



District of Columbia Housing Authority

1133 North Capitol Street, NE Washington, DC 20002-7599

202-535-1000

Adrianne Todman, Executive Director

May 21, 2015

Leila M Jackson Batties
Holland & Knight LLP
800 17th Street, NW
Washington, DC 20006

RE: Proposed Improvements to Community Rooms at LeDroit Senior Housing and Garfield Terrace

Dear Ms Batties,

It is our understanding that, as part of the benefits and amenities package for the planned unit development ("PUD") proposed on the north side of Barry Place, NW, between 9th Street and Sherman Avenue (the "Project"), Barry Place Partners, LLC ("the Developer") has proffered to construct or cause the construction of certain improvements to the community rooms at two District of Columbia Housing Authority ("DCHA") properties -- LeDroit Park and Garfield Terrace. Further, we understand that, based on the Developer's meetings with the residents in these buildings, the residents at LeDroit Park agree to the improvements reflected in the information you provided to me on the PUD Plan as "Exhibit A", and the residents at Garfield Terrace are agreeable to the plans depicted in the attached "Exhibit B" (collectively, the "Improvements")

Based on the foregoing, the DCHA agrees in concept to the Developer's proffer. Upon agreement by the Parties, the Improvements will either be performed by DCHA within one year of the Developer's contribution of One Hundred Ten Thousand Three Hundred and Eight dollars (\$110,308) to the DCHA; or the Improvements will be performed by the Developer with DCHA's final authorization of materials and Improvements. Should DCHA agree to accept the contribution and make the Improvements, the Developer will transfer \$110,308 to DCHA prior to the issuance of a Building Permit for the Barry Place PUD. Should the parties elect for the Developer to make the Improvements, the Developer agrees to complete the Improvements within one year of entering into an agreement for same with the DCHA.

Please note that further details of the foregoing arrangement will be memorialized in a separate instrument between DCHA and the Developer. Please also note that nothing herein represents the agency's position on the pending PUD application.

Sincerely,

Kenneth S. Slaughter
General Counsel

NILES BOLTON ASSOCIATES

Sherman Avenue
Community Room Improvements
Summary Cost/Budget Estimates
May 20, 2015

LeDroit Apartments	
Base Building	\$25,000
Furniture	17,750
LeDroit Apartments Total	\$42,750

Garfield Terrace	
2 nd Floor Exercise Facility	
Base Building	\$6,951
Furniture/Exercise Equipment	21,750
Subtotal	\$28,701
9 th Floor Community Room	
Base Building	\$14,517
Furniture	15,140
Subtotal	\$29,657
9 th Floor Terrace	
Furniture	\$9,200
Garfield Terrace Total	\$67,558

LeDroit + Garfield Terrace	\$110,308
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Atlanta
3060 Peachtree Rd N W
Suite 600
Atlanta, GA 30305
404 365 7600

Alexandria
300 North Lee St
Suite 502
Alexandria, VA 22314
703 836 0915

San Jose
325 South First St
Suite 301
San Jose, CA 95113
408 278 1249



Sherman Avenue: Revised Community Room Improvements			Unit Price	Budget	\$/GSF
Ledroit Community Room					1,341
Hollow Metal Doors	4	Leafs	\$1,300	\$5,200	\$3 88
Interior Drywall Partition with LGMF	30	LF	\$ 95 00	\$2,850	\$2.13
Drywall Patching and Repair	1932	SF	\$ 1 00	\$1,932	\$1 44
Painting	1341	GSF	\$ 2 25	\$3,017	\$2.25
Flooring- VCT at all areas	1110	SF	\$1 50	\$1,665	\$1 24
New Base for Flooring	214	LF	\$2 00	\$428	\$0 32
New Ceiling Tiles, Use Old Grid	1341	SF	\$ 1 00	\$ 1,341	\$1 00
Refrigerator MEP relocation	1	LS	\$2,000 00	\$ 2,000	\$1 49
Data/Phone/Cable Outlet Relocation	1	LS	\$ 400 00	\$ 400	\$0.30
New Electric Range	1	LS	\$1,000 00	\$ 1,000	\$0 75
Electrical Fixture - Allowance	1	LS	\$1,000 00	\$ 1,000	\$0.75
SUBTOTAL				\$ 20,833	
Markups				\$ 4,167	
Total for Ledroit Community Room				\$ 25,000	
			Unit Price	Budget	\$/GSF
Garfield Level 2 Option 1					347
Fixed Metal Burglar Bars attached to Storefront	2	Leafs	\$1,000 00	\$2,000	\$5 76
Drywall Patching and Repair	816	SF	\$ 1 00	\$816	\$2.35
Painting	347	GSF	\$ 2 25	\$781	\$2 25
Flooring- VCT	311	SF	\$ 1 50	\$467	\$1.34
New Base for Flooring	91	LF	\$2 00	\$182	\$0 14
New Ceiling Tiles, Use Old Grid	347	SF	\$ 1 00	\$ 347	\$0 26
Data/Phone/Cable Outlet Relocation	1	LS	\$ 400 00	\$ 400	\$1 15
Electrical Fixture - Allowance	1	LS	\$ 800 00	\$ 800	\$2 31
SUBTOTAL				\$ 5,792	
Markups				\$ 1,158	
Total for Garfield Level 2 Option 1				\$ 6,951	
Garfield Level 2 Option 2 - Removed					
			Unit Price	Budget	\$/GSF
Garfield Level 9 Option 1/2					1,495
Hollow Metal Door/Frame at Terrace	2	Leafs	\$1,300	\$2,600	\$1 74
Interior Drywall Partition with LGMF at Storage	15	LF	\$ 95 00	\$1,425	\$0 95
Drywall Patching and Repair	230	SF	\$ 1 00	\$230	\$0 15
Painting	1,495	GSF	\$ 2 25	\$3,364	\$2 25
Flooring- VCT	1,495	SF	\$1 50	\$2,243	\$1 50
New Base for Flooring	168	LF	\$2 00	\$336	\$0.22
Data/Phone/Cable Outlet Relocation	1	LS	\$ 400 00	\$ 400	\$0 27

New Kitchen range and microwave	1	LS	\$1,500 00	\$ 1,500	\$1 00
SUBTOTAL				\$ 12,097	
Markups				\$ 2,419	
Total for Garfield Level 9 Option 1/2				\$ 14,517	

Notes

This pricing assumes that the work will be completed concurrently with the construction of Sherman Ave

This pricing incorporates verbal changes proposed by NBA.

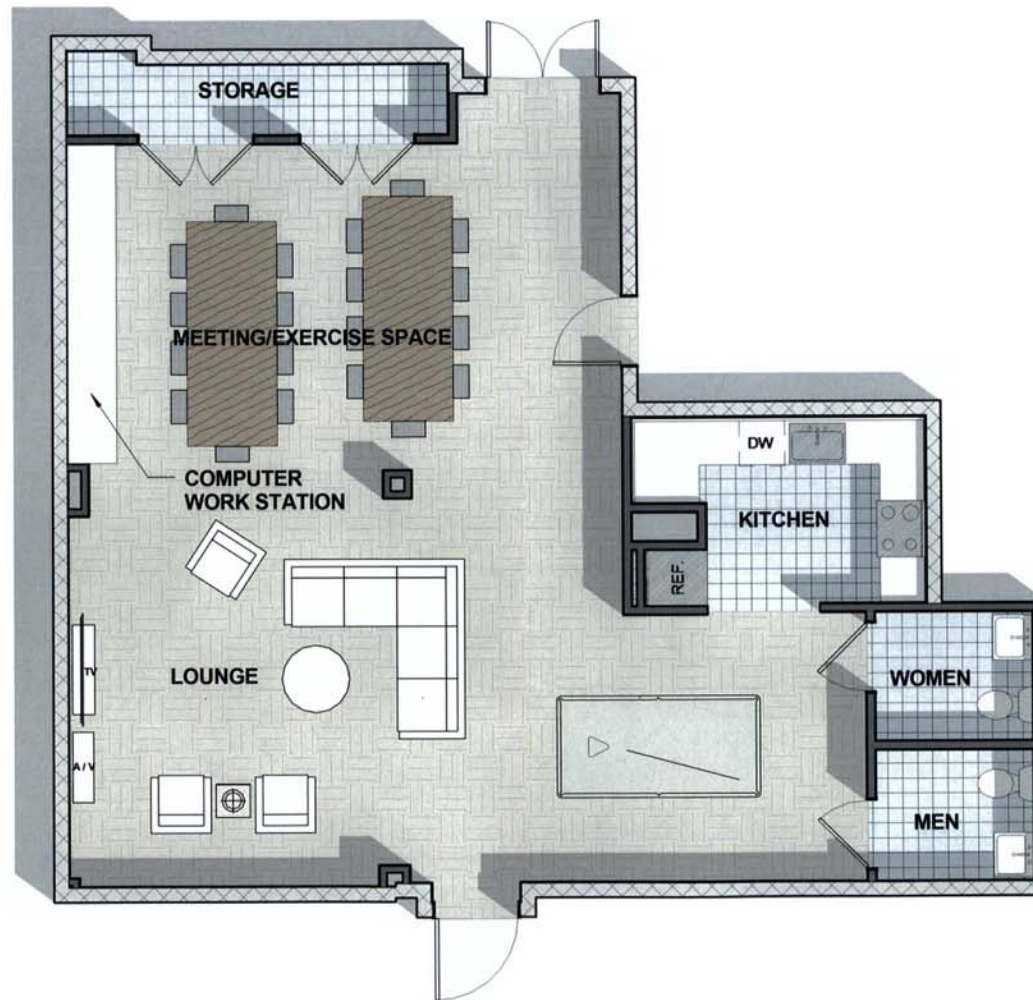
Sherman Avenue

Community Room Furnishings Estimate

5/20/2015

Area	Item	Cost Per Item	Quantity	Allowance
Ledroit Apartments Community Room	Billiard Table	\$5,000.00	1	\$5,000.00
	Sectional Sofa	2,200.00	1	2,200.00
	Lounge Chairs	700.00	3	2,100.00
	Cocktail Table	600.00	1	600.00
	Lamp Table	300.00	1	300.00
	Tables/Folding Legs	900.00	2	1,800.00
	Stackable Chairs Without Arms	250.00	20	5,000.00
	TV (estimated)	750.00	1	750.00
				Area Total: \$17,750.00
Garfield Terrace 2nd Floor Exercise Room	Treadmills	\$7,500.00	2	\$15,000.00
	Stationary Bike	1,500.00	4	6,000.00
	TV (estimated)	750.00	1	750.00
				Area Total: \$21,750.00
Garfield Terrace 9th Floor Community Room	Sectional Sofa, Vinyl Upholstery	\$2,200.00	1	\$2,200.00
	Loveseat	800.00	1	800.00
	Lounge Chairs	700.00	2	1,400.00
	Cocktail Table	600.00	1	600.00
	Lamp Tables	300.00	2	600.00
	Lamps	120.00	2	240.00
	Lectern w/ electronic connections	1,600.00	1	1,600.00
	Tables/Folding Legs	900.00	3	2,700.00
	Billiard Table	5,000.00	1	5,000.00
	TV (estimated)	750.00	1	750.00
				Area Total: \$15,140.00
Garfield Terrace 9th Floor Terraces	Benches	\$500.00	10	\$5,000.00
	Planters	300.00	6	1,800.00
	Umbrellas (with weights)	800.00	3	2,400.00
				Area Total: \$9,200.00
Garfield Terrace Total				\$46,090.00

Exhibit A

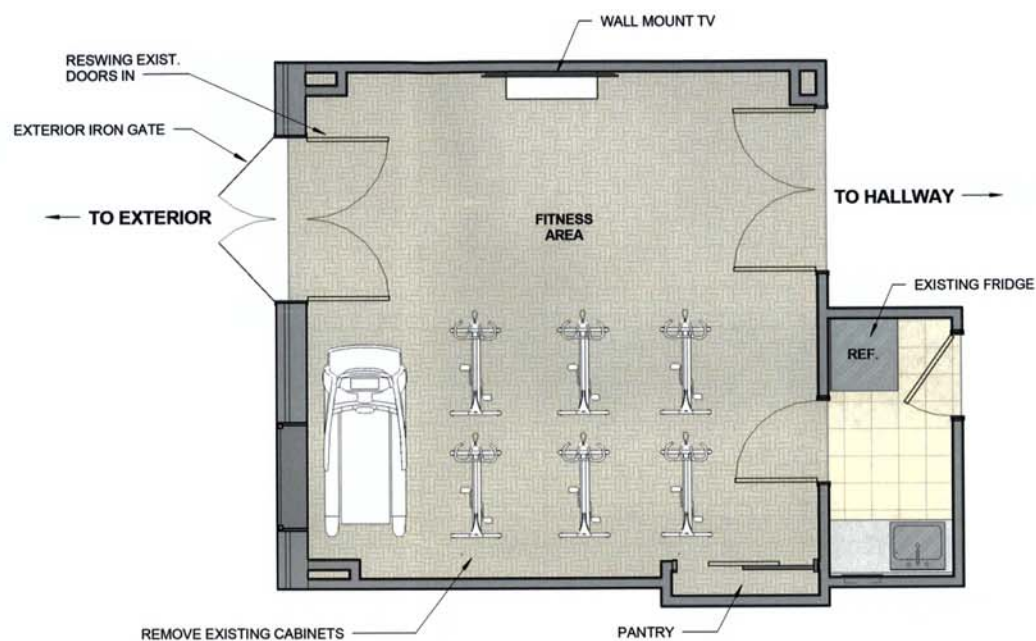


PLAN 1 COMMUNITY ROOM
3/16" = 1'-0" A3

Exhibit B

GARFIELD TERRACE

LEVEL 2 OPT. 1



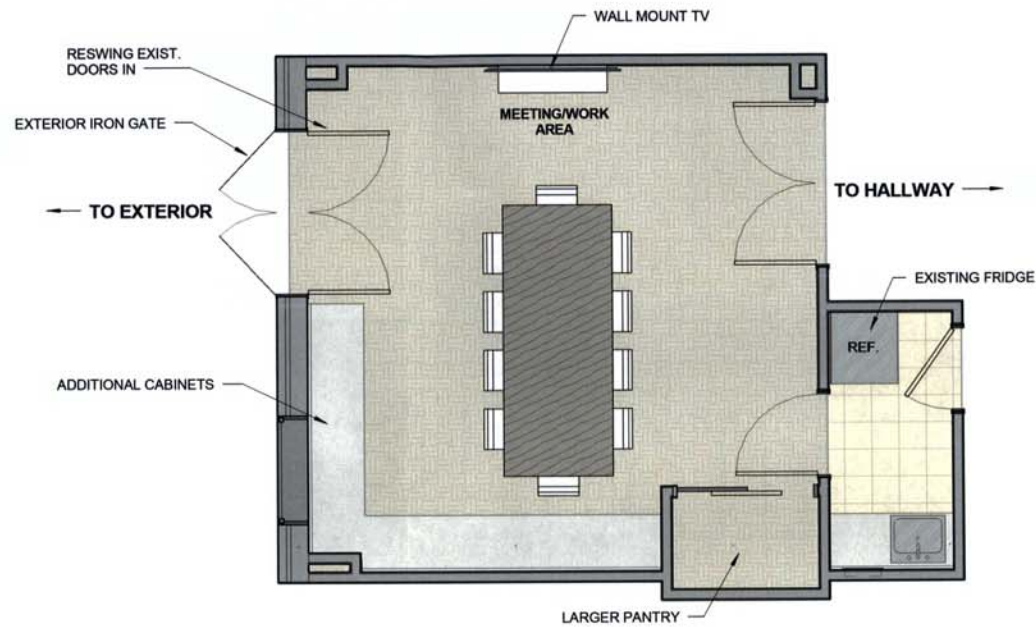
PLAN 1 LEVEL 2 OPT. 1
1/4" = 1'-0" A1.02



A1.02

GARFIELD TERRACE

LEVEL 2 OPT. 2



PLAN 1 LEVEL 2 OPT. 2
1/4" = 1'-0" A1.03



A1.03

GARFIELD TERRACE

LEVEL 9 OPT. 1



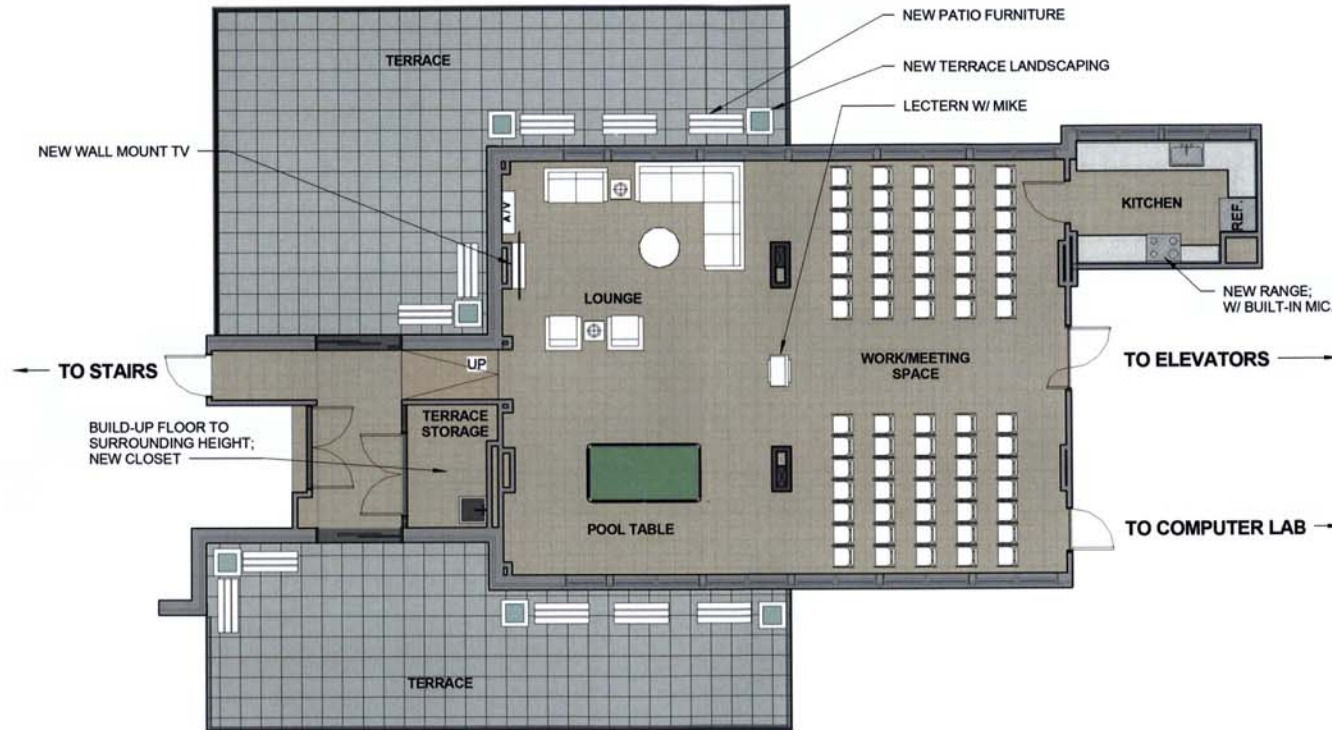
PLAN 1 LEVEL 9 OPT. 1
1/8" = 1'-0" A1.04



A1.04

GARFIELD TERRACE

LEVEL 9 OPT. 2



PLAN 1/8" = 1'-0" 1 LEVEL 9 OPT. 2 A1.05



A1.05