf	# Units	1	ea
				2,128	sf/apart

#	Code	Description	Qty	Unit	Labor Unit Price	Labor	Matl Unit Price	Matl	Sub Unit Price	Sub	Total	Group Total
1	0100 00	General Requirements - see below	20	wks	4,250 00	$ 85,000	750.00	$ 15,000	-	$ -	$ 100,000	$ 100,000
2					-	$ -	-	$ -	-	$ -	$ -	
3	0250 00	Site Demo Paving	0	sf	-	$ -	-	$ -	-	$ -	$ -	
4	0250 00	Site Demo Trees	0	ea	-	$ -	-	$ -	-	$ -	$ -	
5	0250 00	Site Demo Walls	0	lf	-	$ -	-	$ -	-	$ -	$ -	$ -
6												
7	0210 00	Interior Building Demo	0	bsf	-	$ -	-	$ -	-	$ -	$ -	
8	0210.00	MPE Demo	1	ls	-	$ -	-	$ -	1,500 00	$ 1,500	$ 1,500	
9	0210 00	Remove Stairs	0	land	-	$ -	-	$ -	-	$ -	$ -	
10	0210 00	Foundation Exposure	0	ls		$ -		$ -	-	$ -	$ -	
11	0210.00	Core holes	0	ea	-	$ -	-	$ -	-	$ -	$ -	
12	0210 00	Loft openings - large	0	ea	-	$ -	-	$ -	-	$ -	$ -	
13	0210 00	Internal stair openings	0	ea	-	$ -	-	$ -	-	$ -	$ -	
14	0210 00	Debris Hauling Interior	0	pulls	-	$ -	-	$ -	-	$ -	$ -	$ 1,500
15	0210 00											
16	0215 00	Building Demo	1,064	bsf	-	$ -	-	$ -	12 50	$ 13,300	$ 13,300	
17	0215 00	Create New Punch Windows	0	ea	-	$ -	-	$ -	-	$ -	$ -	
18	0215 00	Roof demo	0	sf	-	$ -	-	$ -	-	$ -	$ -	
19	0215 00	Skylight openings - small	0	ea	-	$ -	-	$ -	-	$ -	$ -	
20	0215.00	Skylight openings - large	0	ea	-	$ -	-	$ -	-	$ -	$ -	
21	0215 00	Remove Chimney	0	ls	-	$ -	-	$ -	-	$ -	$ -	
22	0215 00	Debris Hauling Exterior	3	days	300 00	$ 900	500 00	$ 1,500	-	$ -	$ 2,400	$ 15,700
23												
24	0220 00	Earthwork	1	ls	-	$ -	-	$ -	5,000 00	$ 5,000	$ 5,000	
25	0230 00	Pest Control	0	sf	-	$ -	-	$ -	-	$ -	$ -	
26	0240 00	Sheeting / shoring for lower slab	0	ls	-	$ -	-	$ -	-	$ -	$ -	
27	0240 00	Sheeting / shoring for new elev pit	0	ls	-	$ -	-	$ -	-	$ -	$ -	
28	0240 00	Backfill existing elevator pit	0	cy	-	$ -	-	$ -	-	$ -	$ -	$ 5,000
29												
30	0250 00	Sitework Utility - Cap and Abandon	1	ls	-	$ -	-	$ -	1,500 00	$ 1,500	$ 1,500	
31	0250 00	Sitework Utility - Water	15	lf	-	$ -	-	$ -	150 00	$ 2,250	$ 2,250	
32	0250 00	Sitework Utility - Fire Service	15	lf	-	$ -	-	$ -	250 00	$ 3,750	$ 3,750	
33	0250 00	Sitework Utility - Storm	15	lf	-	$ -	-	$ -	300 00	$ 4,500	$ 4,500	
34	0250 00	Sitework Utility - Sanitary	15	lf	-	$ -	-	$ -	300 00	$ 4,500	$ 4,500	
35	0250 00	Rework Existing Pole	1	ls	-	$ -	-	$ -	5,000.00	$ 5,000	$ 5,000	
36	0250 00	PEPCO 3,500 amp - ductbank	1	ls	-	$ -	-	$ -	5,000 00	$ 5,000	$ 5,000	$ 26,500

#	Code	Description	Qty	Unit	Labor Unit Price	Labor	Matl Unit Price	Matl	Sub Unit Price	Sub	Total	Group Total
37												
38	0260 00	Asphalt Paving	0	sy	-	$ -	-	$ -	-	$ -	$ -	
39	0261 00	Linestripping	0	ls	-	$ -	-	$ -	-	$ -	$ -	
40	0262 00	Site Concrete / Patios	0	sf	-	$ -	-	$ -	-	$ -	$ -	
41	0262 00	Permanent Street Patch	1	ls	-	$ -	-	$ -	5,000 00	$ 5,000	$ 5,000	
42	0270 00	Erosion Control	1	ls	-	$ -	-	$ -	500 00	$ 500	$ 500	
43	0280 00	Landscape	1	ls	-	$ -	-	$ -	2,500.00	$ 2,500	$ 2,500	
44	0281 00	Topsoil	0	ls	-	$ -	-	$ -	-	$ -	$ -	
45	0281 00	Tree Protection	1	ea	-	$ -	-	$ -	500 00	$ 500	$ 500	
46	0281 00	Tree Preservation	1	ls	-	$ -	-	$ -	2,500 00	$ 2,500	$ 2,500	
47	0281 00	Retaining Walls	0	lf	-	$ -	-	$ -	-	$ -	$ -	
48	0281 00	Site Specialties	0	ls	-	$ -	-	$ -	-	$ -	$ -	$ 11,000
49												
50	0300 00	Concrete foundation	1	ls		$ -		$ -	5,000 00	$ 5,000	$ 5,000	
51	0303 00	Concrete beams	0	ea	-	$ -	-	$ -	-	$ -	$ -	
52	0303 00	Concrete SOG	1,064	sf	-	$ -	-	$ -	7 00	$ 7,448	$ 7,448	
53	0303 00	Foundation drainage	1,064	sf	-	$ -	-	$ -	1 00	$ 1,064	$ 1,064	
54	0303 00	Concrete elevated slabs	0	sf	-	$ -	-	$ -	-	$ -	$ -	
55	0340 00	Concrete stairs	0	land	-	$ -	-	$ -	-	$ -	$ -	$ 13,512
56												
57	0410 00	Masonry CMU	0	sf	-	$ -	-	$ -	-	$ -	$ -	
58	0410 00	Masonry Veneer	3,300	sf	-	$ -	-	$ -	25 00	$ 82,500	$ 82,500	$ 82,500
59												
60	0510 00	Steel beams	0	ea	-	$ -	-	$ -	-	$ -	$ -	
61	0550 00	Misc Metals Stair Rails	0	land	-	$ -	-	$ -	-	$ -	$ -	
62	0550 00	Orn Metals	1	ls	-	$ -	-	$ -	2,500 00	$ 2,500	$ 2,500	$ 2,500
63												
64	0600 00	Rough Carpentry Interior	1	apart	1,000 00	$ 1,000	750 00	$ 750	-	$ -	$ 1,750	
65	0610 00	Rough Carpentry Exterior	2,128	bsf	-	$ -	-	$ -	25 00	$ 53,200	$ 53,200	
66	0610 00	Stair Interior	1	ea	10,000 00	$ 10,000	10,000 00	$ 10,000	-	$ -	$ 20,000	
67	0620 00	Finish Carpentry	1	apart	10,000 00	$ 10,000	10,000 00	$ 10,000	-	$ -	$ 20,000	$ 94,950
68												
69	0700 00	Waterproofing	0	ls	-	$ -	-	$ -	-	$ -	$ -	
70	0750 00	Roofing	1,330	sf	-	$ -	-	$ -	10 00	$ 13,300	$ 13,300	
71	0780 00	Sprayfireproofing Beams and Columns	0	ea	-	$ -	-	$ -	-	$ -	$ -	
72	0790 00	Caulking	1	ls	-	$ -	-	$ -	1,500 00	$ 1,500	$ 1,500	$ 14,800
73												
74	0820 00	Interior doors frames and hardware	16	ea	500 00	$ 8,000	750 00	$ 12,000	-	$ -	$ 20,000	
75	0870 00	OH Door	1	ea	-	$ -	-	$ -	5,000 00	$ 5,000	$ 5,000	$ 25,000
76												
77	0880 00	Rework existing windows	0	ea	-	$ -	-	$ -	-	$ -	$ -	
78	0880 00	Balcony doors	2	pair	-	$ -	-	$ -	3,000 00	$ 6,000	$ 6,000	
79	0880 00	Punch Windows	15	ea	-	$ -	-	$ -	1,500 00	$ 22,500	$ 22,500	
80	0881.00	Skylights small	0	ea	-	$ -	-	$ -	-	$ -	$ -	
81	0881 00	Skylights large	1	ea	-	$ -	-	$ -	5,000 00	$ 5,000	$ 5,000	
82	0882 00	Mirrors	3	baths	-	$ -	-	$ -	500 00	$ 1,500	$ 1,500	
83	0890.00	Special Glazing	0	ea	-	$ -	-	$ -	-	$ -	$ -	$ 35,000
84												
85	0920 00	Drywall	1	apart	-	$ -	-	$ -	20,000 00	$ 20,000	$ 20,000	
86	0925.00	Insulation at perimeter wall	1	ls	-	$ -	-	$ -	5,000 00	$ 5,000	$ 5,000	
87	0930 00	Tile	3	baths	-	$ -	-	$ -	5,000 00	$ 15,000	$ 15,000	
88	0940 00	Counter Tops	1	apart	-	$ -	-	$ -	4,000 00	$ 4,000	$ 4,000	
89	0960 00	Flooring	1	apart	-	$ -	-	$ -	7,500 00	$ 7,500	$ 7,500	

#	Code	Description	Qty	Unit	Labor Unit Price	Labor	Matl Unit Price	Matl	Sub Unit Price	Sub	Total	Group Total
90	0990 00	Paint	1	apart	-	$ -	-	$ -	4,000 00	$ 4,000	$ 4,000	$ 55,500
91												
92	1000 00	Specialties / Signage	1	apart	-	$ -	-	$ -	500 00	$ 500	$ 500	$ 500
93												
94	1040 00	Appliances	1	apart	-	$ -	-	$ -	10,000 00	$ 10,000	$ 10,000	$ 10,000
95												
96	1100 00	Washer / Dryers	1	apart	-	$ -	-	$ -	3,000 00	$ 3,000	$ 3,000	
97	1110 00	Cabinets / vanities	1	apart	-	$ -	-	$ -	20,000 00	$ 20,000	$ 20,000	$ 23,000
98												
99	1200 00	Window sill	17	ea	-	$ -	-	$ -	250 00	$ 4,250	$ 4,250	
100	1210 00	Shades	17	ea	-	$ -	-	$ -	250 00	$ 4,250	$ 4,250	$ 8,500
101												
102												
103	1300.00	Residential Storage	1	apart	-	$ -	-	$ -	350 00	$ 350	$ 350	$ 350
104												
105	1420 00	Elevators	0	stops	-	$ -	-	$ -	-	$ -	$ -	
106	1420 00	Cab allowance	0	ea	-	$ -	-	$ -	-	$ -	$ -	$ -
107												
108	1500 00	HVAC Units	1	apart	-	$ -	-	$ -	25,000 00	$ 25,000	$ 25,000	
109	1500.00	Kitchen Exhaust	1	apart	-	$ -	-	$ -	1,000 00	$ 1,000	$ 1,000	$ 26,000
110												
111	1530 00	Fire Protection	2,128	bsf	-	$ -	-	$ -	3 50	$ 7,448	$ 7,448	
112	1530 00	Fire Pump	0	ea	-	$ -	-	$ -	-	$ -	$ -	$ 7,448
113												
114	1540 00	Plumbing Bathrooms	3	baths	-	$ -	-	$ -	12,500 00	$ 37,500	$ 37,500	$ 37,500
115												
116	1610 00	Electrical	1	apart	-	$ -	-	$ -	20,000 00	$ 20,000	$ 20,000	
117	1610 00	Emergency Generator	0	ls	-	$ -	-	$ -	-	$ -	$ -	
118	1610 00	Fire Alarm	1	apart		$ -		$ -	5,000 00	$ 5,000	$ 5,000	
119	1620 00	Voice / Data	1	apart	-	$ -	-	$ -	2,000 00	$ 2,000	$ 2,000	
120	1630 00	Security	1	apart	-	$ -	-	$ -	1,000 00	$ 1,000	$ 1,000	$ 28,000
121												
122	1700 00	Corridors	0	sf	-	$ -	-	$ -	-	$ -	$ -	
123	1710 00	Stair finishes	0	ea	-	$ -	-	$ -	-	$ -	$ -	
124	1720 00	Elevator Lobbies	0	ea	-	$ -	-	$ -	-	$ -	$ -	
125	1740 00	Lobby	0	sf	-	$ -	-	$ -	-	$ -	$ -	
126	1780 00	Storage	0	ls	-	$ -	-	$ -	-	$ -	$ -	
127	179600	Public Area Signage	0	ls	-	$ -	-	$ -	-	$ -	$ -	
128	1800 00	Design Contingency	0	ls	-	$ -	-	$ -	-	$ -	$ -	
129	1800 10	3 rd party Inspections	0	ls	-	$ -	-	$ -	-	$ -	$ -	
130	1800 20	Expediting Permits / Inspections	0	ls	-	$ -	-	$ -	-	$ -	$ -	
131	1800 30	Building Permit	0	ls	-	$ -	-	$ -	-	$ -	$ -	$ -
132												
133		S/T				$ 114,900		$ 49,250		$ 460,610	$ 624,760	$ 624,760
134										$ -		$ -
135		General Conditions	0 0%								$ -	
136		S/T									$ 624,760	
137		Fee	8 0%								$ 49,981	
138		S/T									$ 674,741	
139		Insurance	0 5%								$ 3,374	
140		Total									$ 678,115	
141										$ / sf	$ 319	
142												

EXHIBIT D

Direct Capitalization
317 Constitution - Garage/Artists Loft

Tenant	SF - NRA	X	Annual Rent/SF	PGR
Suite 1	709		$18 62	$13,200
Suite 2&3	495		$14.55	$7,200
Total Rent	1,204		$16 94	$20,400
			Avg Rent/Month	
Parking	5		$250	$15,000
Potential Gross Income				$35,400
Less Vacancy/Credit Loss	8 0%			($2 832)
EGI				$32,568
RE Tax				$4,358
Admin			0 3	$361
Mgmt	4 0%			$1,416
Total Expenses				$6,135
Net Operating Income			$21 95	$26,433
Overall Capitalization Rate				7 00%
Value Indication			$313 63	$377,611
Rounded			$311 46	$375,000

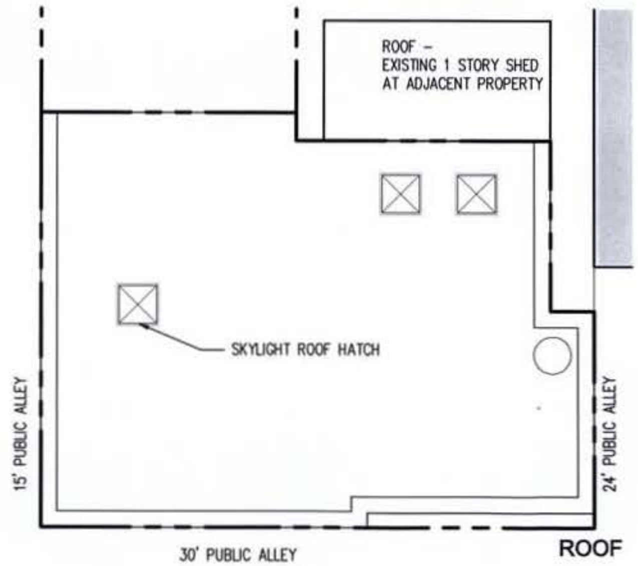
It is our opinion that the market value of the leased fee interest in the 317 Constitution Avenue as-is, as of August 16, 2011 is.

THREE HUNDRED SEVENTY FIVE THOUSAND DOLLARS
$375,000

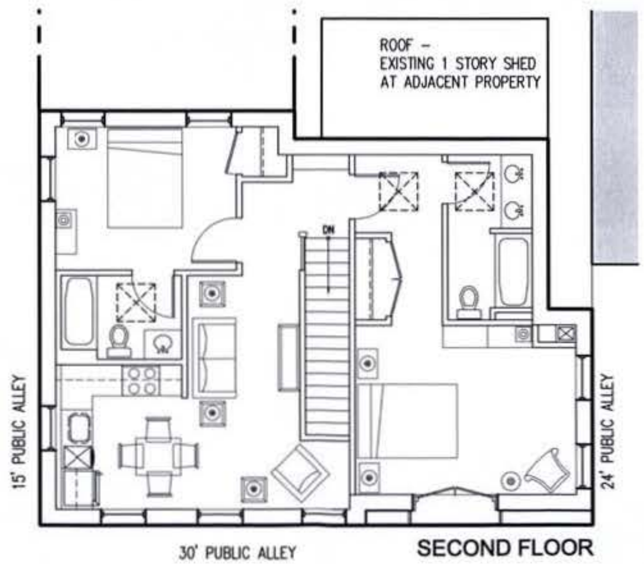
EXHIBIT E

ADJACENT ALLEY STRUCTURE
FOR INFORMATION ONLY

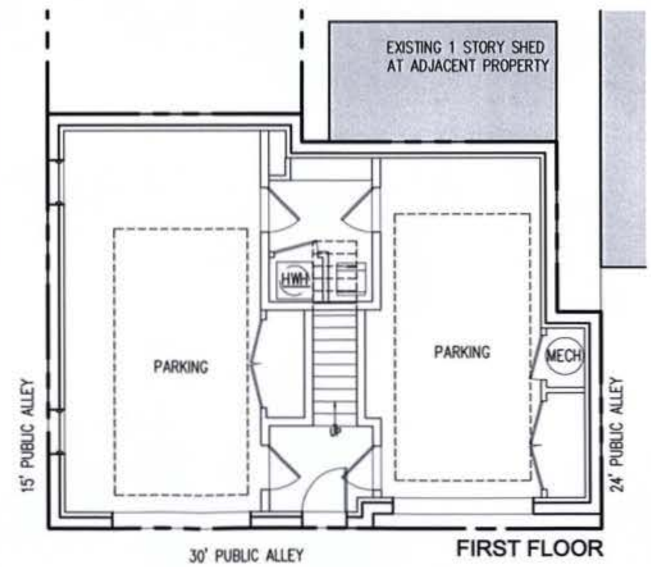
ELEVATION



ROOF



SECOND FLOOR



FIRST FLOOR

MILLERS COURT

FITZGERALD PROPERTIES

OPT 1A
1/8"=1'-0"
FEBRUARY 14, 2014

NELSON • ARCHITECTS, PC
1003 K Street, NW
Washington, DC 20001

A1

EXHIBIT F

ASSET CONSTRUCTION SERVICES

CONTROL BUDGET

Millers Court - Capital Hill, DC **4**

Fitzgerald Properties
John Fitzgerald
Nelson Architects
DIVISION SUMMARY ESTIMATE TOTAL

Date Submitted : **4/10/2012**
Date Run :
Revision No :

TRADE | Lump | Cost / SF | Total Cost

April 10th , 2012
Control Budget **Preferred Subcontractor**

SALVAGE & DEMOLITION
1 - Includes Removal and Salvage of Entire Building/ footings
/slab/ temp Fence / E &S Controls Prior to Full Construction. 2 - Includes providing generator power for our work
3- Excludes Demo Permit fee's

EXCAVATION
1 - Includes Excavation for footings and removal of Spoils FOR
NEW Footings $6,700
$ 14,087.00
$ 6,700.00
Deconstruction Services
Bartley

FOOTINGS				**$ 15,090.00**
1 - Includes Installing new footings for New Floor Plan		$15,090		
SITE UTILITIES				**$ 60,000.00**
1 - Sewer / Water - Excludes DDOT PERMITS FFES 2 - Electric				Included Excluded Excluded
3 - Other Utility Fee's				
4 - Assumes utility install within 50 ft of building				
SITEWORK				**$ 15,000.00**
1 - Restore Alley after utility install				
CAST-IN-PLACE CONCRETE FLOOR (4 Inch Slab)				**$ 8,000.00**
1 - Includes 5 inch 4000PSI floor with wire mesh				
CONCRETE FLOOR SUB BASE				**$ 4,000.00**
1 - Includes Stone Base and 4Inches Rigid Insulation				
MASONRY				**$ 49,767.00**
1 - Supply and Install new masonry walls on exterior only.				
2 -Brick allowance of $250 per thousand				
MISCELLANEOUS METALS				**$ 2,400.00**
1 - Misc. Metals only includes Lintels for New window and door openings only at Exterior Masonry.				
DRYWALL PARTIONS				**$ 16,090.00**
1 - Supply and install 5/8 type X drywall (single layer) on exterior walls and ceilings.				
2 - Supply and install 1/2 drywall on all interior walls				
3 - Durock and Moisture resistant drywall has been figured for bathrooms.				
Painting				**$ 6,940.00**
1 - Supply and install 2 coats of interior Flat on walls and ceilings. 1 Color for ceilings and 1 Color for walls.				
2- Apply 2 coats of White Semi Glass on all interior doors and trim.				
Finish Carpentry				**$ 4,850.00**
1 - Supply Install Crown, Chair Rail, Shadow Boxes in Living Dining			2200	
2 - Supply install Crown Only In Master Bed			950	
3 - Supply Install Closet Shelving			1700	
Cabinets and tops				**$ 13,200.00**
1 - Supply and Install Kitchen Cabinets/ Vanity's		Allowance	7000	
2 - Supply and Install Granite		Allowance	6200	

INSULATION IN PARTIONS		$	17,000.00
1 - 3- 1/2 Sound Batts in bathroom walls only			
2- Supply and install Open Cell Spray foam on all exterior walls and blow in insulation in Attic for R-39 value			
Rough CARPENTRY/ Stairs / Framing Package		$	30,100.00
1 - Lumber package	14000		
2 - Framing Install	12000		
3 - Stairs Supply and Install	4100		
CAULKING		$	4,400.00
1 -Interior Caulking			
2 - exterior Caulking			
WATERPROOFING/ Roofing		$	21,190.00
1 - Waterproof Base wall to footing	4800		
2 - Roofing - EPDM roof with Metal Coping	16390		
Ornamental Metals -Railing		$	2,100.00
3 -Juliet Balcony railing	2100		
Flooring		$	15,200.00
1 - Hardwood	10800		
2 -Ceramic in bathrooms	4400		
DOORS, FRAMES & HARDWARE		$	13,300.00
1 - Supply/ Install 1 garage door on South elevation	3700		
2 - Supply/ Install 1 Wood Main Entry door	2900		
3 -Supply / Install Juliet balcony door 2nd floor	3100		
4 -Supply / Install Interior Doors (18 Slabs)	3600		
WINDOWS - GLASS & GLAZING		$	18,150.00
1 - Supply and Install New Wood Windows	16500		
2 - Supply and Install Skylight	1650		
MECHANICAL System -		$	23,500.00
1- Split System - 5 ton Unit (Carrier)			
PLUMBING		$	20,678.00
1 - Includes $ 3,500 fixture allowance			
SPRINKLER		$	7,500.00
1 - CPVC - plastic			
ELECTRICAL		$	19,800.00
1 - Includes 200 Amp Service/ Branch Circuit per attached sketches			
2 - Includes $1,500 Fixture Allowance			
3 -Includes Trade Permit			
4 - Excludes Power Company Fees			
Subtotal	TOTAL		$409,042
GENERAL CONDITIONS -Supervision, Direct job Cost BUILDERS RISK	6 $15,898		$95,388
ESTIMATING CONTINGENCY @	0.00%		
By Owner			
BOND	Excluded		
Contractor FEE	15.00%		$61,356
TOTAL ESTIMATED COST	$565,786		

$ 565,786.30

Exclusions

Design

3rd Party Inspection Fee's Building Permit Fees

C of O Fees Window Bars DDOT Fees Wall Check Fee

Low Voltage Security System

/10/2012

Bartley

Creative Pipe

Creative Pipe

Bartley

Bartley

Façade Restoration

Façade Restoration

ACS

ACS

ACS

Granite/ Marble Express

Southland	
	ACS
	ACS
Katchmark	
Ricks Iron works	
Mikes Flooring	
	ACS
	Pella
JAMA heating / Cooling	
	ACS
Wolf Fire Protection	
Burnett & Jensen	

EXHIBIT G


PUBLIC NOTICE
HEARING