Thornton Development LLC
BZA 19061

Construction Budget
1140 Florida Avenue NE

BZA Request: 50'/ 2.98 FAR/ 4 Story	
# of Units:	**6**
Retail SQFT:	**1,300**
General Construction	$225,000
Demolition	$50,000
Utility Service	$30,000
Site Work	$35,000
Foundation	$125,000
Exterior Finishing	$35,000
Carpentry	$80,000
Doors and Windows	$25,000
Finishes	$5,000
Electrical, Mech & Plumbing	$75,000
Equipment and Finishes	$25,000
Façade Stabilization	$30,000
Landscaping	$15,000
Green Roof Cost	$20,000
GC Fee	$125,000
Total Hard Costs	**$900,000**
Interest and Loan Fees	$96,000
Real Estate Taxes	$3,600
Legal	$20,000
Architectural & Engineering	$75,000
Permitting, Testing & Utility Fees	$24,000
Insurance	$8,000
Total Soft Costs	**$226,600**
Total Hard and Soft Costs	**$1,126,600**

Alternative: 40'/ 2.5 FAR/ 3 Story	
# of Units:	**4**
Retail SQFT:	**1,300**
General Construction	$150,000
Demolition	$50,000
Utility Service	$30,000
Site Work	$35,000
Foundation	$125,000
Exterior Finishing	$30,000
Carpentry	$70,000
Doors and Windows	$15,000
Finishes	$5,000
Electrical, Mech & Plumbing	$55,000
Equipment and Finishes	$20,000
Façade Stabilization	$30,000
Landscaping	$15,000
Green Roof Cost	$20,000
GC Fee	$100,000
Total Hard Costs	**$750,000**
Interest and Loan Fees	$91,000
Real Estate Taxes	$3,600
Legal	$20,000
Architectural & Engineering	$68,000
Permitting, Testing & Utility Fees	$20,000
Insurance	$8,000
Total Soft Costs	**$210,600**
Total Hard and Soft Costs	**$960,600**