

RED LINE EXTENSION - IMPLEMENTATION PLAN - CATALYST SITE - DEVELOPMENT BUDGET

Catalyst Site	
Station Area	1111th
Location	111th & Stewart
Site	Site 1



	LOBBY	6	•••	
11	11TH STREET			
	RETAIL SA00 SF SUPPORT	STEWART AVENUE		

DEVELOPMENT PROGRAM SUMMARY				
	Building A			
Uses	Multi-family, retail			
Building Height (Floors)	4			
Site SF	13,292			
Residential Units	18			
Parking Spaces	10			
Retail SF	5,400			
Residential SF	17,070			
Development SF	24,665			

PROJECT SOURCES		
Developer Equity	15%	\$ 2,377,575
Financing	20%	\$ 3,170,100
Public Sources	65%	\$ 10,302,825
Total Project Sources		\$ 15,850,500

PROJECT COSTS			
	SF	Cost/SF	Cost
Acquisition			TBI
Demolition & Abatement			TBI
Construction Costs	24,665	\$ 400	\$ 9,866,000
Site Development	5,697	\$ 25	\$ 142,425
Environmental & Utilities			\$ 65,000
Public Right-of-Way			\$ 269,825
Insurance & Contingency			\$ 2,410,000
TOTAL CONSTRUCTION COSTS			\$ 12,753,300
PROFESSIONAL SERVICES & FEES			\$ 3,097,200
Project Total Costs			\$ 15,850,500





RED LINE EXTENSION - IMPLEMENTATION PLAN - CATALYST SITES - DEVELOPMENT BUDGET

Catalyst Site

th h & Stewart 1 S UUSITION Property Acquisition UISITION UISITION Environmental - Abatement and Demolition Environmental - Soil Remediation Site Utilities Building Development Site Development Contractor's Contingency General Conditions Overhead & Fee	Cost/S Lump Allowa	vance vance 400 25 25 20	(Resi over SF - - - - - - - - - - - - - - - - - -	Cost S S S S S S S S S S	TBD 30,000 35,000 9,866,000 142,425 152,125 	OURCES AND USES Demolition and abatement costs determined by property acquisition. Foundations of former buildings are considered in site development below. Allowance for remediation of entire site (estimate pending ESAs UST removal & cappin strategy RAP). Allowance for utility disconnections and relocations. Site development, earthwork, grading.
1 I I I I I I I I I I I I I	Cost/S Lump Allows Allow \$ \$ \$ \$	vance vance 400 25 25 20	SF 13,292 24,665 5,697 6,085	Cost \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	TBD 30,000 35,000 9,866,000 142,425 152,125 	Demolition and abatement costs determined by property acquisition. Foundations of former buildings are considered in site development below. Allowance for remediation of entire site (estimate pending ESAs UST removal & capping strategy RAP). Allowance for utility disconnections and relocations.
UISITION Property Acquisition uisition ISTRUCTION Environmental - Abatement and Demolition Environmental - Soil Remediation Site Utilities Building Development Site Development Site Development Streetscape Area Paving/Access Drive Roadway Reconstruction Sub-Total: Construction Cost, rounded Contractor's Contingency General Conditions	Cost/S Lump Allows Allow \$ \$ \$ \$	vance vance 400 25 25 20	SF 13,292 24,665 5,697 6,085	Cost \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	TBD 30,000 35,000 9,866,000 142,425 152,125 	Demolition and abatement costs determined by property acquisition. Foundations of former buildings are considered in site development below. Allowance for remediation of entire site (estimate pending ESAs UST removal & capping strategy RAP). Allowance for utility disconnections and relocations.
UISITION visition visition STRUCTION Environmental - Abatement and Demolition Environmental - Soil Remediation Site Utilities Building Development Site Development Contractor's Contingency General Conditions	Cost/S Lump Allows Allow \$ \$ \$ \$	vance vance 400 25 25 20	SF 13,292 24,665 5,697 6,085	Cost \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	TBD 30,000 35,000 9,866,000 142,425 152,125 	Demolition and abatement costs determined by property acquisition. Foundations of former buildings are considered in site development below. Allowance for remediation of entire site (estimate pending ESAs UST removal & capping strategy RAP). Allowance for utility disconnections and relocations.
UISITION visition visition STRUCTION Environmental - Abatement and Demolition Environmental - Soil Remediation Site Utilities Building Development Site Development Contractor's Contingency General Conditions	Cost/S Lump Allows Allow \$ \$ \$ \$	vance vance 400 25 25 20	SF 13,292 24,665 5,697 6,085	Cost \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	TBD 30,000 35,000 9,866,000 142,425 152,125 	Demolition and abatement costs determined by property acquisition. Foundations of former buildings are considered in site development below. Allowance for remediation of entire site (estimate pending ESAs UST removal & capping strategy RAP). Allowance for utility disconnections and relocations.
UISITION visition visition STRUCTION Environmental - Abatement and Demolition Environmental - Soil Remediation Site Utilities Building Development Site Development Contractor's Contingency General Conditions	Allowa Allowa Allow S S S S	vance vance 400 25 25 25 20	13,292 24,665 5,697 6,085	\$ \$ \$ \$ \$ \$	TBD 30,000 35,000 9,866,000 142,425 152,125 	Demolition and abatement costs determined by property acquisition. Foundations of former buildings are considered in site development below. Allowance for remediation of entire site (estimate pending ESAs UST removal & capping strategy RAP). Allowance for utility disconnections and relocations.
UISITION visition visition STRUCTION Environmental - Abatement and Demolition Environmental - Soil Remediation Site Utilities Building Development Site Development Contractor's Contingency General Conditions	Allowa Allowa Allow S S S S	vance vance 400 25 25 25 20	13,292 24,665 5,697 6,085	\$ \$ \$ \$ \$ \$	TBD 30,000 35,000 9,866,000 142,425 152,125 152,125	acquisition. Foundations of former buildings are considered in site development below. Allowance for remediation of entire site (estimate pending ESAs UST removal & capping strategy RAP). Allowance for utility disconnections and relocations.
Property Acquisition uisition ISTRUCTION Environmental - Abatement and Demolition Environmental - Soil Remediation Site Utilities Building Development Site Development Site Development Streetscape Area Paving/Access Drive Roadway Reconstruction Sub-Total: Construction Contractor's Contingency General Conditions	Allowa Allow Allow \$ \$ \$ \$ \$	vance vance 400 25 25 25 20	13,292 24,665 5,697 6,085	\$ \$ \$ \$ \$ \$	TBD 30,000 35,000 9,866,000 142,425 152,125 152,125	acquisition. Foundations of former buildings are considered in site development below. Allowance for remediation of entire site (estimate pending ESAs UST removal & capping strategy RAP). Allowance for utility disconnections and relocations.
Property Acquisition uisition ISTRUCTION Environmental - Abatement and Demolition Environmental - Soil Remediation Site Utilities Building Development Site Development Site Development Streetscape Area Paving/Access Drive Roadway Reconstruction Sub-Total: Construction Contractor's Contingency General Conditions	Allow Allow \$ \$ \$ \$	vance 400 25 25 25 20	13,292 24,665 5,697 6,085	\$ \$ \$ \$ \$ \$	TBD 30,000 35,000 9,866,000 142,425 152,125 152,125	acquisition. Foundations of former buildings are considered in site development below. Allowance for remediation of entire site (estimate pending ESAs UST removal & capping strategy RAP). Allowance for utility disconnections and relocations.
Property Acquisition uisition ISTRUCTION Environmental - Abatement and Demolition Environmental - Soil Remediation Site Utilities Building Development Site Development Site Development Streetscape Area Paving/Access Drive Roadway Reconstruction Sub-Total: Construction Contractor's Contingency General Conditions	Allow \$ \$ \$ \$	vance 400 25 25 25 25 20	24,665 5,697 6,085 -	\$ \$ \$ \$ \$	TBD 30,000 35,000 9,866,000 142,425 152,125 152,125 117,700	acquisition. Foundations of former buildings are considered in site development below. Allowance for remediation of entire site (estimate pending ESAs UST removal & capping strategy RAP). Allowance for utility disconnections and relocations.
uisition STRUCTION Environmental - Abatement and Demolition Environmental - Soil Remediation Site Utilities Building Development Site Development Site Development Site Development Streetscape Area Paving/Access Drive Roadway Reconstruction Sub-Total: Construction Costs, rounded Contractor's Contingency General Conditions	Allow \$ \$ \$ \$	vance 400 25 25 25 25 20	24,665 5,697 6,085 -	\$ \$ \$ \$ \$	TBD 30,000 35,000 9,866,000 142,425 152,125 152,125 117,700	acquisition. Foundations of former buildings are considered in site development below. Allowance for remediation of entire site (estimate pending ESAs UST removal & capping strategy RAP). Allowance for utility disconnections and relocations.
ISTRUCTION Environmental - Abatement and Demolition Environmental - Soil Remediation Site Utilities Building Development Site Development Streetscape Area Paving/Access Drive Roadway Reconstruction Sub-Total: Construction Costs, rounded Contractor's Contingency General Conditions	Allow \$ \$ \$ \$	vance 400 25 25 25 25 20	24,665 5,697 6,085 -	\$ \$ \$ \$ \$	30,000 35,000 9,866,000 142,425 152,125 	acquisition. Foundations of former buildings are considered in site development below. Allowance for remediation of entire site (estimate pending ESAs UST removal & capping strategy RAP). Allowance for utility disconnections and relocations.
Environmental - Abatement and Demolition Environmental - Soil Remediation Site Utilities Building Development Site Development Site Development Streetscape Area Paving/Access Drive Roadway Reconstruction Sub-Total: Construction Costs, rounded Contractor's Contingency General Conditions	Allow \$ \$ \$ \$	vance 400 25 25 25 25 20	24,665 5,697 6,085 -	\$ \$ \$ \$ \$	30,000 35,000 9,866,000 142,425 152,125 	acquisition. Foundations of former buildings are considered in site development below. Allowance for remediation of entire site (estimate pending ESAs UST removal & capping strategy RAP). Allowance for utility disconnections and relocations.
Environmental - Soil Remediation Site Utilities Building Development Site Development Streetscape Area Paving/Access Drive Roadway Reconstruction Sub-Total: Construction Costs, rounded Contractor's Contingency General Conditions	Allow \$ \$ \$ \$	vance 400 25 25 25 25 20	24,665 5,697 6,085 -	\$ \$ \$ \$ \$	30,000 35,000 9,866,000 142,425 152,125 	acquisition. Foundations of former buildings are considered in site development below. Allowance for remediation of entire site (estimate pending ESAs UST removal & capping strategy RAP). Allowance for utility disconnections and relocations.
Environmental - Soil Remediation Site Utilities Building Development Site Development Streetscape Area Paving/Access Drive Roadway Reconstruction Sub-Total: Construction Costs, rounded Contractor's Contingency General Conditions	Allow \$ \$ \$ \$	vance 400 25 25 25 25 20	24,665 5,697 6,085 -	\$ \$ \$ \$ \$	30,000 35,000 9,866,000 142,425 152,125 	site development below. Allowance for remediation of entire site (estimate pending ESAs UST removal & capping strategy RAP). Allowance for utility disconnections and relocations.
Environmental - Soil Remediation Site Utilities Building Development Site Development Streetscape Area Paving/Access Drive Roadway Reconstruction Sub-Total: Construction Costs, rounded Contractor's Contingency General Conditions	Allow \$ \$ \$ \$	vance 400 25 25 25 25 20	24,665 5,697 6,085 -	\$ \$ \$ \$ \$	30,000 35,000 9,866,000 142,425 152,125 	Allowance for remediation of entire site (estimate pending ESAs UST removal & capping strategy RAP). Allowance for utility disconnections and relocations.
Site Utilities Building Development Site Development Streetscape Area Paving/Access Drive Roadway Reconstruction Sub-Total: Construction Costs, rounded Contractor's Contingency General Conditions	Allow \$ \$ \$ \$	vance 400 25 25 25 25 20	24,665 5,697 6,085 -	\$ \$ \$ \$ \$	35,000 9,866,000 142,425 152,125 - 117,700	UST removal & capping strategy RAP). Allowance for utility disconnections and relocations.
Building Development Site Development Streetscape Area Paving/Access Drive Roadway Reconstruction Sub-Total: Construction Costs, rounded Contractor's Contingency General Conditions	\$ \$ \$ \$	400 25 25 25 20	24,665 5,697 6,085 -	\$ \$ \$ \$	9,866,000 142,425 152,125 - 117,700	·
Site Development Streetscape Area Paving/Access Drive Roadway Reconstruction Sub-Total: Construction Costs, rounded Contractor's Contingency General Conditions	\$ \$ \$	25 25 25 20	5,697 6,085	\$ \$ \$	142,425 152,125 - 117,700	Site development, earthwork, grading.
Streetscape Area Paving/Access Druce Roadway Reconstruction Sub-Total: Construction Costs, rounded Contractor's Contingency General Conditions	\$ \$	25 25 20	6,085	\$ \$ \$	152,125 - 117,700	Site development, earthwork, grading.
Streetscape Area Paving/Access Druce Roadway Reconstruction Sub-Total: Construction Costs, rounded Contractor's Contingency General Conditions	\$ \$	25 25 20	6,085	\$ \$ \$	152,125 - 117,700	- · · · · · · · · · · · · · · · · · · ·
Paving/Access Drive Roadway Reconstruction Sub-Total: Construction Costs, rounded Contractor's Contingency General Conditions	\$	20	- 5,885	\$	- 117,700	
Sub-Total: Construction Costs, rounded Contractor's Contingency General Conditions	\$		5,885			
Contractor's Contingency General Conditions				\$	40.040.000	
General Conditions					10,343,300	
General Conditions		3.0%		\$	310,299	
Overhead & Eee	1	6.0%		\$	620,598	
		3.0%		\$	310,299	
General Liability Insurance		1.0%		\$	103,433	
Subcontractor Default Insurance		1.0%		\$ ¢	103,433	
		0.8%				Partnerships with emerging and minority contractors
Builder's Risk Insurance		1.0%		\$	103,433	
struction Costs, rounded				\$	12,753,300	
FESSIONAL SERVICES						
						Evaluation, testing and oversight during remediation, ESA, Pha
						I, Phase II, ACM, Lead-based paint, Asbestos
						Fee % based on range of total project costs
	\$ 10					Planned Development, Land Acquisition
	ψ 101	5.0%		ŝ	637,700	namida borolopinoni, zana rioquiotion
Development Fee	1	4.0%		\$	510,200	
essional Services, rounded				\$	3,097,200	
					46 060 500	
ALTROJECT COSTS, Tounded				\$	10,000,000	
fee %:						
ect Costs of \$0-\$5M, 12.5%						
ect Costs of \$5-\$10M, 10%						
-o ooao 0i φ10+Wi, 070						
AL PROJECT SOURCES, rounded				\$	15,850,500	
	% Pr	oject Co	osts			
Developer Equity		15%		\$	2,377,575	
	1					
Potential Public Sources	l ow In		ousing Tax Cr			
	Chicag	go Dept c	of Housing Ho	me Inve	stment Partnersh	ips Porgram (HOME)
						0
	Illiniois Affordable Housing Tax Credits (Donation Tax Credit) DCEO grant				Greait)	
	HUD Mortgage Insurance-Rental Program - 221(d)(4)					
	TIF					
	Payment & Performance Bond Mentor - Protégé Bulider's Risk Insurance sub-Total: Insurance & Contingency, rounded truction Costs, rounded ESSIONAL SERVICES Environmental Architect, Engineers, Consultants * Permiting & Fees Legal Fees Ovner's Contingency Development Fee essional Services, rounded AL PROJECT COSTS, rounded fee %: ct Costs of \$0-\$5M, 12.5% ct Costs of \$10-\$15M, 7.5% ct Costs of \$10-\$15M, 7.5% ct Costs of \$10-\$15M, 7.5% ct Costs of \$10-\$15M, 7.5%	Payment & Performance Bond Mentor - Protégé Builder's Risk Insurance sub-Total: Insurance & Contingency, rounded truction Costs, rounded FESSIONAL SERVICES Environmental Architect, Engineers, Consultants * Permiting & Fess Legal Fees Cowner's Contingency Development Fee essional Services, rounded AL PROJECT COSTS, rounded AL PROJECT COSTS, rounded AL PROJECT SOURCES, rounded AL PROJECT SOURCES, rounded MAL PROJECT SOURCES, rounded MAL PROJECT SOURCES, rounded % Pr Developer Equity Financing Potential Public Sources Low Ir Chea Marchitect, Engineers, Company Potential Public Sources Low Ir Chea Marchitect, Project Sources Com Ir Chea Com Ir	Payment & Performance Bond Mentor - Protégé Builder's Risk Insurance 1.0% 1.0% 1.0% 1.0% 1.0% 1.0% 1.0% 1.0%	Payment & Performance Bond Mentor - Protégé Builder's Risk Insurance & Contingency, rounded truction Costs, rounded Architect, Engineers, Consultants * Permiting & Fees Legal Fees Covner's Contingency Development Fee essional Services, rounded AL PROJECT COSTS, rounded AL PROJECT COSTS, rounded AL PROJECT SOURCES, rounded Potential Public Sources Potential Public Sources Potential Public Sources Financing Potential Public Sources	Payment & Performance Bond Mentor - Protégé Builder Siks Insurance 1.0% \$ 1.0% \$	Payment & Performance Bond Mentor - Protégé Builder Siks Insurance sub-Total: Insurance & Contingency, rounded truction Costs, rounded 7.5% \$775,748 10.% \$103,435 \$2,440,000 \$103,435 Sibu-Total: Insurance & Contingency, rounded \$10,406 \$12,753,300 FESSIONAL SERVICES Environmental Architect, Engineers, Consultants * Permiting & Fees Legal Fees Owner's Contingency Development Fee toosts of \$0-\$5M, 12.5% ct Costs of \$15,510M, 12.5% ct Costs of \$15,510M, 12.5% ct Costs of \$15,510M, 7.5% ct Costs of \$15,510M, 7.5% ct Costs of \$15,510M, 7.5% ct Costs of \$15,510M, 10% ct Costs of \$15,510M, 7.5% ct Costs of \$15,510M, 7.5% ct Costs of \$15,510M, 10% ct Costs of \$15,510M, 7.5% ct Costs of \$15,510M, 10% ct Costs of

Tab Reference

Site Base Data

Sources and Uses



RED LINE EXTENSION - IMPLEMENTATION PLAN - CATALYST SITES - DEVELOPMENT BUDGET

Catalyst Sit	e
Station Area	1111th
Location	111th & Stewart
Site	Site 1

Catalyst Site and Building	Building A
Site Area (SF)	13,292
Building Type	MU4
Uses	Multi-family, retail
Street Frontage (linear ft)	225
Building Footprint SF	7,595
Ground Floor Commercial SF	5,400
Ground Floor NSF	7,595
Total Residential SF	17,070
Resi Upper Floor SF	5,690
Main Resi Floor Count	3
Adtl. Resi Floor	0
Adtl. Floor Count	0
Total Floors	4
Building Gross SF	24,665
Units	18
Parking Need	6
Parking Provided	10
Parking SF Structured / Enclosed	-
Parking SF Surface Lot	2,875
Total Development GSF	24,665
Total Site Units (700 SF avg.)	18
Total Site Parking Need	6
Total GSF Commercial	5,400
Total GSF Residential	17,070
Total GSF Parking	2,875
FAR	1.9
Streetscape Area (GSF)	6,085
Paving /Access Drive (GSF)	2,875
Roadway Reconstruction GSF	5,885
Land Area per DU	754

