



Lake Avenue Housing Development Proposal

Brickhaus Partners
26401 Emery Road Suite 100
Cleveland OH 44128
216-360-8313

Table of Contents

- I. Project Description
- II. Developer Legal Structure
- III. Developer Credentials
- IV. Members of Development Team
- V. Preliminary Drawings
- VI. Approach to City Priorities
- VII. Project Financing
- VIII. Exhibits
 - 1. Exhibit A: Preliminary Project Schedule with Market Absorption
 - 2. Exhibit B: Schedule 1: Project Contact Information Form
 - 3. Exhibit C: Schedule 2: Schedule of Subcontractor Participation
 - 4. Exhibit D: Schedule 3: Statement of Intent to Perform as a Subcontractor
 - 5. Exhibit E: Schedule 4: CSB/MBE/FBE Subcontractor Unavailability/Impartibility Certification
 - 6. Exhibit F: Non-Competitive Bid Contract Statement for Calendar Year 2014

I. Project Description

Our team proposes to utilize existing elements from the City-owned historic Fifth Church of Christ building (“the church”) to design and construct eleven for-sale and fee-simple townhomes. The team assembled to design, architect and deliver a world-class development is uniquely qualified to create a spectacular community that will not only be an invaluable asset to the neighborhood around Lake Avenue and West 117th Street, but will also establish a new standard for sustainable and adaptive-reuse residential developments in Cleveland and the surrounding areas.

Collaborative partners for the project will be Dimit Architects, the lead architectural firm, and the expertise and efforts of the firm Richard L. Bowen and Associates. New Vista Landscape Architects will lead the design of the public park and project landscaping and will leverage the consultation and expertise of the Biohabitats of Northeast Ohio. Nationally-renowned sculptor and urban designer, Stephen Manka, will contribute public art and deliver design consultation, as will Harvard-trained architect and Associate Professor at the Kent State School of Architecture, Diane M. Davis-Sikora. The development team will be led by Andrew Brickman, Roger Bliss and Alexandra Yonkov of Brickhaus Partners.

All previous projects led by the development efforts of Brickhaus Partners have successfully obtained funding by leveraging conventional lenders and private equity. Each project was completed and delivered within the projected timeline and under the projected budget. Conventional lenders who have expressed an interest in this project include Westfield Bank, First Federal of Lakewood, Dollar Bank, CF Bank and American National. In addition, Brickhaus Partners has a number of private equity partners in other real estate ventures with market values over \$20 million.

Each townhome will be approximately 2100 to 2500 square feet in size and an integral feature of their design will be the prominence of the repurposed materials from the church. All eleven townhomes will feature refurbished balustrades along walk-out balconies in addition to mirroring the window openings and unique stonework patterns from the existing church. Moreover, a metal mansard roof will complete the nod to the church’s design and a small English courtyard and garden space in front of each townhome will serve to accent the look. Additionally, the rear (Southern) fence line will utilize sculptural elements from the church, interwoven with landscape and topiary features. The park on southeast corner of Lake Avenue and West 117th Street will be anchored by the arch of the Fifth Church of Christ Scientist. In the park, benches will be featured and will be constructed with stone that has also been repurposed from the existing masonry.

The townhomes will incorporate ClearSpan Construction, through which buyers can customize their floorplans in order to suit their unique lifestyles. Brickhaus Partners is the only developer in the area that utilizes this method in which the only load-bearing walls in the home are the exterior walls between separate residences. Although this method is costlier upfront and more time-consuming, the value of its flexibility and efficiency make it one of the key features that sets Brickhaus Partners’ projects above and beyond those of other firms.

The townhomes will sell for approximately \$225 to \$275 per square foot. The expected timetable for construction and occupancy would be approximately 12-18 months from the date the project is awarded to the development team. A detailed construction schedule follows and is attached in this proposal as Exhibit A.

Based on 15 years of market niche refinements and capture, Brickhaus Partners has acquired a large database of clients and potential clients who have expressed interest in the product type and design outlined in this proposal. Currently there are several interested buyers patiently waiting to purchase a townhome with the design aesthetics, price range, square footage and location offered by the repurposing of the church into eleven townhomes. The niche market is built primarily of young professionals, down-sizing couples and other residents who appreciate sustainable practices, walkable communities, modern design and customization who are looking to return to the urban core and inner-ring suburbs in order to enjoy the cultural and other amenities that the community around these projects provide.

II. Developer Legal Structure

Projects executed by the developer, Andrew Brickman, are under the brand Brickhaus Partners, formerly known as Abode Living, LLC.

As is standard practice among real estate firms, the legal entity through which the project will be completed will be a Limited Liability Company ("LLC") which will be formed upon granting the project to the proposed team. Andrew Brickman will be the sole member and 100% owner of the LLC. Below is the Certificate for Abode Living, LLC:

							
DATE: 04/23/2010	DOCUMENT ID: 201011200679	DESCRIPTION: ARTICLES OF ORGNZTN/DOM. PROFIT LIM.LIAB. CO. (LLC)	FILING 125.00	EXPED .00	PENALTY .00	CERT .00	COPY .00

Receipt

This is not a bill. Please do not remit payment.

ANDREW E BRICKMAN
26401 EMERY RD
STE 103
CLEVELAND, OH 44128-5775

STATE OF OHIO	
CERTIFICATE	
Ohio Secretary of State, Jennifer Brunner	
1931231	
It is hereby certified that the Secretary of State of Ohio has custody of the business records for	
ABODE LIVING LLC	
and, that said business records show the filing and recording of:	
Document(s) ARTICLES OF ORGNZTN/DOM.PROFIT LIM.LIAB. CO.	Document No(s): 201011200679
	Witness my hand and the seal of the Secretary of State at Columbus, Ohio this 19th day of April, A.D. 2010.
United States of America State of Ohio Office of the Secretary of State	 Ohio Secretary of State

III. Developer Credentials

Brickhaus Partners, under the direction of Andrew Brickman, is dedicated to providing the highest level of design and service across a variety of real estate sectors including residential, commercial and hospitality. The mission of Brickhaus Partners is to offer excellence in real estate while exemplifying the highest standards of social and environmental responsibility. As a firm, Brickhaus Partners seeks out the extraordinary to facilitate the most



spectacular living experiences. Committed to creating exceptional realty ventures while employing ground-breaking technological and eco-friendly practices, the goal of Brickhaus Partners is to combine creativity, innovation and artistry to create projects that are both enduring and enhance the human experience.

Previously, Andrew was involved in a wide variety of commercial and residential real estate transactions as a consultant for DHC Associates and is a licensed broker. He earned a Bachelor's of Science degree in Finance and Marketing from the University of Colorado and studied environmental design in the school of architecture. He has completed additional studies in urban design at Harvard University. Additionally, he has offered insight as a Guest

Lecturer at the University of Akron Law School; Cleveland Chapter of the American Institute of Architects; Levin College of urban Studies at Cleveland State University; Shaker Heights High School and the School of Architecture and Design at Kent State University. In 2012, Andrew led the Cleveland HBA Smarthome Tour as a featured "Urban Development Expert" on Channel 3, WKYC and Real-Estate Lifestyles Network.

Honors and Awards

- NEO Success Award, "Top-Performing Company"—Inside Business: 2014
- Best Green Community—HBA (Home Builders Of America), Clifton Pointe Luxury Ecohomes: 2014
- Best Outdoor Residential Landscaping— HBA Cleveland, Clifton Pointe Luxury Ecohomes: 2014
- Best Smart Growth Development— HBA Cleveland, Clifton Pointe Luxury Ecohomes: 2014
- Best Urban/Infill Development— HBA Cleveland, Clifton Pointe Luxury Ecohomes: 2014
- Adjudicator, Cleveland State University Real Estate Competition—Andrew Brickman, 2013
- Who To Watch In Sustainability—Andrew Brickman, Crain's Business Cleveland: 2013
- Smarthome Community Of The Year—Eleven River Luxury Townhomes: 2012
- Product Design Of The Year— HBA Cleveland: 2012
- Greenhome Community Of The Year— HBA Cleveland: 2012
- Most Distinguished 2012 Smarthome— HBA (Home Builders Of America) Cleveland: 2012
- NEO Success Award, "Most Successful Company in Northeast Ohio"—Inside Business: 2012
- Best Constructed Foundation Award— HBA Cleveland, Clifton Pointe Luxury Ecohomes: 2012
- Best Constructed Foundation Award— HBA Cleveland, Eleven River Luxury Townhomes: 2011
- Best City Living Award—Scene Magazine, 27 Coltman Luxury Townhomes: 2011
- Cleveland Local Hero Award—Andrew Brickman, Cleveland Plain Dealer: 2010
- Product Design Of The Year Award— Northeast Ohio Homebuilders Association: 2010
- Cleveland Top 10 Company Award—CBC, Cleveland Business Connects: 2009, 2010
- Cleveland Heights Landmark Commission Award—Cleveland Landmarks Commission: 2008
- Residential Project Of The Year Award—Cleveland Restoration Society: 2006

Andrew E. Brickman

Managing Partner and Developer



Andrew Brickman has been lauded as a visionary in the development field in northeast Ohio and beyond. His ability to coordinate cutting-edge residential and mixed use developments has led to great acclaim.

EDUCATION

University of Colorado
Bachelor's Degree in
Marketing and Finance

Harvard University
Urban Design Studies

PROFESSIONAL ORGANIZATIONS & CERTIFICATIONS

State of Ohio
Licensed Broker

HONORS & AWARDS

Crain's Cleveland
"Who to Watch" in
Sustainability 2013

Plain Dealer
Local Hero Award 2010

Big Brother/Big Sister
Big Brother of the Year
2009

With a background as a commercial broker, Brickman has represented fortune 500 companies and managed million dollar deals. As a developer, he has a proven track record of financeable projects and unparalleled absorption rates and value increases.

Professional Experience

- **Riversouth Modern Ecohomes.**
Developer of thirty-five townhomes in Fairview Park, Ohio.
- **Clifton Pointe Modern Ecohomes Phase 1 and II.**
Developer of twenty-two townhomes in Lakewood, Ohio.
- **Eleven River Luxury Townhomes.**
Developer of eleven townhomes in Rocky River, Ohio.
- **27 Coltman.**
Developer of twenty-seven townhomes in Little Italy, Cleveland, Ohio.
- **The Brownstones of Derbyshire.**
Developer of twenty townhomes in Cleveland Heights, Ohio.
- **DHC Associates.**
Owner and managing broker for office brokerage firm.

The Brownstone of Derbyshire “The Red-Door Church” in Cleveland Heights, OH

Residential Project of the Year, Cleveland Restoration Society – 2006

“Andrew Brickman is designing housing that people want. His approach to the Brownstones at Derbyshire was refreshingly different. His use of cut stone is unexpected in these days of value engineering to the detriment of a development. Projects by him are each unique to their context, too. He offers no cookie-cutter solutions.”

– **Richard Wong**, Director of Planning and Development, Cleveland Heights



The Red Door Church was originally built as a modest-sized First English Lutheran Church. Located in the inner-ring suburb of Cleveland Heights, this 1.5-acre lot once housed a Protestant church, until just a few years ago. The original congregation had been displaced from Chester Avenue in Cleveland due to a street widening project, so they “moved up the hill” to Cleveland Heights. As is common in rustbelt metropolitan areas, population declined and spread away from the core city. In 1950 the church membership numbered 300, but by 2002 fewer than 50 remained. “We had to ask ourselves, ‘is it better stewardship to close the building or continue to struggle along?’” said Reverend Robert Hanson, the church’s former pastor. The congregation

voted to dissolve the fellowship that had begun 123 years previously. On September 1, 2002, the faithful of First Lutheran gathered for the last time.

Thereafter, the church was offered on the market as a religious facility. When no church-use buyers emerged, Abode LLC, of which Andrew Brickman was a managing member, acquired the property for about \$700,000 for redevelopment into residential townhomes with the marketing name The Brownstones of Derbyshire. The proceeds from the sale were distributed to soup kitchens, homeless shelters, and social service agencies. The school wing was removed and the original structure was converted to five townhomes. The balance of the lot was developed into an additional 15 residential townhomes. The developers built the shell up to the plastering, and then allowed buyers to custom design their individual interior finishes. The project was built in four phases, and sold out within a year and half. The prices ranged from \$174,000 to \$550,000, from \$156 to over \$200 per building square foot.

The 27 Coltman Luxury Townhomes in Little Italy, Cleveland, OH

Top 100 Homes in the United States – Architecture Magazine, 2011

“Number One Townhome Development” – Cleveland Magazine, 2010

“In addition to building a world-class project, Mr. Brickman and his team offered outstanding support of local nonprofits, commerce and improvement initiatives. At his own expense, Mr. Brickman made a number of landscaping improvements to benefit the entire neighborhood. Moreover, his project is a landmark in Little Italy, an architectural feat that sits among historic homes perfectly blending the aesthetics of old and new.”

- **Councilwoman Mamie Mitchell**, Cleveland City Council, Ward 6

These award-winning townhomes are nestled in the heart of Little Italy of Cleveland, within walking distance of nationally-recognized culinary scene and stunning city views. Eco-friendly materials, modern technology and elegant touches create a luxurious and inviting refuge steps away from Case Western Reserve University, the Cleveland Art Museum, Cleveland Clinic and public transportation. The influence of Bauhaus Classic Modernism is evident in the exterior styling, and floor-to-ceiling windows offer dramatic city views. With the ease and convenience to local dining and activities, 27 Coltman’s proximity to an inviting community offers welcome and warmth to newcomers.

“27 Coltman was an overwhelming success that sold out in 18 months with 4 price increases. On several occasions the Mayor and I visited the project in order to admire its sophistication, timeless Modernism, and eco-sensibility, but Mr. Brickman’s work went far beyond that.”

- **Councilman Kevin Conwell**, Cleveland City Council, Ward 9

27 Coltman sets new standards for Cleveland with timeless, modern design, environmental efficiency, comfort and convenience. Spanish and Dutch influences guide the exterior styling while ten-foot ceilings with walls of glass offer dramatic city views. Eco-friendly materials, modern technology and elegant standard finishes create a luxurious and inviting refuge that speaks to any design forward homeowner. The President of University Circle, Inc. noted, “27 Coltman marries the arts and culture of University Circle living with the old world charm of Little Italy on one street. The modern contemporary units of 27 Coltman add one more block of vitality to this premier urban district. A block from the museums and galleries, a block from the cities best restaurants, and a block from rapid transit, 27 Coltman represents the very best in new Cleveland living.”



The Eleven River Luxury Townhomes in Rocky River, OH

2012 Smarthome Community of the Year – 2012

“Here in Rocky River [Andrew Brickman] took a piece of ground that developers have been unable to develop for more than 100 years along the Rocky River and turned it into a spectacular new community, Eleven River. Many of the townhomes sold for over \$1 million – a testament to their design quality, beauty and overall value.”

- **Mayor Pamela Bobst, Rocky River**

On Cleveland’s west side, The Eleven River Luxury Townhomes are located in a completely private enclave just south of Detroit Road, overlooking Rocky River and the Cleveland Metroparks. Eleven River Luxury homes hold the Gold Standard for green building and offer the most advanced in sustainable and eco-friendly technology featuring innovations from geothermal heating and cooling to Nichiha eco-conscious exteriors. The townhomes are in walking distance to the Cleveland Metroparks, fine dining and luxurious boutiques. Eleven River melds into its natural surroundings and is unapologetically modern with clean stucco and wood panel facades that accentuate the curve of the river. The split-level floor arrangement and interior site lines provide unique views from each townhome and residents who are interested have the option of an elevator, dock and plunge pool.

Sustainable materials and geothermal heating and cooling, “unheard of in a townhome project,” elevate the design to a “gold-star” eco-standard from the National Association of Home Builders. Expanses of glass framed by eco-sensitive woods, stainless steel and Nichiha welcome natural light into the bright, open interiors. Additionally, each townhome is equipped with Control4 Smart Technology, complete with an advanced security and fire monitoring/sprinkler system. The Eleven River townhomes have private boat docks making access to Rocky River and Lake Erie effortless. Each home can easily reach not only the river and the lake, but also the award winning Cleveland Yachting club, famous for its sailing and yachting excursion. Our townhomes’ design evolved in response to the special characteristics of the waterfront site—the dramatic slope down to the river’s edge, the exceptional views of the Rocky River and Metroparks, and the grand backdrop of the Detroit Avenue Bridge. Building the last two projects on infill sites that were previously deemed non-buildable is completely in concert with the partner’s underlying theme of social responsibility.



The Clifton Pointe Luxury Ecohomes in Lakewood, OH

Featured “Trendsetter Community” In GB&D Magazine – 2013

“Clifton Pointe is the first redevelopment project along Lakewood’s riverfront in over 40 years. Its design is contemporary, environmentally conscious, and high quality. This project diversifies our housing stock and attracts new residents to Lakewood. Brickhaus Partners has shown the way for completing a complex urban infill project, and we see Clifton Pointe as a model for people looking to develop the riverfront in Lakewood.”

- **Mayor Michael P. Summer**, Lakewood Ohio

Located in the densest most walkable neighborhood between Chicago and New York City, the eco-amenity rich homes at Clifton Pointe offer the luxury of cutting-edge design with an environmental twist. The high-end touches, central location and breathtaking views work together to make this living environment ideal for any progressive urbanite with a taste for avant-garde flair. Announced in Q1’12, Clifton Pointe sold a record twenty-one townhomes in just over one year amidst three price increases. Featuring a 10-year 100% tax abatement, the Clifton Pointe homes incorporate the use of ClearSpan construction coupled with eco-friendly construction and design that allow more natural and environmentally friendly living in an urban jungle.



These homes overlook the Emerald Necklace composed of 161 miles of Cleveland Metroparks that beckon the young and old terrain forgers. With the Metroparks abutting to one side, the Clifton Pointe luxury townhomes are scenically situated on the river just nautical miles away from Lake Erie, offering a wide variety of water activities through the esteemed Cleveland Yachting Club. In 2012, Clifton Pointe was featured as a “SmartHome” by the Cleveland Home Builders Association, praised for its eco-conscious features such as durable, sustainable building materials, shared bike and kayak program, living green rooftops, forest-friendly bamboo floors, community garden, Energy Star appliances, double pane, low-emission windows and landscaping that evokes an urban prairie. The great combination of dining and nightlife certainly gets a nod, but the city also boasts charming homes, access to downtown, safe neighborhoods, and quality education. This is the kind of premier living bright mindful people should be looking at for a healthy balance of both play and work.

March 21, 2014

To whom it may concern:



I was born and raised in Cleveland, but after I graduated from John Carroll University and accepted a job offer from PricewaterhouseCoopers, I chose to relocate to Chicago, as did many of my friends and associates. As a management consultant with PricewaterhouseCoopers, my work takes me all over the country; I work with offices headquartered in first-tier cities on a daily basis. Between my experiences travelling and the standard of living I enjoyed in Chicago, I was initially apprehensive about moving back home and buying a house in Cleveland. When I began my search for a home, I was unsure whether I could find a residence that offered the lifestyle I desired. However, when I was introduced to the projects built by Andrew Brickman and his development firm, I couldn't envision buying a home anywhere else.

I find his communities to be compelling for a number of reasons, including their location, design, and company philosophy. By choosing sites that are situated in walkable, transit-oriented communities, Brickman and his team have developed ideal residences for community-minded buyers. Living in developments such as Clifton Pointe and 27 Coltman allows residents to enjoy nearby amenities; they can both decrease energy consumed by transportation and support local businesses.

Having travelled quite a bit, I have experienced a great deal of modern design and I was immediately impressed by the sophisticated look and feel of Mr. Brickman's homes. Moreover, each of his communities are iconic in their own right; the company's output is a very diverse body of work. Projects such as Eleven River and the Brownstones of Derbyshire are each unique. They both demonstrate Mr. Brickman's contribution to Cleveland's renaissance and his commitment to the highest quality product possible.

Furthermore, Brickhaus Partners is a firm that is not only committed to high standards in building but in doing business as well. I've gotten to know Andrew Brickman very well since the initial purchase of my home and commend his philanthropy and commitment to service to the customer and the community.

I have seen the plans from Mr. Brickman's purported project for Edgewater and I guarantee that nothing could be more attractive to Cleveland natives, relocated professionals and boomerang residents like myself. His proposed townhome project embodies the sustainability and thoughtfulness for which Mr. Brickman is known and is sure to be a masterpiece that would catalyze the continued growth of the Edgewater neighborhood as well as the region.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Richard Farrow', with a stylized, flowing script.

Richard Farrow

PwC | Advisory Services

Office: +1 216.875.3490

Email: rick.farrow@us.pwc.com

PricewaterhouseCoopers LLP

200 Public Square 18th Floor Cleveland, OH 44114

Anthony L. Sprenger

11 River
Rocky River, OH 44116



March 24, 2014

To whom it may concern:

Working with the Brickhaus Partners team enabled me to create my ideal home; Eleven River is exactly the fine waterfront living it is purported to be.

Initially, I was drawn to Eleven River because of its incredible location and unique design sensibility. When I began to customize my home, I found even more to like. Working with the company's Design Board, a team of qualified interior designers hand-picked by the company, my wife and I tailored every detail of our home, from a fully-customized floor plan to carefully chosen artwork.

Moreover, while searching for a home in northeast Ohio, we did not find anything that came close to sharing the sustainable practices that went into the development of Eleven River. For instance, Eleven River is one of the only geothermal residences of its kind, the sleek design was created using long-wearing and durable composites and the firm's eco-conscious approach to landscaping has won awards. My home is not only a landmark in terms of its design but also in its approach to sustainability.

Like Mr. Brickman, I am a business man and, as the proprietor of Sprenger Healthcare, I admire Andrew's business practices as well as his vision as a developer. His thoughtful approach to real estate has created lifestyle opportunities in the greater Cleveland that parallel those found in any other city. I feel that his vision is carried out by a very capable team and will continue to catalyze growth in our region.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Anthony Sprenger', with a stylized flourish at the end.

Anthony L. Sprenger
Office: 216-688-3170

Toni & Peter Donoghue

17 Clifton Pointe
Lakewood OH 44107

March 23, 2014

To whom it may concern:

Working with the Brickhaus Partners team enabled me to create my ideal home; Clifton Pointe is exactly the fine waterfront living it is purported to be.

I watched a commercial and it made me think about how developer, Andrew Brickman, is building a unique and exciting product in the Cleveland housing market.

Pete and I never thought we would be able to find the type of home Brickhaus Partners is building. It has definitely made us more content to keep Cleveland as our primary residence.

Keeping people in Cleveland is not an easy feat, but Clifton Pointe, developed by Andrew Brickman's firm, has done that for us!

Sincerely,

Toni & Peter Donoghue
peter.donoghue@quanex.com
216.372.0205

Ms. Allyson Winnick

March 24, 2014

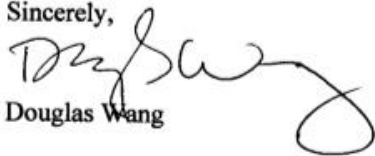
To Whom It May Concern:

My home at 27 Coltman is a testament to the careful design and craftsmanship to which Brickhaus Partners (formerly ABODE Modern Lifestyle Developers) is committed. The best of design elements have been thoughtfully incorporated into my townhome, which is one of the twenty seven residences that comprise the development in Cleveland's Little Italy.

My work has taken me many places, and I have to say that there are few that rival the projects that Mr. Andrew Brickman has developed. In addition the 27 Coltman, Mr. Brickman's other projects receive local, national and international recognition. Communities such as the Brownstones of Derbyshire and Eleven River are not only iconic to Cleveland's renaissance, but are world-class in their utilization of modern design principles.

Consistent with his other work, the proposed project in Edgewater is expertly fitted to the site in order to maximize elements such as walkability and eco-friendliness and utilizes the highest standards of adaptive reuse. The thoughtful placement of Mr. Brickman's projects contributes to the development of the areas in which they are built; I know that the Edgewater neighborhood would benefit greatly from the development of his project and his business practices. Not only has the Brownstones project itself captured attention, but Mr. Brickman's philanthropic efforts, community engagement and environmental consciousness are notable as well.

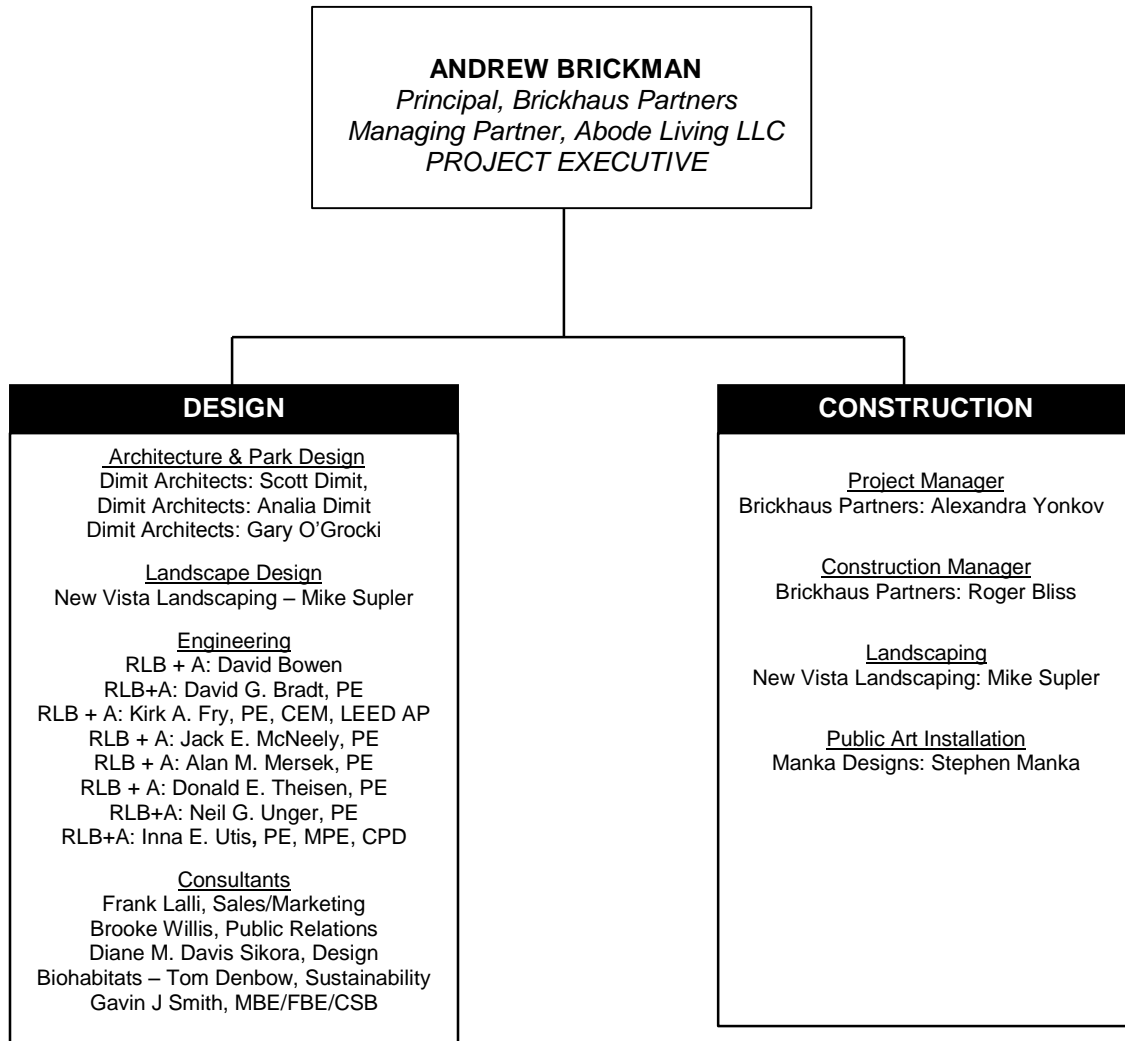
Sincerely,



Douglas Wang

IV. Members of the Development Team

Organizational Chart



Andrew E. Brickman

Managing Partner and Developer



Andrew Brickman has been lauded as a visionary in the development field in northeast Ohio and beyond. His ability to coordinate cutting-edge residential and mixed use developments has led to great acclaim.

EDUCATION

University of Colorado
Bachelor's Degree in
Marketing and Finance

Harvard University
Urban Design Studies

PROFESSIONAL ORGANIZATIONS & CERTIFICATIONS

State of Ohio
Licensed Broker

HONORS & AWARDS

Crain's Cleveland
"Who to Watch" in
Sustainability 2013

Plain Dealer
Local Hero Award 2010

Big Brother/Big Sister
Big Brother of the Year
2009

With a background as a commercial broker, Brickman has represented fortune 500 companies and managed million dollar deals. As a developer, he has a proven track record of financeable projects and unparalleled absorption rates and value increases.

Professional Experience

- **Riversouth Modern Ecohomes.**
Developer of thirty-five townhomes in Fairview Park, Ohio.
- **Clifton Pointe Modern Ecohomes Phase 1 and II.**
Developer of twenty-two townhomes in Lakewood, Ohio.
- **Eleven River Luxury Townhomes.**
Developer of eleven townhomes in Rocky River, Ohio.
- **27 Coltman.**
Developer of twenty-seven townhomes in Little Italy, Cleveland, Ohio.
- **The Brownstones of Derbyshire.**
Developer of twenty townhomes in Cleveland Heights, Ohio.
- **DHC Associates.**
Owner and managing broker for office brokerage firm.

Roger P. Bliss

Partner, Acquisitions and Construction

LEED-GA | CNU-A



Roger Bliss brings to Brickhaus Partners years of experience as a custom home builder, as well as an extensive study of green building practices and the philosophy of new urban building and design.

EDUCATION

University of Miami
Professional Development,
Principles and Practices of
New Urbanism

*Weatherhead School of
Management, Case Western
Reserve University*
Professional Development,
Business Leadership
through Emotional
Intelligence

University of Akron
College of Business
Administration

PROFESSIONAL ORGANIZATIONS & CERTIFICATIONS

US Green Building Council
LEED Green Associate

Congress of New Urbanism
Associate

Roger has the ability to communicate the benefits of sustainable urban design and public-private partnerships and supervise construction of residential projects of all sizes and scale.

Professional Experience

- **Riversouth Modern Ecohomes.**
Facilitated land acquisition, rezoning and bidding process for project of thirty-five townhomes in Fairview Park, Ohio.
- **Clifton Pointe Modern Ecohomes Phase 1 and II.**
Managed on-site activity, coordinated construction from ideation to completion of customized residences.
- **Eleven River Luxury Townhomes.**
Managed on-site activity, supervised customization of residences and coordinated customer service following completion.
- **Wickliffe Reserve LLC.**
A public-private partnership with the City of Wickliffe, Ohio. A mixed-use town center along a commercial corridor. The proposed project is located on 10.8 acres with 60,000 square feet of commercial space and 64 residential units. The project design meets LEED-ND criteria. Project status: TIF district established, construction on hold pending city backed bonds.
- **Milestone Building Company.**
Owner, 1996 – 2010, custom home building and land development firm in Chardon, Ohio.

Alexandra Yonkov



Project Manager and Design Consultant

Alexandra Yonkov is responsible for the proper management of the company projects as well as for the design oversight in lieu with the company mission.

EDUCATION

University College London, The Bartlett school of Construction and Project Management, London, United Kingdom
MS, Project and Enterprise Management

University of Architecture, Civil Engineering and Geodesy, Sofia, Bulgaria
Bachelor and Master of Architecture

REGISTRATIONS

Bulgaria
Registered Architect*

PROFESSIONAL ORGANIZATIONS

Project Management Institute (PMI), United States

The Chartered Institute of Building (CIOB), United Kingdom

Royal Institution of Chartered Surveyors (RICS), UK

HONORS & AWARDS

Distinction Award
Dissertation topic at UCL

Distinction Award
architectural diploma at UACEG

Throughout Alexandra's years of professional engagement as a leading architect* and project manager in an architectural practice in Bulgaria, she has gained relevant practical experience in teamwork and management. She had the responsibility to supervise work on site, where she had to make prompt decisions and solve problems in any situation. She also had to communicate information between the owner, the design team and the contractor working with international developers and design teams.

Professional Experience

- **Project Manager/Design Consultant, Brickhaus Partners.**
Implements project management tools and techniques while continuing relationship management. Alexandra has the ultimate responsibility to lead the project team throughout the project process groups: initiating, planning, executing, monitoring & controlling, and closing.
- **Managing Partner, Bulgaria Analytic Agency.**
Company activities: project consultancy, design management, development of projects in accordance with European funded programs. Responsibilities: project development, project management, communication.
- **Architect* / Project Manager, Architectural studio DESET.**
Company activities: design of buildings and equipment, interior design, urban development, construction consultancy.
Responsibilities: design team leadership, design management, knowledge management and organizational behavior, value engineering
- **Assistant, Real Estate Agency BAP.**
Company activities: buying/selling properties, facility management of vacant and rented properties.
Responsibilities: communication, documents organization, general assistant to the owner.



Dimit Architects LLC

Dimit Architects was founded in the fall of 2004 by Scott Dimit and Analia Nanni Dimit, as a natural outgrowth of their shared design beliefs. Dimit Architects has a particular interest in helping to preserve and augment the historical built fabric of

Northeast Ohio, while at the same time remaining environmentally-responsible and aware of the limited and fragile eco-resources that remain available for our use.

Dimit Architects LLC offers full-scope architectural services for residential, commercial, renovation, interiors, and urban design projects. Principal Scott Dimit has over twenty-nine years of experience as a project designer, architect, and manager, and has completed award-winning projects throughout the United States and abroad.

Director of Interior Architecture Analia Nanni Dimit has sixteen years of experience in residential and

commercial interior design, urban design, and master planning projects, garnered both here in Ohio and previously in her native Argentina, and leads efforts in master planning and interior architecture projects. Principal Gary Allan Ogrocki, a Cleveland native with more than thirty years of past experience, leads hospitality, mixed-use, and commercial projects for the firm, and is directing planning efforts for current Phase 2 development of the exciting Flats East Bank project fronting the Cuyahoga River.

“We approach every project as a unique collaboration, each with specific opportunities, objectives, and discoveries evolved from the earliest phases of work. We like to think of the architect’s role as that of a ‘creative enabler’, and we embrace a team approach from the initial schematic concepts through the development of construction documents, and ultimately through the construction phase...”



Rialto Theater Renovation – W. 25 Street, Ohio City

Projects recently completed include the restoration and renovation of the Rialto Theater as a retail outlet and main production kitchen for Mitchell’s Ice Cream. The project has been approved for both state and federal historic tax-



Fairmount Creamery - Tremont, Cleveland

credit funding programs and represents another tile in the mosaic of the Ohio City neighborhood’s continued renewal and vitality. In the adjoining Tremont neighborhood, construction is currently underway for the restoration and conversion renovation of the Fairmont Creamery building into a mixed-use residential building providing thirty market-rate loft apartments. The project is being developed by Sustainable Community Associates, and also pre-qualified for state and federal historic tax credit funding programs in 2013. Construction

should be completed for the project with full occupancy expected by the end of the fourth quarter of 2014.



Since 1959 Richard L. Bowen + Associates Inc. (RLB+A) has combined talent, innovation, and technology to provide exceptional architecture, planning, engineering, and construction management services, together as one. Headquartered in Cleveland, Ohio, the firm provides architectural, engineering and construction services across the U.S.



Richard L. Bowen & Associates is a Certified Cleveland Small Business (CSB) in the City of Cleveland.

Our all-inclusive expertise and notable projects encompassing governmental, transportation, retail and infrastructure, has earned us recognition as a leading architectural, engineering, and construction management firm. RLB+A is committed to listening to and understanding client's needs. We develop strategies and creative solutions in an economical manner fostering a partnership in which we help our client build their future. This results in a notable number of repeat clients and award-winning designs. With LEED accredited professionals across all disciplines, RLB+A supports green building projects and sustainable practices.

<u>DISCIPLINE</u>	<u>REGISTERED</u>	<u>TECHNICAL</u>	<u>TOTAL</u>
Architecture	14	12	26
Civil Engineering	8	4	12
Structural Engineering	4	2	6
Mechanical Engineering	2	3	5
Electrical Engineering	2	4	6
Construction Management	1	9	10
Accounting/HR			4
Information Technology			2
Administrative Support			9
Maintenance			1
		TOTAL	81

Experience with City of Cleveland Projects:

RLB+A architects and engineers have worked on numerous projects for the City of Cleveland. Most recent engineering projects for City of Cleveland projects include:

- Engineering Support for East Side Maintenance Facility; Cleveland, OH
- Engineering Support for Fire Station No. 36; Cleveland, OH
- Engineering Support for Third District Police Station; Cleveland, OH
- On-Call Engineering for Cleveland Airport System

Experience with Housing Projects: RLB+A architects and engineers have had an on-call A/E contract with Cuyahoga Metropolitan Housing Authority since 2007. Two of these projects were the design of all-new apartment facilities.

Services:

- Architectural Design
- Civil Engineering
- Mechanical Engineering
- Plumbing Engineering
- Electrical Engineering
- Structural Engineering
- Interior Design
- Cost Control
- Construction Documents
- Specifications
- Bid Review
- Contract Administration
- Renderings and Models
- Highway and Road Design
- Energy Modeling
- LEED Sustainability Analysis
- Building Commissioning
- Project Management
- Programming Analysis
- Environmental Analysis
- Site Planning
- Site Analysis
- Space Planning
- Building Analysis
- Code Analysis
- ADA Analysis
- Master Planning
- Systems Analysis
- Building Design/Renovation
- Feasibility Studies
- Project Representation
- Landscape/Irrigation Design

CMHA Lee Road Senior Facility



COMPLETION
2013

PROJECT COST
\$7 million

SIZE
44,253 SF

OWNER
Cleveland Metropolitan
Housing Authority

CONTACT
Steve Oladeji
(216) 432-8275



Richard L. Bowen and Associates provided full architectural and civil, structural, electrical and mechanical engineering design for this senior housing facility.

Services included:

Programming:

- (30) one bedroom units and (10) two bedroom units
- 12 UFAS units
- Community Room
- Community Garden and Walkway
- Designed to meet GEEN COMMUNITIES Certification

Our Scope included: Predesign/Programming, Schematic Design, Design Development, Construction Documents, Bidding, Construction Administration and Closeout.

CMHA Legacy Park Apartments at Outhwaite



COMPLETION
2011

PROJECT COST
\$4.5 million

SIZE
38,000 SF

OWNER
Cleveland Metropolitan
Housing Authority

CONTACT
Steve Oladeji
(216) 432-8275



Located at Quincy Ave and E. 40th Street, in the historic public housing development Outhwaite Homes Estate, Building #3, is a proposed 38,000 square foot, 3 story, multi-family apartment building consisting of 36 residences. It is situated on almost 2 acres of a 3.7 acre site shared with Outhwaite Buildings #1 and #2. There are 109 parking stalls which will adequately serve the new building, while allowing some relief to the current parking situation for the surrounding buildings. New landscaping and hardscaping at all buildings will tie them together, while allowing pedestrian access to the local amenities.

The entire building is designed to be compliant with the Uniform Federal Accessibility Standards (UFAS). There will be ten units that will be built completely handicap accessible, while all the others will have the ability to be modified with minimal effort. In addition, there will be separately designed units for the audio and visually impaired.

Each residence will be comprised of an open living room, kitchen with eat-in bar, accessible full bathroom and a one or two bedroom layout option. Public laundry rooms are also located on each floor for tenant use. There is also rubbish and recycling chutes available on all floors for the residents. Additional spaces include an office suite, complete with two offices, supply room, reception area and private restroom, to be used by CMHA management.

This project utilized Building Information Modeling which was used by all disciplines, architectural and engineering, during the construction document phase. The tool allowed exact spatial coordination between mechanical and electrical systems and the building's structure. The model also acted as a tool for the end user in estimating, scheduling, managing and commissioning, giving the owner accurate information for future renovations and remodels.

In addition to architectural design, Richard L. Bowen & Associates provided civil, structural, mechanical and electrical engineering for this project.

Stephen Manka

Artist/Sculptor

ARTIST STATEMENT: My goal with public art has been to provocatively tie people to place and to each other. It is important to continually shift to concepts that react to specific places and situations. New materials and techniques are often called for which means new collaborations.



EDUCATION

Kent State University
Master's of Architecture

Miami University
Bachelor's of
Environmental Design

WORKSHOPS

Lebbeus Woods Workshop
Bern, Switzerland.
Architectural Graphics and
Design

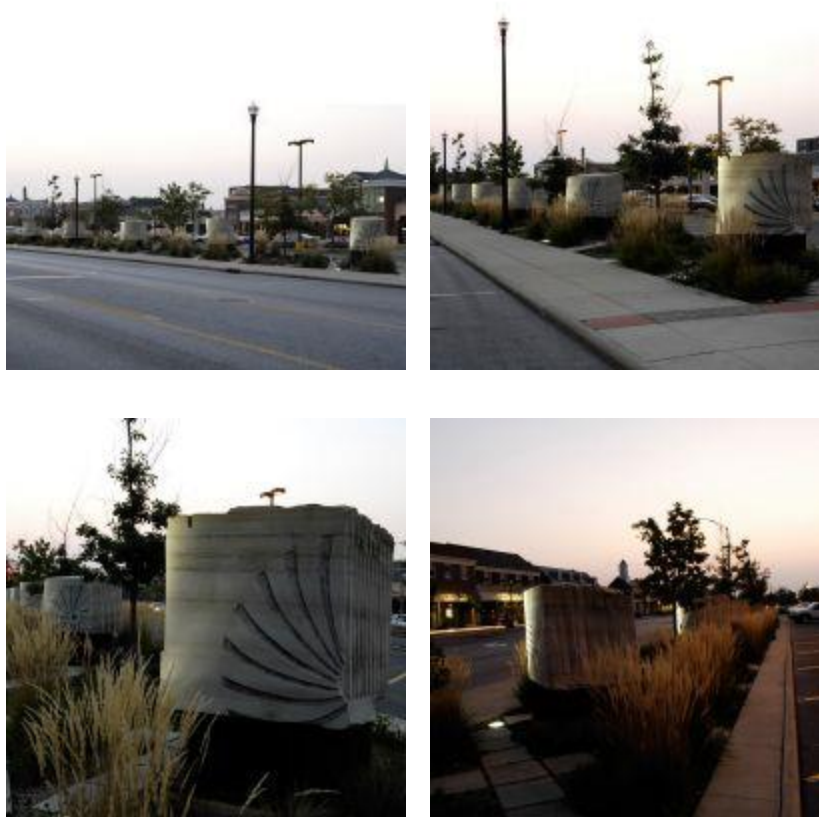
University of South Florida
Instaglio and Printmaking

Selected Projects

- **Zone Recreation Ecological Park.**
City of Cleveland. Cleveland, OH. 2012
- **MicroPhonic**
Buckeye Woodhill Station, GCRTA. Cleveland, OH. 2011
- **Madison Avenue Master Plan.**
Lakewood, OH. 2011
- **Wave Length Installation.**
Cleveland Public Theatre. Cleveland, OH. 2010
- **Playhouse Station Luminaries Project.**
GCRTA. Cleveland, OH. 2009
- **E222 Industrial Parkway Landscape and Monument Signage**
Euclid, OH. 2009
- **Industrial Pavilions Superior Avenue Public Art.**
Cleveland OH. 2008
- **Shaker Metal Grasses Landscape Installation.**
Shaker Heights, OH. 2007
- **Asphalt Repair SPACES Gallery.**
Cleveland, OH. 2007
- **Playhouse Square North Façade Treatment**
Cleveland, OH. 2007
- **Bio-Indicator Station 2.0: Butterfly Fountain.**
Columbus, OH. 2006
- **Shaker Landscape Installation.**
Shaker Heights, OH. 2005
- **Bio-Indicator Station 1.0: Bird Fence.**
Cleveland Environmental Center. Cleveland, OH. 2005

Gristmill Stones, 2006. Shaker Heights, Ohio

MankaDesignStudio
public art + urban design



Material: 4' Stone Blocks, Steel, concrete **Size:** 7'H x 12' W x 80'L **Client:** City of Shaker

Description:

This project speculates on the machinery of the now lost Shaker Grist Mills. Enormous stone blocks show the striated quarry cuts, with one face carved deep with graphic tooling of grinding wheels. Six enormous stone blocks are lifted or seemingly excavated by steel machine tables. The blocks appear to float above the grist-like tips of maiden grasses. The lifted grind patterns resemble flowers in full bloom.

Wave Length, 2011. Cleveland, OH

MankaDesignStudio
public art + urban design



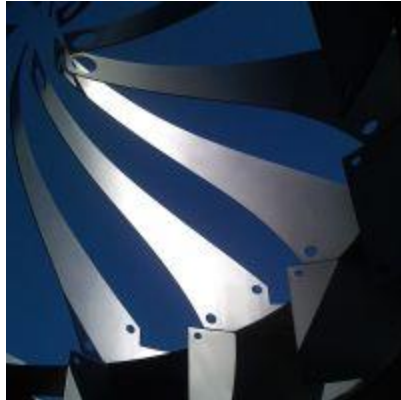
Material: Stainless Steel **Size:** 24' H x 36' L x 8' W **Client:** Cleveland Public Theatre

Description:

This stainless steel landscape installation draws its form from the imagined wave vibrations of nearby Lake Erie. The expansive Cleveland Public Theatre campus is now tied together by the undulating base line.

Urban Lanterns Series: Woven Dome, 2008. Cleveland, OH

MankaDesignStudio
public art + urban design



Material: Stainless Steel, Cast Concrete, LEDs **Size:** 14' H x 9' W **Client:** City of Cleveland

Description:

Three industrial pavilions are located along the new Superior streetscape. Each sculptural lantern is situated to serve a role on the street. The Excavation Buckets mark a transit waiting environment, the turbine pavilion is a sitting area and the watering tower is part of a cafe. Each pavilion is shaped by an industrial aesthetic that speaks to the heritage of this Cleveland district.

Orchard Collar Installation, 2011. Shaker Heights, OH

MankaDesignStudio
public art + urban design



Material: Galvanized Steel **Size:** 42" H x 3" W x 200' L **Client:** Cleveland Public Theater

Description:

Just as plant groupings express a textural field, the intent with this decorative installation is to layer in a lyrical abstract texture; part classic iron working motif Sheppard's crook, part wind swept grasses. The steel collar is positioned at the prow of a new infill-lot orchard, measured to allow the foliage and flowers of the "Hidcote" and other shrubs to poke through. A classic yet abstract aesthetic aims to harmonize with the richly textured orchard.



New Vista Enterprises

A CSB Located in City of Cleveland

Owners:

Michael Supler- B.S. Landscape Design and Construction, Ohio State University

Matthew Supler - B.S. Horticulture, Ohio State University

On Staff:

Patricia Barni- B.S. Horticulture, Botany

William Hance- State certified Landscape Architect

Awards:

Ohio Nursery and Landscape Association

- Grand Award for Water features
- Merit Award for Residential Installations

Ohio Landscape Association

- Grand Award for Water Features



Recent Projects (within last 2 years):

- **Colorfield**
Public art and landscape installation for LAND Studio and artist Mark Reegelman.
- **Transformer Station:** Installation of rain gardens/bioswales, and public park area used for viewing of rotating art installations. Completed for the Bidwell Foundation and NEORS.
- **NSP2**
Federal funded transformation of neglected/vacant public/private land into landscaped gardens and community parks. Completed for LAND Studio.
- **Pocket Parks**
Transformation of vacant land into community gathering areas. Completed for several Cleveland community development corporations including: Buckeye Area Dvlp, Famicos Foundation, Detroit Shoreway, SHAD and Stockyard, Clark-Fulton and Brooklyn CDO.



Other Key Partners

Tom Denbow—Director of Biohabitats, will advise on the design parameters and water management techniques requisite to promote the biodiversity of native plant and animal species to the site, and when possible, will re-introduce habitats to attract such species.

Diane M. Davis -Sikora—Associate Dean of Architecture at Kent State University, will work closely with the development team and specifically the architects in the overall master site planning, scaling and the incorporation of the latest building technologies and sustainable design elements.

Frank Lalli—Strategic-Market Planning, Frank is a licensed Real Estate Broker in the State of Ohio with 30 years of real estate experience and an MBA with an emphasis in Strategic Market Planning. He served as the Subject Matter Expert in Strategic Marketing for 12 years with ATT, served as the CEO of Royal Petroleum, a Cleveland based producer of oil and natural gas, and has 10-year experience in the private consulting arena. He has served as Director of Sales, Director of Marketing and Director of Sales and Marketing for a number of companies in the greater Cleveland market.

Brooke Willis—Magazine Editor, Writer and Public Relations, with over twenty-years of experience will serve as the lead information technology manager. Brooke brings to the team a strong background in editing, writing, knowledge management, research, information architecture, print and interpersonal communications having worked as the managing editor for Northern Ohio Live and for Ernst & Young producing high-quality internal and external deliverables for the global knowledge management group of the firm.



SCOTT MILES DIMIT,
NCARB Architect
 Managing Principal, Dimit Architects



As chief Design Principal, Scott manages the design of most of the firm's residential and restoration projects. Recent projects include 11 River and Clifton Pointe townhouses, two modern townhome developments fronting the Rocky River in Cleveland's near west side suburbs.

EDUCATION

College of Architecture and Urban Studies, Virginia Polytechnic Institute and State University

Bachelor of Arts, Architecture- June, 1985 Magna Cum Laude

REGISTRATION

Registered Architect- State of Michigan, July, 2012
 Registered Architect- State of Missouri, June, 2010
 Registered Architect- State of Iowa, September, 2008
 Registered Architect- State of Pennsylvania, January, 2007
 Registered Architect- State of Ohio, June, 2004
 NCARB National Certification, May, 1996
 Registered Architect- State of Illinois, June, 1992

HONORS & AWARDS

'National Trust Award': ASM Headquarters Renovation- Russell, Ohio
 'International Renovation Project of the Year' Wallpaper Magazine: ASM Headquarters Renovation- Russell, Ohio
 'Building the Circle Award'- University Circle, Inc.
 Wade Oval Kiosk Project
 "National Trust Award"- "Southworth Mansion and Carriage House"

Managing Principal Scott Miles Dimit co-founded Dimit Architects in the fall of 2004 with his wife, Analia Nanni Dimit. He launched his professional career in Chicago in 1986, and in 1989 relocated to Paris, France to work as a senior designer in the taller of noted Spanish architect, Ricardo Bofill. In 1996, Mr. Dimit was invited to join the Cleveland architectural firm of GSI in 1995 as Design Principal, and he remained with GSI until the inception of Dimit Architects LLC in 2004.

Selected Projects

- Mitchell's Ice Cream Store- Rialto Theater Renovation- Central Preparation Facility, Cleveland, Ohio
- Bingham Residence- The Pinnacle Building, Cleveland, Ohio
- Private Residence- Pelee Island, Ontario, Canada
- Brownstones at Derbyshire- Townhouse Development- Cleveland Heights, Ohio
- Southworth Mansion & Carriage House Restoration- Cleveland, Ohio
- 10400 Clifton Avenue- Historic Storefront Renovation, Cleveland, Ohio
- Andrew Jackson Home Restoration-GAR Foundation Headquarters- Akron, Ohio
- 11 River Townhouses, Rocky River, Ohio
- 27 Colman Road Townhouses, Little Italy/Cleveland, Ohio
- Cahoon Creek Terrace Townhouses, Bay Village, Ohio
- 2410/2420 Overlook Road Condominiums and Carriage House, Cleveland Heights, Ohio
- Robinson Heights Apartments Renovation- Burlington, Iowa
- Phoenix Coffee- East and West 9th Street locations - Cleveland, Ohio
- Melt Bar and Grilled Restaurant - Lakewood, Ohio
- Flats East Bank Mixed-Use Waterfront Development- Cleveland, Ohio
- CSU Student Housing Project- Cleveland State University- Cleveland, Ohio
- Wade Oval Information Kiosk- Cleveland, Ohio
- ASM International World Headquarters Renovation- Novelty, Ohio
- Melt Bar and Grilled- Cleveland Heights, Cleveland Heights, Ohio
- Battery Park Wine Bar 'Yola' - Cleveland, Ohio
- Battery Park Marketing & Sales Center - Cleveland, Ohio
- Detroit Terrace Apartments Renovation - Cleveland, Ohio
- Belden Place Building Renovation- Belden Place- North Canton, Ohio
- 147 W. Market Street Renovation- Wean Foundation Headquarters- Warren, Ohio
- Southside Six and Seven Residences- Tremont, Cleveland, Ohio
- Tremont North Townhouses- Tremont Neighborhood, Cleveland, Ohio
- Clifton Point Townhouses- Lakewood, Ohio
- Cleveland Arcade Renovation- Cleveland, Ohio



ANALIA NANNI DIMIT

Director of Interior Architecture/Senior Designer

Analia has worked as Director of Interior Architecture for Dimit Architects, and has created designs for more than twenty-five projects over the past five years. During 2010, Analia directed interior architectural renovations for the historic ASM International Headquarters located in Novelty, Ohio. A masterwork of collaboration between noted scientist, inventor and designer R. Buckminster Fuller and local modernist architect John Terrence Kelley.



EDUCATION

Architect and Urban Design Diploma

La Plata National University,
La Plata, Argentina - August,
1998

National Congress of Architects

Mar del Plata, Argentina -
December 1999

Analia Nanni Dimit, a native of Azul, Buenos Aires- Argentina, co-founded Dimit Architects in the fall of 2004 with her husband, Scott Miles Dimit. Analia graduated with honors from La Plata National University in Argentina in 1998, and soon gained valuable experience with several noted architectural and planning firms in her homeland. In 2001, Analia relocated to Cleveland, and worked for two noted area firms, before launching Dimit Architects as a return to a more direct and architecturally rewarding experience.

Professional Experience

- Highland Place Apartments Renovation, Conneaut, Ohio
- Andrew Jackson House Restoration / GAR Foundation – Akron, Ohio
- 11 River Townhouses, Rocky River, Ohio
- 27 Coltman Road Townhouses, Little Italy, Cleveland, Ohio
- Gray's Auctioneers, Cleveland, Ohio
- 2410/2420 Overlook Road Condominiums, Carriage House, Cleveland Heights
- Mitchell's Ice Cream Store- La Place Shopping Center, Beachwood, Ohio
- Flats East Bank Development- Building 2 Condominiums- Cleveland, Ohio
- 10400 Clifton Avenue- Historic Storefront Renovation, Cleveland, Ohio
- Southworth Mansion and Carriage House Renovation- Cleveland, Ohio
- 1423 East 40th Street Renovation- Cleveland, Ohio
- Hannibal Manor Apartments Renovation- Hannibal, Missouri
- Carrolton Crest Apartments Renovation- Canton, Ohio
- Dove's Manor Apartments Interiors- Mentor-on-the-Lake, Ohio
- Sebring Manor Apartments Interiors- Sebring, Ohio
- Boston Commons Apartments Renovation- New Boston, Ohio
- 147 West Market Street Renovation- Wean Foundation- Warren, Ohio
- Chelm Residence- Pepper Pike, Ohio
- Battery Park Yola Wine Bar- Cleveland, Ohio
- Battery Park Sales and Marketing Center- Cleveland, Ohio
- Lachina Publishing Suite- Baker Electric Building- Cleveland, Ohio
- Melt Bar and Grilled- Lakewood, Ohio
- Colonial and Euclid Arcade Renovations- Cleveland Ohio
- Pinellas Trail Gardens Townhouses- Clearwater Beach, Florida
- The Shops at Midtown Miami- Miami, Florida
- Entertainment Block Development of Midtown Miami- Miami, Florida
- The Educator Apartments Building Renovation- Parma Heights, OH
- Flats East Bank Neighborhood Redevelopment- Cleveland, OH
- Fairport Harbor Waterfront Master Plan- Fairport Harbor, OH
- Willoughby Downtown Residential Plan- Willoughby, OH
- City of Euclid Waterfront Master Plan- Euclid, OH
- City of Alma Downtown Redevelopment Plan- Alma, MI
- Fairport Harbor Waterfront Master Plan- Fairport Harbor, OH
- Public Transportation Plan for the City of La Plata, Argentina



GARY A. OGROCKI,
Registered Architect
Principal



EDUCATION

Bachelor of Architecture-
 June, 1983, Cum Laude
 College of Design, Art and
 Architecture University of
 Cincinnati

REGISTRATION

Registered Architect- State of
 Ohio: September, 1985

HONORS

Cleveland Historical
 Preservation Society-
 Residential Preservation
 Project of the Year:
 “Brownstones at Derbyshire”

Masonry Institute of America
 New England Chapter-
 Masonry Design Award
 “Yale University
 Environmental Science Center”

Society of American
 Registered Architects-
 1998 Design Award Ohio
 “Turnpike Travel Centers”

Committee for Public Art
 Award Surveyor’s Land
 Foundation Artist and
 Architect Collaboration
 Charette

Cleveland A.I.A.
 Honor Award:
 “Maritime Museum”

Professional Experience

- Case Western Reserve University Triangle Building – Cleveland, Ohio
- Case Western Reserve Halinan Building Renovation (Project)– Cleveland, Ohio
- Case Western Reserve University Temple Facade study– Cleveland, Ohio
- Dim and Den Sum Restaurant – Lakewood, Ohio
- Flats East Bank Mixed-use Development - Cleveland, Ohio
- Mitchell’s Ice Cream Store- Westfield Strongsville Mall- Strongsville, Ohio
- Mitchell’s Ice Cream Store- Avon location- Avon, Ohio
- Mitchell’s Ice Cream Store- Uptown/Triangle Location- Cleveland, Ohio
- Mitchell’s Ice Cream Store- Central Preparation- Rialto Theater Renovation- Cleveland, Ohio
- Clinical Technologies Inc.- Headquarters Building- Brecksville, Ohio
- Flipside Restaurant at the Flats East Bank- Cleveland, Ohio
- FWD Nightclub at the Flats East Bank- Cleveland, Ohio
- Residential Building #4 at the Flats East Bank- Cleveland, Ohio
- Brecksville Service Center- Brecksville, Ohio
- Market Garden Bar and Brewery- Ohio City Neighborhood- Cleveland, Ohio
- 6 Midtown – Miami, Florida
- Mid-Block East – Miami, Florida
- Entertainment Block – Miami, Florida
- North Block – Miami, Florida
- Midtown Corporate Offices – Miami, Florida
- Yale University Environmental Science Facility – New Haven, Connecticut
- Yale University Kline Geology Lab Master Plan – New Haven, Connecticut
- Yale University New Physical plant Facility – New Haven, Connecticut
- Market Garden Brewery – Cleveland, Ohio
- Club Isabella – Cleveland, Ohio
- Athersys, Inc. – Cleveland, Ohio
- The Ohio Turnpike 10 New Travel Centers – Berea, Ohio
- The Bellevue Hospital – Bellevue, Ohio
- One Community Offices – Cleveland, Ohio
- Station Medical Center – Altoona, Pennsylvania
- The Townhomes at Derbyshire – Cleveland Heights, Ohio
- John Carroll University Dolan Center for Science and Technology -
- Brownstones at Derbyshire- Townhouse Development- Cleveland Heights, Ohio



DAVID BOWEN

Principal

EDUCATION

Attended John Carroll University

Linear Sales School, Atlanta, Georgia

AT&T National Management School, Denver, Colorado
Certificate "USGBC Commissioning for LEED Buildings"

APPOINTMENTS

Planning Commission, City of Cleveland
Chairman, Northern Ohio District Export Council Association of Ohio Commodores

MEMBERSHIPS

Brownfield Finance Partnership
Urban Land Institute
American Planning Association
National Association of Industrial and Office Properties (NAIOP), Board Member and Public Affairs and Legislative Chairperson
NAIOP of Ohio PAC, Board Chairman

Mr. Bowen has helped to implement successful business plans and strategies for the firm since 1993. He is experienced at working with all stakeholders in connection with publicly funded projects and actively participates in project-related community engagement. Mr. Bowen takes the initiative in guiding clients through the grant application process in order for them to obtain available funds at the local, state and federal levels. These programs have included NOACA TLCI grants, and funding through Clean Ohio Assistance and the American Recovery and Reinvestment Act.

Selected Projects:

Housing

- Dormitory Building, Changshu, China
- Newton Apartments Renovation, Cleveland, Ohio
- Rainbow Terrance rehabilitation, renovation of 64 residential buildings, Cleveland, Ohio
- Statler Arms Renovation – conversion and restoration of a landmark historic building in Playhouse Square District including multi-family housing with one, two, and three bedroom apartments, Cleveland, Ohio
- Euclid Ford Mixed-use Development, Cleveland, Ohio
- Crittenden Court, Cleveland, Ohio
- The Beaches Apartment Complex, Cleveland, Ohio
- Carey East and Carey West (AIDS Housing Council of Greater Cleveland, Inc.) – fifteen units for housing of AIDS patients organized around the central living circulation space and lobby, including one and two bedroom units.
- Homeless Solutions – providing permanent, and transitional housing for homeless men, women, and children in three separate units, Youngstown, Ohio
- East 119th Street housing project, Cleveland, Ohio
- Cedar Glen Condominiums, Cleveland, Ohio

Brownfield Redevelopment

- Water Tower Park, Cleveland, Ohio
- Collinwood Yards, Cleveland, Ohio
- Hemisphere Industrial Park, redevelopment of a blighted site, Cleveland, Ohio
- Lakeview Bluffs, master planning for complete community redevelopment project
- Stickney West, Toledo, Ohio
- Coltman Road Housing Project, Cleveland, Ohio
- Shaws Supermarket, Stratford, Connecticut

Master Planning

- Central Neighborhood Master Plan, Cleveland, Ohio
- Kinsman Union Neighborhood Master Plan, Cleveland, Ohio
- Stockyard Neighborhood Master Plan, Cleveland, Ohio
- St. Luke's Master Plan, Cleveland, Ohio
- Great Northern Multi-Modal Plan, North Olmsted, Ohio
- Clifton Boulevard Corridor Improvements, Cleveland and Lakewood, Ohio
- Miles Avenue Corridor Master Plan, Cleveland, Ohio



DAVID G. BRADT, PE
Civil Engineer

Mr. Bradt has more than 20 years of professional engineering experience which includes municipal, residential, and commercial design, municipal representation, planning, interfacing with regulatory agencies, and administration of municipal construction projects. Mr. Bradt also served as the Village Engineer for Newburgh Heights and Glenwillow.

EDUCATION

Bachelor of Science,
Civil Engineering
Case Western Reserve
University

REGISTRATION

Professional Engineer – Ohio

Selected Projects:

Municipal

- **Brow Avenue Combination Sewer Relief; Newburgh Heights, Ohio**
 - Designed and prepared plans and specifications, and provided construction administration on a storm sewer project designed to relieve basement backups of a combined sewer. Also included obtaining Ohio EPA WPCLF funding for the project.
- **Selig Drive Water Main Replacement; Independence, Ohio**
 - Designed and prepared plans and specifications for a water line replacement project.
- **East 26th & East 27th St. Water Main Relining; Newburgh Heights, Ohio**
 - Designed and prepared plans and specifications in conformance with local water utility requirements, and provided construction administration on the project.
- **Bond Street Improvements; Glenwillow, Ohio**
 - Designed and prepared plans, specifications and assessments for storm sewer and roadway improvements. Work included widening road, adding curbs, and installing a new storm sewer system.
- **Maple-Sagamore-Thorncliffe Sanitary Sewer; Parma, Ohio**
 - Designed and prepared plans and assessments for new sanitary sewer in an unsewered residential area.
- **West Creek Watershed; Parma, Ohio**
 - Prepared General Plan per Ohio EPA requirements showing how the City intended to eliminate on-site septic systems in the watershed.

Residential

- **Huntington Park Subdivision; North Royalton, Ohio**
 - Designed site plan for a 44-lot residential subdivision and obtained all project approvals, including local, environmental, and utilities. Included coordination with Dominion East Ohio to protect their gas transmission line across property.
- **Hidden Hollow Subdivision; Broadview Heights, Ohio**
 - Designed site plan for an 18-lot residential subdivision and obtained all project approvals, including local, environmental and utilities.
- **Maron Lane Subdivision; Seven Hills, Ohio**
 - Designed site plan for a 17-lot residential subdivision and obtained all project approvals, including local, environmental and utilities.
- **Pebblebrook Farm Subdivision; Geneva, Ohio**
 - Designed site plan for a 35-lot residential subdivision and obtained all project approvals, including local, environmental and utilities.

Commercial

- **Speedway Gas Station, Westlake, Ohio**
 - Site design for gasoline station and convenience store.

Civic

- **Berea Municipal Court House; Berea, Ohio**
 - Designed site plan for new court house on city-owned property. Included parking lot, utilities, grading, and stormwater management

EDUCATION

Bachelor's Degree in
Civil Engineering,
Cleveland State University

REGISTRATIONS

Professional Engineer:
Ohio, Kentucky, Michigan,
Pennsylvania, Virginia,
West Virginia
Surveyor Intern
LEED Accredited Professional
Certified Professional in Erosion
and Sediment Control (CPSEC)

Special Training

Ohio Wetlands
Real Estate Law
Boundary Surveying
Sub-division Design
Route Surveying
Geographical Information Systems
(GIS)

AFFILIATIONS

Chairman of American Society of
Civil Engineers (ASCE)
Membership Committee,
Cleveland Section (1999-2002)

President of the American Society
of Civil Engineers (ASCE),
Cleveland State University Student
Chapter (1996-1997)

National Member of American
Society of Civil Engineers (ASCE)

Cleveland Green Building Coalition

PIETRO A. DiFRANCO, PE, SI, LEED AP, CPESC

Civil Engineer Mr. DiFranco has more than sixteen years of experience in design, analysis and project management. He is knowledgeable in both public and private construction and has been involved in all aspects of project management, including proposal writing, due-diligence reports, master planning, design, bidding, and construction administration. Mr. DiFranco understands the importance of communication in ensuring project success and has acted as an Owner's coordinator with tenants, subconsultants and regulatory agencies. Mr. DiFranco currently serves as City Engineer for the City of North Olmsted and Willoughby Hills.

Selected Projects:

Academic

- CWRU Alumni House Renovation and Restoration, Cleveland, Ohio
- John Hay High School Comprehensive Renovation, Cleveland, Ohio
- Shiloh Middle School Addition, Parma, Ohio
- Kent State University Stark Campus Audit, Canton, Ohio
- Rice Branch Library, Cleveland, Ohio
- Cleveland Municipal School District
- Harvey Rice K-8 School
- Adlai Stevenson K-8 School
- Robert H. Jamison K-8 School

Governmental

- Mayfield Village Police Station; Mayfield Village, Ohio
- Kent Municipal Courthouse, Kent, Ohio
- Strongsville Police Station Addition/Renovation, Strongsville, Ohio
- Bedford Municipal Center, Bedford, Ohio
- Lake County Engineer's Master Site Plan, Painesville, Ohio
- Lake County Courthouse Expansion, Painesville, Ohio
- Medina County Prosecutor's Office, Medina, Ohio
- Parma Justice Center, Parma, Ohio
- Maple Heights Fire Stations 1 & 2 Expansion, Maple Heights, Ohio
- Aurora Police Station Expansion, Aurora, Ohio
- United States Postal Service, East 55th Street Station, Cleveland, Ohio
- United States Postal Service, Lorain Carrier Annex, Lorain, Ohio
- United States Postal Service, Storm Water Management, Garfield Heights, Ohio
- North Olmsted City Hall Stormwater BMP's, North Olmsted, Ohio
- National Pollutant Discharge Elimination System (NPDES) Program Phase 2, North Olmsted, Ohio

Healthcare/Senior Living

- Portage County Senior Complex, Ravenna, Ohio
- Elyria Medical Center Renovation and Expansion, Elyria OH

Hotels/Resorts

- Clarion Hotel Renovation, Beachwood, Ohio

Housing

- CMHA Lee Road Senior Housing, Cleveland, Ohio
- CMHA Legacy Parks Apartment at Outhwaite, Cleveland, Ohio
- Rainbow Terrace Apartment Complex, Cleveland, Ohio

**EDUCATION**

Bachelor of Science
Mechanical Engineering
Cornell University
Ithaca, New York
1983

REGISTRATION

Professional Engineer – Ohio,
Alabama, Arizona, Arkansas,
California, Colorado,
Connecticut, Delaware,
Florida, Georgia, Illinois,
Indiana, Iowa, Kansas,
Kentucky, Louisiana, Maine,
Maryland, Massachusetts,
Michigan, Minnesota,
Mississippi, Missouri,
Montana, Nevada, New
Hampshire, New Jersey, New
York, North Carolina,
Oklahoma, Pennsylvania,
Rhode Island, South Carolina,
Tennessee, Texas, Utah,
Vermont, Virginia,
Washington, West Virginia,
Wisconsin

Special Training

LEED Accredited
Professional

Certified Energy Manager

MEMBERSHIPS

American Society of Heating,
Refrigeration and Air
Conditioning Engineers

Association of Energy
Engineers

KIRK A. FRY, PE, CEM, LEED AP

Mechanical Engineer

As head of our mechanical engineering department, Mr. Fry is responsible for directing staff, assuring quality, estimating costs and preparing proposals. He coordinates mechanical system requirements with clients, other design team disciplines, plan reviewers and local utilities.

Mr. Fry has extensive experience in the application and design of HVAC systems, chilled water and boiler plants; mechanical systems operation and maintenance; energy auditing, modeling and conservation measures; and utility rate economic analysis. He is a registered professional engineer in 41 states.

Selected Projects:**Governmental**

- City of Cleveland East Side Maintenance Facility *Mechanical Engineer*; Cleveland, Ohio
- North Royalton City Hall Assessments; North Royalton, Ohio: *Mechanical Engineer*
- Avalon Event Center Assessments for a New Recreation Center; North Royalton, Ohio: *Mechanical Engineer*
- City of Brecksville Salt Storage Facility; Brecksville, Ohio: *Mechanical Engineer*
- Strongsville Police Station Expansion and Renovation; Strongsville, Ohio: *Mechanical Engineer*
- West Side Community House, Cleveland, Ohio: *Mechanical Engineer*
- Orange Village Municipal Center, Orange Village, Ohio: *Mechanical Engineer*

Healthcare/Senior Living

- Legacy Cedarwood Plaza Renovation, Cleveland Heights, Ohio: *Mechanical Engineer*
- St. Joseph Hospital Chiller Plant Expansion, Warren, Ohio: *Mechanical Engineer*
- Salem (Ohio) Hospital Emergency Department Addition: *Mechanical Engineer*
- Laurel Lakes Assisted Living, Hudson, Ohio: *Mechanical Engineer*
- EMH Regional Health Center Chilled Water System, Elyria, Ohio: *Mechanical Engineer*
- Mansfield (Ohio) General Hospital – O.T and E.E.G. Dept. Renovations: *Mechanical Engineer*
- Geauga Hospital Skilled Nursing Facility, Chardon, Ohio: *Mechanical Engineer*
- Alliance (Ohio) Community Hospital Emergency Chiller Replacement: *Mechanical Engineer*
- Aultman Hospital Chilled Water Plant Study, Canton, Ohio: *Mechanical Engineer*

Housing

- CMHA Outhwaite Building 1 Upgrades, Cleveland, Ohio: *Mechanical Engineer*
- CMHA Legacy Park at Outhwaite, Cleveland, Ohio: *Mechanical Engineer*
- CMHA Lee Road Senior Center, Cleveland, Ohio: *Mechanical Engineer*
- CMHA Fire Unit Rehabilitation, Cleveland, Ohio: *Mechanical Engineer*
- CMHA Ambleside HVAC Unit, Cleveland, Ohio: *Mechanical Engineer*
- CMHA Severance Center Air Handler, Cleveland, Ohio: *Mechanical Engineer*
- CMHA Lakeview Terrace Upgrades, Cleveland, Ohio: *Mechanical Engineer*
- Kenilworth Townhomes – Cleveland Heights, Ohio: *Mechanical Engineer*
- The Pinnacle – Cleveland, Ohio: *Mechanical Engineer*
- One Bratenahl Place Ventilation System Upgrades, Bratenahl, Ohio: *Mechanical Engineer*
- Suarez Residence, Massillon, Ohio: *Mechanical Engineer*



JACK E. McNEELY, PE
Electrical Engineer

EDUCATION

Bachelor of Science
Electrical Engineering
University of Toledo, Ohio

Mr. McNeely is a proficient project manager with more than 20 years of engineering experience. His is articulate and creative in his approach towards practical solutions. Mr. McNeely has 13 years of experience as a civilian electrical engineer with the Department of the Army, during which he performed duties as Designer, Design Project Manager, Contracting Officer Representative, and Power Engineer. This opportunity gave him diverse experience in all aspects of electrical engineering.

REGISTRATION

Professional Engineer –
Ohio, Indiana, Iowa,
Kentucky, Michigan,
Minnesota,
New Jersey, Utah,
Washington, Wisconsin

Selected Projects:

Academic

- Ceramics Lab, Cleveland State University, Cleveland, OH: *Electrical Engineer*
- Tri-C Brunswick University Center; Brunswick, OH: *Electrical Engineer*
- Garden Valley Branch Library; Cleveland, OH: *Electrical Engineer*

Governmental

- Police Station Addition/Renovation, Strongsville, OH: *Electrical Engineer*
- Installation of Standby Power Generators at Various Fire Stations, Cleveland, OH: *Electrical Engineer*
- North Olmsted Recreation Center Lighting Improvements; North Olmsted, OH: *Electrical Engineer*
- Country Club Blvd. Streetscape; North Olmsted, Ohio: *Electrical Engineer*
- North Olmsted Council Chambers Sound Upgrades; North Olmsted, Ohio: *Electrical Engineer*
- Social Security Administration Building, West Palm Beach FL: *Electrical Engineer*
- Summit County Community Based Correctional Facility, Akron, Ohio: *Electrical Engineer*

Housing

- CMHA Lee Road Senior Housing; Cleveland, Ohio: *Electrical Engineer*
- CMHA Outhwaite Building No. 1 Renovations; Cleveland, Ohio: *Electrical Engineer*
- CMHA Legacy Park at Outhwaite, Cleveland, Ohio: *Electrical Engineer*

Industrial

- Vitamix Expansion Phases 1-4; Olmsted Twp., Ohio: *Electrical Engineer*

Hospitality

- Hilton Garden Inn, Sheffield Village, OH: *Electrical Engineer*

Energy

- Cleveland Clinic Healthspace Solar Panels, Cleveland, Ohio: *Electrical Engineer*
- CWRU Adelbert Hall Solar Panels; Cleveland, Ohio: *Electrical Engineer*
- University Hospitals Ahuja Center Solar Panels; Cleveland, Ohio: *Electrical Engineer*
- University Hospitals Cancer Center Solar Panels; Cleveland, Ohio: *Electrical Engineer*
- Vitamix Solar Panels; Olmsted, Ohio: *Electrical Engineer*
- Euclid City Hall Solar Panels; Euclid, Ohio: *Electrical Engineer*
- Euclid Public Library Solar Panels; Euclid, Ohio: *Electrical Engineer*

Office

- Green City Growers; Cleveland, Ohio: *Electrical Engineer*
- East Coast Square II Medical Building; Morehead City, North Carolina: *Electrical Engineer*

NCEES

**EDUCATION**

Bachelor of Science in Electrical Engineering Cleveland State University, Cleveland, Ohio 1989

REGISTRATIONS**Professional Engineer –**

Ohio, Alabama, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, Florida, Illinois, Indiana, Kansas, Kentucky, Louisiana, Maryland, Maine, Michigan, Missouri, Mississippi, Montana, North Carolina, Nebraska, Nevada, New Hampshire, New York, Oklahoma, Oregon, Pennsylvania, South Carolina, Tennessee, Texas, Virginia, West Virginia

NCEES**MEMBERSHIPS**

Toastmasters International, AIST, ASIS, BICSI

ALAN M. MERSEK, PE
Electrical Engineer

Mr. Mersek's electrical experience includes the design of electrical systems for a variety of commercial, retail, industrial and institutional buildings. Selected portions of accumulated work experience includes underground power distribution, interior low voltage power distribution, emergency power design including generator power and UPS system for 7X24 critical power facilities, lighting systems design for indoor retail, office, industrial, and outdoor applications. Mr. Mersek also has experience in fire alarm, security, and data/voice systems designs.

Selected Projects:**Academic**

- Cleveland Public Library South Branch; Cleveland, Ohio: *Electrical Engineer*
- ITT Educational Services; Strongsville, OH: *Electrical Engineer*
- Lakeland Community College; Mentor, OH : *Electrical Engineer*
- Cleveland Public Library; Cleveland, OH: *Electrical Engineer*
- Cuyahoga County Public Library; University Heights, OH: *Electrical Engineer*

Government

- City of Cleveland East Side Maintenance Facility *Electrical Engineer*; Cleveland, Ohio
- City of Cleveland Fire Station No. 36 *Electrical Engineer*; Cleveland, Ohio
- Cuyahoga County Emergency Service Agency; Cleveland, OH: *Electrical Engineer*
- Dual Drive project; WPAFB – Dayton, OH: *Electrical Engineer*
- Hamilton County Jail – Hamilton County, Cincinnati, OH: *Electrical Engineer*

Office

- Educational Services Center of Ohio Headquarters; Independence, Ohio: *Electrical Engineer*
- National City Bank; Royal Oak, MI: *Electrical Engineer*
- National City Bank-Consumer Loan Services; Brecksville, OH: *Electrical Engineer*
- National City Bank; Cleveland, OH and Cincinnati, OH: *Electrical Engineer*
- National City Bank; Brecksville, OH: *Electrical Engineer*
- National City Bank; Chicago, IL: *Electrical Engineer*

Health Care

- Independence Wellness Center, Community Room, *Electrical Engineer*, Independence OH
- University Hospitals; Cleveland, OH: *Electrical Engineer*
- MetroHealth; Cleveland, OH: *Electrical Engineer*

Recreation

- North Olmsted Recreation Center Lighting Upgrades; North Olmsted, OH: *Electrical Engineer*
- Pine Ridge Country Club; Wickliffe, OH: *Electrical Engineer*
- Marriott Brighton Gardens; multiple locations: *Electrical Engineer*

Industrial

- Vitamix Headquarters Phased Expansion; Olmsted Twp., Ohio: *Electrical Engineer* NOx Reduction Project- Lima Refinery – Husky; Lima, OH: *Electrical Engineer*
- Ellwood Mill Products; New Castle, PA: *Electrical Engineer*

DONALD E. THEISEN
Structural Engineer
EDUCATION

Bachelor of Science in
Civil Engineering
The Ohio State University,
Columbus, Ohio

REGISTRATION

Professional Engineer - Ohio
(E-61711), Alabama, Arizona,
Colorado, Connecticut,
Delaware, District of
Columbia, Florida, Georgia,
Indiana, Iowa, Kansas,
Kentucky, Louisiana, Maine,
Maryland, Michigan,
Minnesota, Missouri,
Montana, Nebraska, Nevada,
New Hampshire, New Jersey,
New York, North Carolina,
Oklahoma, Pennsylvania,
Rhode Island, South Carolina,
Tennessee, Texas, Utah,
Vermont, Virginia,
West Virginia, Wisconsin

Mr. Theisen has wide-ranging experience in the coordination of projects from design through construction. He has over eighteen years of experience in structural design for additions, retrofits and new construction. His portfolio includes work in the civic, academic, retail, office, industrial, and housing sectors. Mr. Theisen also has hands-on experience designing bridges, roadways, and noise barriers for both public and private agencies.

Mr. Theisen has prepared engineering calculations and construction documents for foundations, floor framing, roof framing, wall design, and lateral load resisting systems, using cast-in-place concrete, precast concrete, masonry, structural steel, steel joist/joist girder, composite concrete and steel, light gauge metal framing, and wood.

Selected Projects:
Governmental

- Portage County Municipal Court House; Kent, Ohio: *Structural Engineer*
- Aviation High School Assessment for Cleveland Airport System; Cleveland, Ohio: *Structural Engineer*
- Cleveland City Kennel; Cleveland, Ohio: *Structural Engineer*
- Bedford Fire Station No. 1, Bedford, Ohio: *Structural Engineer*
- City of Bedford Municipal Center, Bedford Ohio. New jail, firing range, police headquarters, municipal courts, city hall and fire station: *Structural Engineer*
- Mayfield Police Station; Mayfield Village,: *Structural Engineer*
- Strongsville Police Station, Strongsville, Ohio. Renovation and jail addition, free standing garage and firing range: *Structural Engineer*
- Parma Justice Center—Jail, Police Station, and a Two-Story Courts Complex, Parma Ohio: *Structural Engineer*
- United States Postal Service, various locations, Ohio: *Structural Engineer*
- Wickliffe Service Center, Wickliffe, Ohio. Schematic design: *Structural Engineer*

Healthcare/Senior Living

- Portage County Seniors Complex (Nursing Home, Adult Day Care, Senior Center, and Master Plan) Ravenna, Ohio: *Structural Engineer*
- CMHA Lee Road Senior Center; Cleveland, Ohio: *Structural Engineer*

Hotels/Resorts

- Courtyard by Marriott, Williston Vermont: *Structural Engineer*
- Springhill Suites (Marriott), Greenburg and Brookhaven, New York

Housing

- CMHA Legacy Park Apartments at Outhwaite; Cleveland, Ohio: *Structural Engineer*
- Statler Tower Renovation and Restoration, Cleveland, Ohio: *Structural Engineer*
- National Terminal Warehouse Renovation, Cleveland, Ohio: *Structural Engineer*
- Rainbow Terrance Housing Complex – rehabilitation and renovation of 64 residential buildings on 18.4 acres, Cleveland, Ohio: *Structural Engineer*
- Carey East and Carey West (AIDS Housing Council of Greater Cleveland, Inc.) – fifteen units for housing of AIDS patients organized around the central living circulation space and lobby, including one and two bedroom units. : *Structural Engineer*
- China Dormitory, Changshu, China. Served as Project Manager and provided structural design. : *Structural Engineer*

NEIL G. UNGER, PE
Structural Engineer

EDUCATION

Bachelor of Architectural
Engineering
Pennsylvania State University,
State College, Pennsylvania

Master of Business
Administration, Cleveland State
University, Cleveland, Ohio

REGISTRATION

Professional Engineer - Ohio

Mr. Unger has several years of experience in a wide range of project types, including industrial, office, retail, transportation, healthcare and academic. His work includes serving as design engineer for the projects' structure and building envelope.

Mr. Unger joined the structural engineering department at Richard L. Bowen + Associates, Inc. in September 2010.

Selected Projects:

Governmental

- Portage County Court House; *Structural Engineer*; Kent, Ohio
- City of Cleveland East Side Maintenance Facility *Structural Engineer*; Cleveland, Ohio

Academic

- West Virginia University, New Biomedical Research Office, *Structural Engineer for Curtainwall*, Morgantown, West Virginia
- Cleveland State University, College of Education and Human Services, New Home Office, *Structural Engineer for exterior panel system*, Cleveland, Ohio
- Community Rowing, Inc., Community Rowing Boathouse and Somerville Sculling Pavilion, New Construction, *Structural Engineer for building cladding system*, Boston, Massachusetts

Healthcare / Senior Living

- University Hospital Ahuja Medical Center, New Hospital and Medical Office Building, *Structural Engineer for curtainwall, window systems and sunshades*, Beachwood, Ohio
- Independence Wellness Center, New Community Room, *Structural Engineer*, Independence Ohio

Industrial

- Vitamix Headquarters Expansion – multiple phases; *Structural Engineer*; Olmsted Twp., Ohio
- General Motors Die Verification Cell, Infrastructure and Equipment for Die Tryout Presses at Stamping Plants, *Structural Engineer and Field Observation*, Various locations:
 - Marion, Indiana
 - Pontiac, Michigan (two)
 - Grand Rapids, Michigan
 - Mansfield, Ohio

Transportation

- Ohio Turnpike Commission new twin service plazas on I-80; *Structural Engineer*, Mahoning County, Ohio
- Ohio Turnpike Commission renovations to Erie Islands and Commodore Perry service plazas; *Structural Engineer*, Sandusky County, Ohio
- ODOT Euclid Maintenance Facility; *Structural Criteria Engineer*; Euclid, Ohio
- Central Ohio Transit Authority (COTA) Spring St. and Rich St. Terminals; *Structural Engineer*; Columbus, Ohio

Entertainment

- Hard Rock Rocksino at Northfield Park; *Structural Engineer*; Northfield, Ohio



INNA E. UTIS, PE, MPE, CPD Mechanical Engineer

Ms. Utis has over 25 years of mechanical engineering experience in plumbing, fire protection, and HVAC design for commercial, industrial, municipal, and institutional facilities. She has a diverse background in involvement during the design and construction phases of the projects including field inspection and evaluation, research and collection of background data, developing technical solutions, coordination with all disciplines and inspection during construction.

EDUCATION

Bachelor of Science in
Mechanical Engineering

Kiev National University of
Construction and Architecture

Registration

Professional Engineer - Ohio

Certified Plumbing

Designer (CPD)

Certified Ohio State Master
Plans Examiner (MPE)

Memberships

American Society of
Plumbing Engineers

Building Officials Conference
of Northeast Ohio

Selected Projects:

Governmental

- City of Cleveland East Side Maintenance Facility Plumbing Engineer; Cleveland, Ohio
- City of Brecksville Salt Storage Facility; Brecksville, Ohio; Plumbing Engineer
- Cleveland City Kennel, Cleveland, Ohio; *Plumbing Engineer*
- Strongsville Jail Renovation/Expansion; Strongsville, Ohio; *Plumbing Engineer*
- Willoughby Hills Fire Station, Willoughby Hills, Ohio; *Plumbing Engineer*
- Mentor Municipal Court, Mentor, Ohio; *Plumbing Engineer*
- Fairport Harbor Senior Center, Fairport Harbor, Ohio; *Plumbing Engineer*
- Lake County Minimum Security Detention Facility, Painesville, Ohio; *Plumbing Engineer*

Healthcare

- Independence Wellness Center, New Community Room, *Plumbing Engineer*, Independence Ohio
- Timken Mercy Medical Center Statcare Building, North Canton, Ohio; *Plumbing Engineer*
- Beeghly Medical Park – Emergency Department Addition, Boardman Township, Ohio; *Plumbing Engineer*
- Akron General Medical Center, 3rd Floor Renovation, Akron, Ohio; *Plumbing Engineer*

Housing

- CMHA Outhwaite Building 1 Upgrades, Cleveland, Ohio; *Plumbing Engineer*
- CMHA Legacy Park at Outhwaite, Cleveland, Ohio; *Plumbing Engineer*
- CMHA Fire Unit Rehabilitation, Cleveland, Ohio; *Plumbing Engineer*
- CMHA Lakeview Terrace Upgrades, Cleveland, Ohio; *Plumbing Engineer*
- Shepherd's Meadows Assisted Living Facility, Beaver Township, Ohio; *Plumbing Engineer*

Recreation

- Eastlake Minor League Stadium, Eastlake, Ohio; *Plumbing Engineer*
- Bellflower Water Spray Park, Mentor, Ohio; *Plumbing Engineer*
- Erie Shores Golf Course Maintenance Facility, Madison, Ohio; *Plumbing Engineer*

Transportation

- Medina Transit Facility; Medina County, Ohio; *Plumbing Engineer*
- Ohio Turnpike Commission new twin service plazas on I-80; *Plumbing Engineer*, Williams County, Ohio
- Ohio Turnpike Commission new twin service plazas on I-80; *Plumbing Engineer*, Mahoning County, Ohio
- Ohio Turnpike Commission renovations to Erie Islands service plaza; *Mechanical Engineer*, Sandusky County, Ohio

V. PRELIMINARY DRAWINGS

Please see attached exhibit.

VI. APPROACH TO CITY PRIORITIES

Repurposing Materials

The character of the Edgewater neighborhood's current housing stock is comprised of an amalgam of many housing sizes and styles; there are sprawling lakefront mansions, modest two and three-family colonials and manifold variations of multifamily mid and high-rise buildings. The project will utilize the historic church elements both in the townhomes as well as in the corner park and a fence line along the southern property boundary. The careful combination of these elements will serve to embrace the neighborhood's artistic sensibility as well as its housing and building composition.

As part of the overall design, the team proposes the construction of a park that will be located at the southeast corner of Lake and West 117th. The park will be adorned with the arch from the City-owned historic Fifth Church of Christ building and it will also feature a walkway cobbled with repurposed stone. In addition to an arbor and other low-maintenance, local perennial plant life, this attractive community space will feature an installation that utilizes materials from the church portico, roof tiles and other materials by local artist Stephen Manka, whose work has been featured in Public Square, the Public Theater in Detroit Shoreway and beyond. The public park will also have a grill and benches. The benches will utilize sandstone masonry from the church.

Influenced by the church and homes in Edgewater, as well as the streets of London, several other key elements will be reclaimed to create a townhome community that offers a sense of cohesion with the neighborhood as well as the high standards of design to which the team is committed to delivering. Balustrades, removed from the church and refinished, will line each home, offering a private space from which residents are able to enjoy their home. Additionally, stone from the structure will be repurposed into barriers for garden beds that will line the portico of each home; each residence will have its own English-inspired garden courtyard. The fence that lines the south border of the property will utilize architectural accents from the church.

It is the team's understanding that the city has had preliminary discussions with a subcontractor to assist in the reclamation of historic church elements and that the city has budgeted approximately \$ 250,000 for this process. As the developers, our input to the reclamation is critically important in order to ensure that our vision can be executed. We will work with the city and with the city's consultants in order to maximize the reuse and repurposing of the existing church structure.

Cleveland Green Building Standards

Our practices utilize the highest standards of green building. The City of Cleveland's Green Building standards will be strictly adhered to and it is our goal to exceed these standards and to deliver a project that could achieve LEED certification of either gold or platinum. In the design and execution of our projects, we embrace the applicable standards outlined by the National Green Building Association and the Cleveland Green Building Standard Handbook, as well as the applicable items from the Enterprise Green Communities Checklist.

The following summaries outline the items included in, and demonstrate the commitment of the development team to, the Enterprise Green Communities Checklist: integrated design, site, location and neighborhood fabric, site improvements, water conservation and energy efficiency, materials beneficial to the environment, healthy living environment and operations and maintenance.

Integrated Design:

- Green Development Plan

Our plan for sustainable development incorporates all members of the team throughout the development process, from ideation to execution and customer service. Each aspect of our business, from printing and recycling at the office to the construction of our projects with sustainable materials and careful energy consumption while building, reflects our responsibility to green development and practices.

Site, Location and Neighborhood Fabric:

- Smart Site Location: Proximity to Existing Development
- Smart Site Location: Protecting Environmental Resources (New Construction):
- Smart Site Location: Proximity to Services (New Construction)
- Compact Development
- Walkable Neighborhoods: Sidewalks and Pathways
- Walkable Neighborhoods: Connectivity to Surrounding Neighborhood
- Smart Site Location
- Transportation Choices

Although a number of these items that are met have been pre-determined, our plan features several key additions to these criteria. For example, not only does our townhome plan exceed the minimum requirements of compact design, it maximizes the efficiency of each floorplan through customized design of each residence through ClearSpan Construction. Moreover, our plan encourages walkability through the creation of pathways in the garden, to which there is public access, enhancing connectivity by establishing a community space.

Site Improvements

- Environmental Remediation
- Erosion and Sediment Control
- Landscaping
- Storm Water Management
- Storm Drain Labels

The collective experience of our team ensures the timely and effective remediation, control, storm water management and drain labelling practices to address the risk and issues that may arise in any natural environment. Moreover, projects such as 27 Coltman and Clifton Pointe, in which Brickhaus Partners coordinated design and landscaping with Dimit Architects and New Vista Landscaping, have developed a

practice of creating landscapes of low-maintenance, indigenous and perennial plant life. Low-maintenance willows, grasses and perennials will wave in masses of color and texture to create a living screen between the pedestrian friendly sidewalks. Accented by a trio of native Serviceberry trees, the front gardens will feature a dry riverbed and will wind through grasses, perennials and evergreens to end in a large circle of river rocks. This communal space can mark the entrance and will offer a small gathering space for visitors and residents alike. Landscaping at these developments have earned city-wide recognition in awards from the Cleveland Business Association such as “Best Outdoor Residential Landscaping” and “Best Green Community.” A bioswale, or bioretention basin on the Clifton Pointe development, exemplifies environmentally responsible landscaping by creating the infrastructure for clean stormwater drainage. Layers of permeable material and absorptive vegetation reduce the flow while filtering the water prior to soil absorption or off-site dispersion.

Water Conservation & Energy Efficiency

- Water Conserving Appliances and Fixtures: New Construction
- Efficient Irrigation
- Efficient Energy Use: New Construction
- Energy Star Appliances
- Efficient Lighting: Interior
- Efficient Lighting: Exterior
- Electricity Meter
- Additional Reductions in Energy Use
- Renewable Energy
- Photovoltaic Ready

The standards and practices of the developer and development team have undergone continual review and revision in order to ensure the optimal water and energy conservation of projects. Moreover, all Brickhaus Partners standard appliance and fixture packages feature items that have been vetted throughout for optimal water conservation and efficacy in consumption. Although residents are welcome to choose other products, Energy Star Appliances come standard with each home in order to encourage their use. Moreover, an added benefit of the inclusion of Control4 Smarthome Technology is the ability to monitor and control energy consumption through the system’s central control panel which can be operated from one’s handheld device.

Materials Beneficial to the Environment

- Construction Waste Management
- Recycled Content Material
- Certified, Salvaged and Engineered Wood
- Water-Permeable Walkways
- Water-Permeable Parking Areas
- Reduce Heat-Island Effect: Roofing
- Reduce Heat-Island Effect: Paving
- Reduce Heat-Island Effect: Plantings

Throughout the construction and development process, the developer will work closely with Biohabitats in order to ensure reduction of the heat-island effect. In addition, the Brickhaus Partners standard finishes include locally-sourced granite, recycled materials such as the roof tiles made of repurposed tires and bamboo floors are utilized as standards whenever possible.

Healthy Living Environment

- Low/No Volatile Organic Compounds (VOC) Paints and Primers
- Low/No VOC Adhesives and Sealants
- Urea Formaldehyde-free Composite Wood
- Green Label Certified Floor Coverings
- Exhaust Fans
- Ventilation: New Construction
- HVAC Sizing
- Water Heaters: Mold Prevention
- Materials in Wet Areas: Surfaces
- Materials in Wet Areas: Tub and Shower Enclosures
- Basements and Concrete Slabs: Vapor Barrier
- Basements and Concrete Slabs: Radon
- Water Drainage
- Garage Isolation
- Clothes Dryer Exhaust
- Integrated Pest Management
- Lead-Safe Work Practices
- Healthy Flooring Materials: Alternative Sources
- Combustion Equipment

The combined experience of Richard L. Bowen + Associates and Brickhaus Partners will ensure that healthy materials and practices are utilized in the construction and maintenance of this project.

Operations and Maintenance

- Building Maintenance Manual
- Occupant's Manual: Throughout the development of projects by Brickhaus Partners
- Homeowner and New Resident Orientation

Through a number of successful projects, Brickhaus Partners has cultivated an expert template for building maintenance and homeowner manuals in order to educate residents and vendors. Additionally, under Project Manager Alexandra Yonkov's direction, the firm has instituted a careful series of orientations for residents, which include walk-throughs and demonstrations.

Cleveland RA District Compliance

The professionals at Dimit Architects have extensive experience working within the city of Cleveland in both the multifamily and RA districts. This experience and ability is best illustrated through examples of projects designed by Dimit Architecture by in the city of Cleveland's multifamily and townhome districts. Each of these projects demonstrates the care with which projects address compatibility with the adjacent properties in terms of scale, height, setback, orientation and other architectural features. Moreover, they demonstrate the optimization of site layout through the creation of visual interest, conservation of features, maximization of privacy when necessary, and facilitate circulation of parking as well as safety. Additionally, the building design in these examples, as in the proposed townhomes, create visual interest, reduce the visual prominence of garages. Overall, they demonstrate the key features needed to adhere to the district regulations.

Mariner's Watch:

Mariner's Watch Apartments is a 62-unit apartment building in the Ohio City neighborhood. The proposed four-story design utilizes a courtyard configuration to maximum lake and skyline views for residents, while remaining sensitive to



neighboring building types and neighborhood scale. Parking is housed a half-level below grade beneath a post-tensioned concrete slab. This raises the first level of apartments a half-level above grade, creating a more desirable first floor of apartments and patios just above street-level. The front courtyard slopes gradually from the sidewalk up to the entry lobby, almost 5 feet above grade. The top floor's footprint is pulled back from the building's edges providing private and communal covered roof decks with scenic views. Pulling the top floor back from the edge also gives the building a less imposing presence in a neighborhood of mostly 3-story frame houses. The building is designed to meet "New Construction" requirements for Enterprise Green Communities.



27 Coltman: Twenty-seven 'Eco-Loft' townhouses were constructed on this reclaimed inner-city site located near the heart of Cleveland's vibrant Little Italy neighborhood. Each compact residence features the option of a "green" roof terrace with trellis, as well as shielded insulated glass facades that frame dramatic views of Little Italy and the University Circle neighborhood surrounding the urban site. Locally-produced and sustainable materials were used

throughout the townhouse interiors which vary in surface area from 1,700 SF to 3,200 SF each. All twenty-seven of the townhouses have been sold, and the final residence was occupied in early summer of 2012.

UCI LOT 45: This project for a mixed-use residential complex was developed jointly with Snavely Development in response to an RFP issued by University Circle Inc. in the late spring of 2011. The project program included 128 residential units, 31,000 square feet of retail/commercial space and a 370-car parking garage. The Lot 45 site offers an important urban-infill opportunity to link the historic Little Italy neighborhood and the newly-energized Uptown District in Cleveland's University Circle area. Amenities for residents include an interior courtyard with a seasonal swimming pool and gardens. The flexible ground floor commercial lease space is designed to accommodate retail, restaurants, and office uses. In addition, the plan featured live/work type studios for professors, artists and start up entrepreneurs from the neighboring Cleveland Institute of Art and other University Circle institutions. Green features of the building included an array of 1,316 solar panels generating 310 KW of electricity, façade and roof garden plantings, and a rain water collection pond in the courtyard garden.



UCI Townhouses: This project for eighteen new urban townhouses was proposed for a site close to the cultural institutions and amenities of Cleveland's prestigious University Circle district. The compact site plan features two stepped townhouse wings containing seven units each flanking a protected courtyard with a wide reflecting pool at its center. Each of the fourteen three-story townhouses features living room and master bedroom spaces which front this inner courtyard, with formal entries and entertaining decks below at the ground floor level. Along the site's entry frontage, four

additional townhouses are planned for a second phase of construction, completing a gateway "third wall" of the courtyard arrangement.

Each of the 2,800 square foot townhouses is provided with four exterior deck areas including a protected roof deck incorporating vertical helical wind turbines and a solar panel eave. Geothermal heating and cooling systems are to be utilized, and all storm water is to be retained on site for irrigation or water feature use. The townhouse exteriors are clad in locally-sourced Berea sandstone coupled with rain-screen wood product cladding and translucent glass channels.



CSU Townhouses: This project was in response to a competitive request for proposals issued by Cleveland State University as part of a phase of master planning initiative to increase opportunities for near campus housing along the University's northern border. Four separate buildings were planned, each offering various residential types varying from shared suite configurations to more individual housing types geared toward graduate students or faculty. The historic Done Electric building, a monolithic and

distinctive presence in the north campus area, was to be preserved as part of this master plan, and was to be converted to loft-style student residences giving onto a central shared atrium space.

Utilization of Cleveland MBE, FBE and CSB Subcontractors

The development team has an extensive history of employing City of Cleveland MBE, FBE and CSB subcontractors. Gavin J. Smith, the Director of Construction Management at Richard L. Bowen + Associates, will act as a consultant to the project. Gavin has advised the employment of the following subcontractors, who are currently employed by Richard L. Bowen and Associates for the development of the Max J. Hayes project and have been invited to participate in the bidding process for this project:

- JLJI
- Massena
- Gateway
- Midwest Cleaning
- PAR Trucking and Contracting
- Ameriseal
- Contracting Contractors
- Gabor Enterprises
- Mack Ind
- Price Builders
- T. Allen
- Seal Floor

The development team is committed to crafting a diverse workforce of subcontractors, as illustrated by the list above, as well as the employment of New Vista Enterprises Landscaping and Richard L. Bowen and Associates, two major partners in the project who will contribute to its success as well as its diversity; both firms are Cleveland Small Business enterprises. These subcontractors, along with others, will be invited to participate in this development. Moreover, Brickhaus Partners has maintained an office in the city of Cleveland for the past six years. Andrew Brickman, principal of Brickhaus Partners has been a Cleveland resident for the last ten years. Richard L. Bowen and Associates owns its offices in the city of Cleveland for the last fifty years; Principal David Bowen has been a Cleveland resident for the last 25 years. Consultant Stephen Manka has been a resident of Cleveland intermittently for the past twenty years and has maintained an office in the Art Craft Building at Superior and East 25th Street for the past six years.

VII. PROJECT FINANCING

A great strength of Brickhaus Partners is the ability to elicit funding and maintain mutually-beneficial relationships with lenders. Andrew Brickman has personally financed over 25 developments individually. He also enjoys a wide variety of equity investors who have participated in past successful projects managed by Brickman. These equity investors have expressed interest in participating in future Brickhaus projects and are experienced real estate investors with a collective net worth over \$100 million. Brickhaus Partners has also worked with conventional lenders such as Key Bank, Westfield Bank, First Federal of Lakewood, Dollar Bank, CF Bank and American National, all of whom have expressed interest in the project.

The attached Preliminary Budget demonstrates the projected sources and the use of financial capital in detail. These details were prepared by projecting project costs, based on estimates by the Project Manager, as well as bids from previous projects. The Preliminary Budget details the costs of the project into several factions: acquisition and development, building soft costs, building hard costs, residence hard costs and residence soft costs.

To accompany the budget, the team created a Preliminary Project Schedule that includes the anticipated market absorption of each residence.

Exhibit A: Preliminary Project Schedule with Market Absorption

#	Title	Duration (working days)	Start at week #	Finished at week #	Total duration (working days)
From transfer of property from City of Cleveland to Brickhaus					
1	Civil engineering site pan	24 days	week 1	week 6	24 days
2	Environmental survey / inspection	2 days	week 1	week 1	2 days
3	Preliminary Construction Drawings	10 days	week 1	week 3	10 days
4	Press release and marketing campaign push	30 days	week 1	week 7	30 days
5	Survey testing period	5 days	week 2	week 2	10 days
6	Survey report processing	4 days	week 3	week 3	19 days
7	VE & design analysis for Construction Drawings	14 days	week 3	week 6	29 days
8	Mail EPA 10 day notification	4 days	week 3	week 4	19 days
9	EPA 10 day Notification Period	12 days	week 4	week 6	32 days
10	Marketing Launch Event	1 day	week 4	week 4	21 days
11	Construction drawings refinement	15 days	week 6	week 9	45 days
12	submit civil engineering and review period	30 days	week 6	week 12	60 days
13	Abatement period	6 days	week 7	week 8	41 days
14	Preconstruction marketing	45 days	week 7	week 8	80 days
15	Deconstruction sandstone salvage	15 days	week 8	week 11	45 days
16	Building department plan review	25 days	week 9	week 14	70 days
17	Demolition	5 days	week 11	week 11	60 days
18	Undergrounds and site work	30 days	week 14	week 20	100 days
19	Marketing wrap up	30 days	week 16	week 22	110 days
20	Foundations	25 days	week 18	week 23	115 days
21	underground plumbing	15 days	week 23	week 26	130 days
22	Pour slabs	15 days	week 26	week 29	145 days
23	Framing Phase	40 days	week 28	week 36	180 days
24	Flat roofs	15 days	week 34	week 38	185 days
25	Mechanicals	80 days	week 36	week 52	260 days
26	Drywall phase	65 days	week 45	week 56	290 days
27	Finish phases	65 days	week 49	week 60	310 days
28	Quality walk through & out gassing	65 days	week 54	week 66	335 days
29	Residence 1 complete and delivered	10 days	week 56	week 58	290 days
30	Residence 2 complete and delivered	10 days	week 57	week 59	295 days
31	Residence 3 complete and delivered	10 days	week 58	week 60	300 days
32	Residence 4 complete and delivered	10 days	week 59	week 61	305 days
33	Residence 5 complete and delivered	10 days	week 60	week 62	310 days
34	Residence 6 complete and delivered	10 days	week 61	week 63	315 days
35	Residence 7 complete and delivered	10 days	week 62	week 64	320 days
36	Residence 8 complete and delivered	10 days	week 63	week 65	325 days
37	Residence 9 complete and delivered	10 days	week 64	week 66	330 days
38	Residence 10 complete and delivered	10 days	week 65	week 67	335 days
38	Residence 11 complete and delivered	10 days	week 66	week 68	340 days

*Schedule represents a five day work week

[Page intended to be blank.]

DEVELOPER BRICKHAUS Partners
PROJECT Lake Avenue Housing Development Project
ADDRESS West 117th street, Lake Avenue
RESIDENCES 11
TOTAL BUILT AREA, sf 25,450.00

March 27, 2014

COST ANALYSIS

A&D Acquisition & Development
BSC Building Soft Costs
BHC Building Hard Costs
RHC Residence Hard Costs
RSC Residence Soft Costs (incl. sales commissions and marketing)

building	unit	sf	Acquisition	A&D	RSC	BSC	SC (RSC+BSC)	SC / sf	RHC	BHC	HC (RHC+BHC)	HC / sf	sub total/cost	final sale price	sale price/sf	net profit/unit
B1	1C	2150	\$ 12,841	\$ 30,563	\$ 36,413	\$ 49,344	\$ 85,756	\$ 40	\$ 155,440	\$ 110,670	\$ 266,110	\$ 123.77	\$ 395,270	\$ 483,750	\$ 225	\$ 88,479.83
	2C	2150	\$ 12,841	\$ 30,563	\$ 36,413	\$ 49,344	\$ 85,756	\$ 40	\$ 152,215	\$ 110,670	\$ 262,885	\$ 122.27	\$ 392,045	\$ 483,750	\$ 225	\$ 91,704.83
	3D	2250	\$ 13,438	\$ 31,985	\$ 37,988	\$ 51,639	\$ 89,626	\$ 40	\$ 160,400	\$ 115,817	\$ 276,217	\$ 122.76	\$ 411,266	\$ 506,250	\$ 225	\$ 94,983.55
B2	4A	2350	\$ 14,035	\$ 33,406	\$ 39,563	\$ 53,934	\$ 93,496	\$ 40	\$ 165,360	\$ 120,965	\$ 286,325	\$ 121.84	\$ 427,263	\$ 528,750	\$ 225	\$ 101,487.26
	5A	2350	\$ 14,035	\$ 33,406	\$ 39,563	\$ 53,934	\$ 93,496	\$ 40	\$ 161,835	\$ 120,965	\$ 282,800	\$ 120.34	\$ 423,738	\$ 528,750	\$ 225	\$ 105,012.26
	6A	2350	\$ 14,035	\$ 33,406	\$ 39,563	\$ 53,934	\$ 93,496	\$ 40	\$ 161,835	\$ 120,965	\$ 282,800	\$ 120.34	\$ 423,738	\$ 528,750	\$ 225	\$ 105,012.26
	7A	2350	\$ 14,035	\$ 33,406	\$ 39,563	\$ 53,934	\$ 93,496	\$ 40	\$ 161,835	\$ 120,965	\$ 282,800	\$ 120.34	\$ 423,738	\$ 528,750	\$ 225	\$ 105,012.26
	8A	2350	\$ 14,035	\$ 33,406	\$ 39,563	\$ 53,934	\$ 93,496	\$ 40	\$ 161,835	\$ 120,965	\$ 282,800	\$ 120.34	\$ 423,738	\$ 528,750	\$ 225	\$ 105,012.26
	9A	2350	\$ 14,035	\$ 33,406	\$ 39,563	\$ 53,934	\$ 93,496	\$ 40	\$ 161,835	\$ 120,965	\$ 282,800	\$ 120.34	\$ 423,738	\$ 528,750	\$ 225	\$ 105,012.26
	10A	2350	\$ 14,035	\$ 33,406	\$ 39,563	\$ 53,934	\$ 93,496	\$ 40	\$ 161,835	\$ 120,965	\$ 282,800	\$ 120.34	\$ 423,738	\$ 528,750	\$ 225	\$ 105,012.26
	11B	2450	\$ 14,633	\$ 34,828	\$ 41,138	\$ 56,229	\$ 97,366	\$ 40	\$ 170,320	\$ 126,112	\$ 296,432	\$ 120.99	\$ 443,259	\$ 551,250	\$ 225	\$ 107,990.97
TOTAL			\$ 152,000	\$ 361,785	\$ 428,888	\$ 584,093	\$ 1,012,980				\$ 3,084,765		\$ 4,611,530	\$ 5,726,250		\$ 1,114,720
CONTINGENCY			0.0%	10.0%	5.0%	5.0%	5.0%				10.0%					
			\$ -	\$ 36,179	\$ 21,444	\$ 29,205	\$ 50,649				\$ 308,476.5		\$ 395,304			
TOTAL + CONT			\$ 152,000	\$ 397,964	\$ 450,332	\$ 613,297	\$ 1,063,629				\$ 3,393,242		\$ 5,006,834	\$ 5,726,250		\$ 719,416

DEVELOPER BRICKHAUS Partners
PROJECT Lake Avenue Housing Development Project
ADDRESS West 117th street, Lake Avenue
RESIDENCES 11
TOTAL BUILT AREA, sf 25,450.00

March 26, 2014

ACQUISTION, LAND SOFT COSTS

N#	Description	Company	Remarks	Budget Estimate	budget / sf	Previous paid	This period	Total completed	Actual cost	Actual / sf
1100	Buildings and Land			\$ 135,000.00	\$ 5.30	\$ -	\$ -	\$ -	\$ -	0.00
1103	Settlement Charges			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00
1104	Deposits			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00
1102	Title costs			\$ 5,000.00	\$ 0.20	\$ -	\$ -	\$ -	\$ -	0.00
1105	Land taxes	Cuyahoga	2 years*	\$ 12,000.00	\$ 0.47	\$ -	\$ -	\$ -	\$ -	0.00

Sub-Total	
Sales tax	0.08

\$ 152,000.00	\$ 5.97	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

TOTAL

\$ 152,000.00	\$ 5.97	\$ -	\$ -	\$ -	\$ -	\$ -
---------------	---------	------	------	------	------	------

DEVELOPER BRICKHAUS Partners
PROJECT Lake Avenue Housing Development Project
ADDRESS West 117th street, Lake Avenue
RESIDENCES 11
TOTAL BUILT AREA, sf 25,450.00

March 26, 2014

ACQUISITION & DEVELOPMENT, LAND HARD COSTS

N#	Description	Company	Remarks	Budget	Budget / sf	Previous paid	This period	Total completed	Actual cost	Actual / sf	% from HC, actual costs
1400	Site preparation			\$ 20,360.00	\$ 0.80	\$ -	\$ -	\$ -	\$ -	\$ -	0.68%
1410	Lot clearing					\$ -	\$ -	\$ -	\$ -		
1410	Lot clearing					\$ -	\$ -	\$ -	\$ -	\$ -	
1420	Soil Tests			\$ -		\$ -	\$ -	\$ -	\$ -		
1500	Demolition			\$ 63,625.00	\$ 2.50	\$ -	\$ -	\$ -	\$ -	\$ -	2.12%
1510	Demolition facilities			\$ -		\$ -	\$ -	\$ -	\$ -		
1511	Asbestos survey			\$ -							
1512	Basement filling			\$ -							
1520	Utilities disconnect			\$ -							
1600	Site amenities and Hires			\$ 21,500.00	\$ 0.84	\$ -	\$ -	\$ -	\$ -	\$ -	0.72%
1614	Temporary toilets			\$ 1,000.00		\$ -	\$ -	\$ -	\$ -		
1618	Temporary seed and mulch		incl. in MPW								
1621	Temporary water			\$ 1,000.00		\$ -	\$ -	\$ -	\$ -		
1622	Temporary power (electricity)			\$ 1,000.00		\$ -	\$ -	\$ -	\$ -		
1623	Temporary heat (gas)			\$ 1,500.00		\$ -	\$ -	\$ -	\$ -		
1624	Temporary phone			\$ -		\$ -	\$ -	\$ -	\$ -		
1625	Temporary cable			\$ -		\$ -	\$ -	\$ -	\$ -		
1626	Temporary internet			\$ -		\$ -	\$ -	\$ -	\$ -		
1627	Temporary waste service			\$ -		\$ -	\$ -	\$ -	\$ -		
1641	Silt fence			\$ 4,000.00		\$ -	\$ -	\$ -	\$ -		
1642	Temporary fencing		incl			\$ -	\$ -	\$ -	\$ -		
1643	Construction entrance		incl								
1651	Safety signs			\$ 1,000.00		\$ -	\$ -	\$ -	\$ -		
1661	Soil export			\$ 7,000.00		\$ -	\$ -	\$ -	\$ -		
1662	Dumster			\$ 5,000.00		\$ -	\$ -	\$ -	\$ -		
2000	Excavation and backfill			\$ 229,050.00	\$ 9.00	\$ -	\$ -	\$ -	\$ -	\$ -	7.64%
2012	Water Line					\$ -	\$ -	\$ -	\$ -		
2013	Sanitary Sewer					\$ -	\$ -	\$ -	\$ -		
2014	Storm Sewer					\$ -	\$ -	\$ -	\$ -		
2020	Electric trench					\$ -	\$ -	\$ -	\$ -		
2025	Electric line for trench										

2030	Gas line					\$ -	\$ -	\$ -	\$ -		
2042	Telephone					\$ -	\$ -	\$ -	\$ -		
2043	Cable					\$ -	\$ -	\$ -	\$ -		
2044	Internet					\$ -	\$ -	\$ -	\$ -		
2400	Site work			\$ 127,250.00	\$ 5.00	\$ -	\$ -	\$ -	\$ -	\$ -	4.24%
2403	Compaction test										
2411	Site excavation and embankment					\$ -	\$ -	\$ -	\$ -		
2412	Improted fill and rough grading					\$ -	\$ -	\$ -	\$ -		
2413	Compact on site soils					\$ -	\$ -	\$ -	\$ -		
2414	Strip topsoil and haul off site										
2415	Water quality and Bio retention areas										
2421	Driveway subgrade preparation					\$ -	\$ -	\$ -	\$ -		
2422	Driveway pavement					\$ -	\$ -	\$ -	\$ -		
2423	Driveway aggregate base					\$ -	\$ -	\$ -	\$ -		
2424	Asphalt repairs (pavement replacement)					\$ -	\$ -	\$ -	\$ -		
2426	Pavement markings					\$ -	\$ -	\$ -	\$ -		
2431	Concrete Curbs					\$ -	\$ -	\$ -	\$ -		
2432	Concrete Apron					\$ -	\$ -	\$ -	\$ -		
2433	Sidewalk					\$ -	\$ -	\$ -	\$ -		
2440	Ground stabilization					\$ -	\$ -	\$ -	\$ -		
103	Subcidies	City of Cleveland	RFP	\$ (100,000.00)	\$ (3.93)	\$ -	\$ -	\$ -	\$ -	\$ -	

Sub-Total	
Sales tax	0.08

TOTAL

CONTINGENCY	0.10
TOTAL+CONTINGENCY	

\$ 361,785.00	\$ 14.22	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

\$ 361,785.00	\$ 14.22	\$ -	\$ -	\$ -	\$ -	\$ -
---------------	----------	------	------	------	------	------

\$ 36,178.50
\$ 397,963.50

\$ -
\$ -

March 26, 2014

SOFT COSTS, Residence 1C

DEVELOPER BRICKHAUS Partners
 PROJECT Lake Avenue Housing Development Project
 ADDRESS West 117th street, Lake Avenue
 RESIDENCE 1C
 Habitable area, sf 2,150.00
 SALE PRICE \$ 483,750.00

Code	Description	Company	Remarks	Budget	Budget / sf	Previous paid	This period	Total completed	Actual cost	Actual / sf
400	Marketing		2% from sales price	\$ 9,675.00	\$ 4.50	\$ -	\$ -	\$ -	\$ -	\$ -
600	Sales Commisions		5% from sales price	\$ 24,187.50	\$ 11.25	\$ -	\$ -	\$ -	\$ -	\$ -
2115	Floorplans customization			\$ 700.00	\$ 0.33	\$ -	\$ -	\$ -	\$ -	\$ -
6100	Residence miscellenious			\$ 900.00	\$ 0.42	\$ -	\$ -	\$ -	\$ -	\$ -
7000	Closing			\$ 950.00	\$ 0.44	\$ -	\$ -	\$ -	\$ -	\$ -

Sub-Total	
Sales tax	8%

\$ 36,412.50	\$ 16.94	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -		\$ -	\$ -	\$ -	\$ -	

TOTAL

\$ 36,412.50	\$ 16.94	\$ -	\$ -	\$ -	\$ -	\$ -
--------------	----------	------	------	------	------	------

CONTINGENCY	0.05
TOTAL+CONTINGENCY	

\$ 1,820.63
\$ 38,233.13

\$ -
\$ -

March 26, 2014

SOFT COSTS, Residence 2C

DEVELOPER BRICKHAUS Partners
 PROJECT Lake Avenue Housing Development Project
 ADDRESS West 117th street, Lake Avenue
 RESIDENCE 2C
 Habitable area, sf 2,150.00
 SALE PRICE \$ 483,750.00

Code	Description	Company	Remarks	Budget	Budget / sf	Previous paid	This period	Total completed	Actual cost	Actual / sf
400	Marketing		2% from sales price	\$ 9,675.00	\$ 4.50	\$ -	\$ -	\$ -	\$ -	\$ -
600	Sales Commisions		5% from sales price	\$ 24,187.50	\$ 11.25	\$ -	\$ -	\$ -	\$ -	\$ -
2115	Floorplans customization			\$ 700.00	\$ 0.33	\$ -	\$ -	\$ -	\$ -	\$ -

6100	Residence miscellenious			\$ 900.00	\$ 0.42	\$ -	\$ -	\$ -	\$ -	\$ -
7000	Closing			\$ 950.00	\$ 0.44	\$ -	\$ -	\$ -	\$ -	\$ -

Sub-Total	
Sales tax	8%

\$ 36,412.50	\$ 16.94	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -		\$ -	\$ -	\$ -	\$ -	

TOTAL

\$ 36,412.50	\$ 16.94	\$ -	\$ -	\$ -	\$ -	\$ -
--------------	----------	------	------	------	------	------

CONTINGENCY	0.05
TOTAL+CONTINGENCY	

\$ 1,820.63
\$ 38,233.13

\$ -
\$ -

March 26, 2014

SOFT COSTS, Residence 3D

DEVELOPER	BRICKHAUS Partners
PROJECT	Lake Avenue Housing Development Project
ADDRESS	West 117th street, Lake Avenue
RESIDENCE	3D
Habitable area, sf	2,250.00
SALE PRICE	\$ 506,250.00

Code	Description	Company	Remarks	Budget	Budget / sf	Previous paid	This period	Total completed	Actual cost	Actual / sf
400	Marketing		2% from sales price	\$ 10,125.00	\$ 4.50	\$ -	\$ -	\$ -	\$ -	\$ -
600	Sales Commisions		5% from sales price	\$ 25,312.50	\$ 11.25	\$ -	\$ -	\$ -	\$ -	\$ -
2115	Floorplans customization			\$ 700.00	\$ 0.31	\$ -	\$ -	\$ -	\$ -	\$ -
6100	Residence miscellenious			\$ 900.00	\$ 0.40	\$ -	\$ -	\$ -	\$ -	\$ -
7000	Closing			\$ 950.00	\$ 0.42	\$ -	\$ -	\$ -	\$ -	\$ -

Sub-Total	
Sales tax	8%

\$ 37,987.50	\$ 16.88	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -		\$ -	\$ -	\$ -	\$ -	

TOTAL

\$ 37,987.50	\$ 16.88	\$ -	\$ -	\$ -	\$ -	\$ -
--------------	----------	------	------	------	------	------

CONTINGENCY	0.05
TOTAL+CONTINGENCY	

\$ 1,899.38
\$ 39,886.88

\$ -
\$ -

March 26, 2014

SOFT COSTS, Residence 4A

DEVELOPER
PROJECT
ADDRESS
RESIDENCE
Habitable area, sf
SALE PRICE

BRICKHAUS Partners
Lake Avenue Housing Development Project
West 117th street, Lake Avenue
4A
2,350.00
\$ 528,750.00

Code	Description	Company	Remarks	Budget	Budget / sf	Previous paid	This period	Total completed	Actual cost	Actual / sf
400	Marketing		2% from sales price	\$ 10,575.00	\$ 4.50	\$ -	\$ -	\$ -	\$ -	\$ -
600	Sales Commissions		5% from sales price	\$ 26,437.50	\$ 11.25	\$ -	\$ -	\$ -	\$ -	\$ -
2115	Floorplans customization			\$ 700.00	\$ 0.30	\$ -	\$ -	\$ -	\$ -	\$ -
6100	Residence miscellenious			\$ 900.00	\$ 0.38	\$ -	\$ -	\$ -	\$ -	\$ -
7000	Closing			\$ 950.00	\$ 0.40	\$ -	\$ -	\$ -	\$ -	\$ -

Sub-Total	
Sales tax	8%

\$ 39,562.50	\$ 16.84	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -		\$ -	\$ -	\$ -	\$ -	

TOTAL

\$ 39,562.50	\$ 16.84	\$ -	\$ -	\$ -	\$ -	\$ -
--------------	----------	------	------	------	------	------

CONTINGENCY	0.05
TOTAL+CONTINGENCY	

\$ 1,978.13
\$ 41,540.63

\$ -
\$ -

March 26, 2014

SOFT COSTS, Residence 5A

DEVELOPER
PROJECT
ADDRESS
RESIDENCE
Habitable area, sf
SALE PRICE

BRICKHAUS Partners
Lake Avenue Housing Development Project
West 117th street, Lake Avenue
5A
2,350.00
\$ 528,750.00

Code	Description	Company	Remarks	Budget	Budget / sf	Previous paid	This period	Total completed	Actual cost	Actual / sf
400	Marketing		2% from sales price	\$ 10,575.00	\$ 4.50	\$ -	\$ -	\$ -	\$ -	\$ -
600	Sales Commissions		5% from sales price	\$ 26,437.50	\$ 11.25	\$ -	\$ -	\$ -	\$ -	\$ -
2115	Floorplans customization			\$ 700.00	\$ 0.30	\$ -	\$ -	\$ -	\$ -	\$ -
6100	Residence miscellenious			\$ 900.00	\$ 0.38	\$ -	\$ -	\$ -	\$ -	\$ -

7000	Closing			\$ 950.00	\$ 0.40	\$ -	\$ -	\$ -	\$ -	\$ -
------	---------	--	--	-----------	---------	------	------	------	------	------

Sub-Total		\$ 39,562.50	\$ 16.84	\$ -	\$ -	\$ -	\$ -	\$ -
Sales tax	8%	\$ -		\$ -	\$ -	\$ -	\$ -	
TOTAL		\$ 39,562.50	\$ 16.84	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY	0.05	\$ 1,978.13					\$ -	
TOTAL+CONTINGENCY		\$ 41,540.63					\$ -	

March 26, 2014

SOFT COSTS, Residence 6A

DEVELOPER BRICKHAUS Partners
PROJECT Lake Avenue Housing Development Project
ADDRESS West 117th street, Lake Avenue
RESIDENCE 6A
Habitable area, sf 2,350.00
SALE PRICE \$ 528,750.00

Code	Description	Company	Remarks	Budget	Budget / sf	Previous paid	This period	Total completed	Actual cost	Actual / sf
400	Marketing		2% from sales price	\$ 10,575.00	\$ 4.50	\$ -	\$ -	\$ -	\$ -	\$ -
600	Sales Commisions		5% from sales price	\$ 26,437.50	\$ 11.25	\$ -	\$ -	\$ -	\$ -	\$ -
2115	Floorplans customization			\$ 700.00	\$ 0.30	\$ -	\$ -	\$ -	\$ -	\$ -
6100	Residence miscellenious			\$ 900.00	\$ 0.38	\$ -	\$ -	\$ -	\$ -	\$ -
7000	Closing			\$ 950.00	\$ 0.40	\$ -	\$ -	\$ -	\$ -	\$ -

Sub-Total		\$ 39,562.50	\$ 16.84	\$ -	\$ -	\$ -	\$ -	\$ -
Sales tax	8%	\$ -		\$ -	\$ -	\$ -	\$ -	
TOTAL		\$ 39,562.50	\$ 16.84	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY	0.05	\$ 1,978.13					\$ -	
TOTAL+CONTINGENCY		\$ 41,540.63					\$ -	

March 26, 2014

SOFT COSTS, Residence 7A

DEVELOPER
PROJECT
ADDRESS
RESIDENCE
Habitable area, sf
SALE PRICE

BRICKHAUS Partners
Lake Avenue Housing Development Project
West 117th street, Lake Avenue
7A
2,350.00
\$ 528,750.00

Code	Description	Company	Remarks	Budget	Budget / sf	Previous paid	This period	Total completed	Actual cost	Actual / sf
400	Marketing		2% from sales price	\$ 10,575.00	\$ 4.50	\$ -	\$ -	\$ -	\$ -	\$ -
600	Sales Commissions		5% from sales price	\$ 26,437.50	\$ 11.25	\$ -	\$ -	\$ -	\$ -	\$ -
2115	Floorplans customization			\$ 700.00	\$ 0.30	\$ -	\$ -	\$ -	\$ -	\$ -
6100	Residence miscellenious			\$ 900.00	\$ 0.38	\$ -	\$ -	\$ -	\$ -	\$ -
7000	Closing			\$ 950.00	\$ 0.40	\$ -	\$ -	\$ -	\$ -	\$ -

Sub-Total	
Sales tax	8%

\$ 39,562.50	\$ 16.84	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -		\$ -	\$ -	\$ -	\$ -	

TOTAL

\$ 39,562.50	\$ 16.84	\$ -	\$ -	\$ -	\$ -	\$ -
--------------	----------	------	------	------	------	------

CONTINGENCY	0.05
TOTAL+CONTINGENCY	

\$ 1,978.13
\$ 41,540.63

\$ -
\$ -

March 26, 2014

SOFT COSTS, Residence 8A

DEVELOPER
PROJECT
ADDRESS
RESIDENCE
Habitable area, sf
SALE PRICE

BRICKHAUS Partners
Lake Avenue Housing Development Project
West 117th street, Lake Avenue
8A
2,350.00
\$ 528,750.00

Code	Description	Company	Remarks	Budget	Budget / sf	Previous paid	This period	Total completed	Actual cost	Actual / sf
400	Marketing		2% from sales price	\$ 10,575.00	\$ 4.50	\$ -	\$ -	\$ -	\$ -	\$ -
600	Sales Commissions		5% from sales price	\$ 26,437.50	\$ 11.25	\$ -	\$ -	\$ -	\$ -	\$ -
2115	Floorplans customization			\$ 700.00	\$ 0.30	\$ -	\$ -	\$ -	\$ -	\$ -
6100	Residence miscellenious			\$ 900.00	\$ 0.38	\$ -	\$ -	\$ -	\$ -	\$ -
7000	Closing			\$ 950.00	\$ 0.40	\$ -	\$ -	\$ -	\$ -	\$ -

Sub-Total	
Sales tax	8%

TOTAL

CONTINGENCY	0.05
TOTAL+CONTINGENCY	

\$ 39,562.50	\$ 16.84	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -		\$ -	\$ -	\$ -	\$ -	

\$ 39,562.50	\$ 16.84	\$ -	\$ -	\$ -	\$ -	\$ -
--------------	----------	------	------	------	------	------

\$ 1,978.13	\$ -
\$ 41,540.63	\$ -

March 26, 2014

SOFT COSTS, Residence 9A

DEVELOPER BRICKHAUS Partners
PROJECT Lake Avenue Housing Development Project
ADDRESS West 117th street, Lake Avenue
RESIDENCE 9A
Habitable area, sf 2,350.00
SALE PRICE \$ 528,750.00

Code	Description	Company	Remarks	Budget	Budget / sf	Previous paid	This period	Total completed	Actual cost	Actual / sf
400	Marketing		2% from sales price	\$ 10,575.00	\$ 4.50	\$ -	\$ -	\$ -	\$ -	\$ -
600	Sales Commissions		5% from sales price	\$ 26,437.50	\$ 11.25	\$ -	\$ -	\$ -	\$ -	\$ -
2115	Floorplans customization			\$ 700.00	\$ 0.30	\$ -	\$ -	\$ -	\$ -	\$ -
6100	Residence miscellenious			\$ 900.00	\$ 0.38	\$ -	\$ -	\$ -	\$ -	\$ -
7000	Closing			\$ 950.00	\$ 0.40	\$ -	\$ -	\$ -	\$ -	\$ -

Sub-Total	
Sales tax	8%

TOTAL

CONTINGENCY	0.05
TOTAL+CONTINGENCY	

\$ 39,562.50	\$ 16.84	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -		\$ -	\$ -	\$ -	\$ -	

\$ 39,562.50	\$ 16.84	\$ -	\$ -	\$ -	\$ -	\$ -
--------------	----------	------	------	------	------	------

\$ 1,978.13	\$ -
\$ 41,540.63	\$ -

March 26, 2014

SOFT COSTS, Residence 10A

DEVELOPER BRICKHAUS Partners

PROJECT Lake Avenue Housing Development Project
ADDRESS West 117th street, Lake Avenue
RESIDENCE 10A
Habitable area, sf 2,350.00
SALE PRICE \$ 528,750.00

Code	Description	Company	Remarks	Budget	Budget / sf	Previous paid	This period	Total completed	Actual cost	Actual / sf
400	Marketing		2% from sales price	\$ 10,575.00	\$ 4.50	\$ -	\$ -	\$ -	\$ -	\$ -
600	Sales Commissions		5% from sales price	\$ 26,437.50	\$ 11.25	\$ -	\$ -	\$ -	\$ -	\$ -
2115	Floorplans customization			\$ 700.00	\$ 0.30	\$ -	\$ -	\$ -	\$ -	\$ -
6100	Residence miscellenious			\$ 900.00	\$ 0.38	\$ -	\$ -	\$ -	\$ -	\$ -
7000	Closing			\$ 950.00	\$ 0.40	\$ -	\$ -	\$ -	\$ -	\$ -

Sub-Total	
Sales tax	8%

\$ 39,562.50	\$ 16.84	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -		\$ -	\$ -	\$ -	\$ -	

TOTAL

\$ 39,562.50	\$ 16.84	\$ -	\$ -	\$ -	\$ -	\$ -
--------------	----------	------	------	------	------	------

CONTINGENCY	0.05
TOTAL+CONTINGENCY	

\$ 1,978.13
\$ 41,540.63

\$ -
\$ -

March 26, 2014

SOFT COSTS, Residence 11B

DEVELOPER BRICKHAUS Partners
PROJECT Lake Avenue Housing Development Project
ADDRESS West 117th street, Lake Avenue
RESIDENCE 11B
Habitable area, sf 2,450.00
SALE PRICE \$ 551,250.00

Code	Description	Company	Remarks	Budget	Budget / sf	Previous paid	This period	Total completed	Actual cost	Actual / sf
400	Marketing		2% from sales price	\$ 11,025.00	\$ 4.50	\$ -	\$ -	\$ -	\$ -	\$ -
600	Sales Commissions		5% from sales price	\$ 27,562.50	\$ 11.25	\$ -	\$ -	\$ -	\$ -	\$ -
2115	Floorplans customization			\$ 700.00	\$ 0.29	\$ -	\$ -	\$ -	\$ -	\$ -
6100	Residence miscellenious			\$ 900.00	\$ 0.37	\$ -	\$ -	\$ -	\$ -	\$ -
7000	Closing			\$ 950.00	\$ 0.39	\$ -	\$ -	\$ -	\$ -	\$ -

Sub-Total	
Sales tax	8%

TOTAL

CONTINGENCY	0.05
TOTAL+CONTINGENCY	

\$ 41,137.50	\$ 16.79	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

\$ 41,137.50	\$ 16.79	\$ -	\$ -	\$ -	\$ -	\$ -
--------------	----------	------	------	------	------	------

\$ 2,056.88
\$ 43,194.38

\$ -
\$ -

DEVELOPER BRICKHAUS Partners
PROJECT Lake Avenue Housing Development Project
ADDRESS West 117th street, Lake Avenue
RESIDENCES 11
TOTAL BUILT AREA, sf 25,450.00

March 26, 2014

BUILDINGS SOFT COSTS

N#	Description	Company	Remarks	Budget	Budget / sf	Previous paid	This period	Total completed	Actual cost	Actual / sf
1350	Civil Engineering			\$ 25,450.00	\$ 1.00	\$ -	\$ -	\$ -	\$ -	\$ -
1351	Geotech report					\$ -	\$ -	\$ -	\$ -	
1352	Engineering contract					\$ -	\$ -	\$ -	\$ -	
1353	Engineering Topo Survey					\$ -	\$ -	\$ -	\$ -	
1354	ALTA survey					\$ -	\$ -	\$ -	\$ -	
1355	Engineering Stormwater					\$ -	\$ -	\$ -	\$ -	
1356	Engineering Platmap					\$ -	\$ -	\$ -	\$ -	
1357	Demolition plan					\$ -	\$ -	\$ -	\$ -	
1310	Architecture			\$ 114,525.00	\$ 4.50	\$ -	\$ -	\$ -	\$ -	\$ -
1311-1314	Architecture					\$ -	\$ -	\$ -	\$ -	
2117/2116	Architect MEP+structural					\$ -	\$ -	\$ -	\$ -	
2170	Blue Prints					\$ -	\$ -	\$ -	\$ -	
1380	Sustainability engineering			\$ 76,350.00	\$ 3.00	\$ -	\$ -	\$ -	\$ -	\$ -
1210	Permits			\$ 34,357.50	\$ 1.35	\$ -	\$ -	\$ -	\$ -	\$ -
2011	Demo Permits					\$ -	\$ -	\$ -	\$ -	
2012	Underground Permit					\$ -	\$ -	\$ -	\$ -	
2013	Sidewalk Permit					\$ -	\$ -	\$ -	\$ -	
2014	Building Permits					\$ -	\$ -	\$ -	\$ -	
2015	Plumbing Permit					\$ -	\$ -	\$ -	\$ -	
2016	Electrical Permit					\$ -	\$ -	\$ -	\$ -	
2017	HVAC permit					\$ -	\$ -	\$ -	\$ -	
1018	Sitework Permit					\$ -	\$ -	\$ -	\$ -	
1000	Finance/fees			\$ 25,450.00	\$ 1.00	\$ -	\$ -	\$ -	\$ -	\$ -
1001	Accounting					\$ -	\$ -	\$ -	\$ -	
1002	Legal fees					\$ -	\$ -	\$ -	\$ -	
1003	Legal Doc's					\$ -	\$ -	\$ -	\$ -	
1004	Legal Entity registration					\$ -	\$ -	\$ -	\$ -	
1005	Developer Insurance					\$ -	\$ -	\$ -	\$ -	

1050	Construction Loan			\$ 76,350.00	\$ 3.00	\$ -	\$ -	\$ -	\$ -	\$ -
1051	Appraisal					\$ -	\$ -	\$ -	\$ -	
1052	Bank Legal					\$ -	\$ -	\$ -	\$ -	
1053	Bank Loan Fee					\$ -	\$ -	\$ -	\$ -	
1054	Bank Inspection Fees					\$ -	\$ -	\$ -	\$ -	
1056	Loan Interest Construction					\$ -	\$ -	\$ -	\$ -	
1057	Bank closing fees					\$ -	\$ -	\$ -	\$ -	
1058	Draw tax					\$ -	\$ -	\$ -	\$ -	
1059	Environmental					\$ -	\$ -	\$ -	\$ -	
1060	Lender engineering / cost study					\$ -	\$ -	\$ -	\$ -	
1060	A&D loan			\$ 38,175.00	\$ 1.50	\$ -	\$ -	\$ -	\$ -	\$ -
1061	Bank loan fee A&D					\$ -	\$ -	\$ -	\$ -	
1062	Bank inspection fees A&D					\$ -	\$ -	\$ -	\$ -	
1063	Loan interest A&D					\$ -	\$ -	\$ -	\$ -	
1064	Bank closing fees A&D					\$ -	\$ -	\$ -	\$ -	
700	Development		5 % from HC	\$ 150,000.00	\$ 5.89	\$ -	\$ -	\$ -	\$ -	\$ -
1690	Traffic Management			\$ 7,635.00	\$ 0.30	\$ -	\$ -	\$ -	\$ -	\$ -
1691	Traffic Engineering									
1692	Traffic Maintenance									
1700	Utilities connection			\$ 35,800.00	\$ 1.41	\$ -	\$ -	\$ -	\$ -	\$ -
1701	Electricity connection			\$ 9,000.00		\$ -	\$ -	\$ -	\$ -	
1702	Phone connection			\$ 1,000.00		\$ -	\$ -	\$ -	\$ -	
1703	Cable connection			\$ 1,000.00		\$ -	\$ -	\$ -	\$ -	
1704	Internet connection			\$ 1,000.00		\$ -	\$ -	\$ -	\$ -	
1705	Water connection		1000/unit	\$ 11,000.00		\$ -	\$ -	\$ -	\$ -	
1706	Gas connection			\$ 1,800.00		\$ -	\$ -	\$ -	\$ -	
1707	Sewer connection		1000/unit	\$ 11,000.00		\$ -	\$ -	\$ -	\$ -	
1708	Addresses setup					\$ -	\$ -	\$ -	\$ -	

Sub-Total	
Sales tax	0.08

\$ 584,092.50	\$ 22.95	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

TOTAL

\$ 584,092.50	\$ 22.95	\$ -	\$ -	\$ -	\$ -	\$ -
---------------	----------	------	------	------	------	------

CONTINGENCY	0.05
-------------	------

\$ 29,204.63

\$ -

March 26, 2014

HARD COSTS, Residence 1C

DEVELOPER	BRICKHAUS Partners
PROJECT	Lake Avenue Housing Development Project
ADDRESS	West 117th street, Lake Avenue
RESIDENCE	1C
Habitable area, sf	2,150.00
SALE PRICE	\$ 483,750.00

Code	Description	Company	Remarks	Budget	Budget / sf	Previous paid	This period	Total completed	Actual cost	Actual / sf	% of HC
3500	Windows and exterior doors			\$ 25,800.00	\$ 12.00	\$ -	\$ -	\$ -	\$ -		0.86%
3510	Windows					\$ -	\$ -	\$ -	\$ -		
3520	Exterior doors					\$ -	\$ -	\$ -	\$ -		
3530/3531	Garage door / opener					\$ -	\$ -	\$ -	\$ -		
4300	Insulation			\$ 9,675.00	\$ 4.50	\$ -	\$ -	\$ -	\$ -		0.32%
4310	Wall insulation					\$ -	\$ -	\$ -	\$ -		
4350	Ceiling insulation					\$ -	\$ -	\$ -	incl		
4500	Exterior stairs			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
4510	Stringers		n/a			\$ -	\$ -	\$ -	\$ -		
4520	Stair railing		n/a			\$ -	\$ -	\$ -	incl		
4530	Risers/treads		n/a			\$ -	\$ -	\$ -	\$ -		
4600	Exterior elements			\$ 5,375.00	\$ 2.50	\$ -	\$ -	\$ -	\$ -		0.18%
4610	Balcony railing					\$ -	\$ -	\$ -	\$ -		
4611	Balcony glass					\$ -	\$ -	\$ -	\$ -		
5100	Drywall			\$ 8,600.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.29%
						\$ -	\$ -	\$ -	\$ -		
5200	Interior Millwork			\$ 8,600.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.29%
5200...	Material					\$ -	\$ -	\$ -	\$ -		
5250	Interior millwork labor					\$ -	\$ -	\$ -	\$ -		
5291	Miscellaneous millwork labor					\$ -	\$ -	\$ -	\$ -		
5300	Painting interior / Wall coverings			\$ 8,815.00	\$ 4.10	\$ -	\$ -	\$ -	\$ -		0.29%
5310/5320	Walls/ceilicings					\$ -	\$ -	\$ -	\$ -		
5352	Stain stair treads					\$ -	\$ -	\$ -	\$ -		
5353	Paint transoms					\$ -	\$ -	\$ -	\$ -		
5354	Paint casing					\$ -	\$ -	\$ -	\$ -		
5355	Paint closet					\$ -	\$ -	\$ -	\$ -		
5381	Cover floors and clean up					\$ -	\$ -	\$ -	\$ -		
5400	Cabinets / vanities and countertops			\$ 11,825.00	\$ 5.50	\$ -	\$ -	\$ -	\$ -		0.39%
5401	Cabinets Labor					\$ -	\$ -	\$ -	\$ -		

5402	Countertops labor					\$ -	\$ -	\$ -	\$ -		
5410	Kitchen cabinets					\$ -	\$ -	\$ -	\$ -		
5420	Bath cabinets					\$ -	\$ -	\$ -	\$ -		
5450	Kitchen countertops					\$ -	\$ -	\$ -	\$ -		
5460	Bath countertops					\$ -	\$ -	\$ -	\$ -		
5480	Backsplash					\$ -	\$ -	\$ -	\$ -		
5491	Laminate shelving					\$ -	\$ -	\$ -	\$ -		
5492	Wire shelving					\$ -	\$ -	\$ -	\$ -		
5500	Flooring			\$ 19,350.00	\$ 9.00	\$ -	\$ -	\$ -	\$ -		0.65%
5510	Ceramic tile					\$ -	\$ -	\$ -	\$ -		
5511	Ceramic tile Labor					\$ -	\$ -	\$ -	\$ -		
5520	Hardwood flooring					\$ -	\$ -	\$ -	\$ -		
5521	Hardwood flooring labor					\$ -	\$ -	\$ -	\$ -		
5230	VCT flooring					\$ -	\$ -	\$ -	\$ -		
5231	VCT flooring labor					\$ -	\$ -	\$ -	\$ -		
5540	Carpet					\$ -	\$ -	\$ -	\$ -		
5541	Carpet labor					\$ -	\$ -	\$ -	\$ -		
5561	Trex Transcends Spiced Rum					\$ -	\$ -	\$ -	\$ -		
5571	Rubber roof pavers					\$ -	\$ -	\$ -	\$ -		
5575	Rubber roof pavers labor					\$ -	\$ -	\$ -	\$ -		
5502	Miscellaneous flooring elements					\$ -	\$ -	\$ -	\$ -		
5600	Interior stairs			\$ 8,600.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.29%
5601	Labor					\$ -	\$ -	\$ -	\$ -		
5611	Metal stringer					\$ -	\$ -	\$ -	\$ -		
5612	Interior treads w/stringer					\$ -	\$ -	\$ -	\$ -		
5640	Interior closed stairs					\$ -	\$ -	\$ -	\$ -		
5622	Wood wall railing					\$ -	\$ -	\$ -	\$ -		
5700	Miscellaneous elements			\$ 6,300.00	\$ 2.93	\$ -	\$ -	\$ -	\$ -		0.21%
5721	Mirrors			\$ 300.00		\$ -	\$ -	\$ -	\$ -		
5725	Swing shower door			\$ 1,200.00		\$ -	\$ -	\$ -	\$ -		
5728	Glass wall			\$ 3,000.00		\$ -	\$ -	\$ -	\$ -		
5750	Interior Fireplaces			\$ 1,800.00		\$ -	\$ -	\$ -	\$ -		
5800	Mechanicals			\$ 32,500.00	\$ 15.12	\$ -	\$ -	\$ -	\$ -		1.08%
5810	HVAC - rough			\$ 10,000.00		\$ -	\$ -	\$ -	\$ -		
5815	HVAC - finish			incl		\$ -	\$ -	\$ -	\$ -		
5820	Plumbing labor		rough-in	\$ 11,000.00		\$ -	\$ -	\$ -	\$ -		
5825	Plumbing fixtures		finish	\$ 3,500.00		\$ -	\$ -	\$ -	\$ -		
5830	Electrical labor			\$ 8,000.00		\$ -	\$ -	\$ -	\$ -		
5835	Electrical fixtures			incl		\$ -	\$ -	\$ -	\$ -		
5850	Lighting			\$ 4,500.00	\$ 2.09	\$ -	\$ -	\$ -	\$ -		0.15%
5851	Exterior lighting fixtures			\$ 500.00		\$ -	\$ -	\$ -	\$ -		
5852	Interior recessed cans			\$ 500.00		\$ -	\$ -	\$ -	\$ -		
5853	Interior trim for cans			incl		\$ -	\$ -	\$ -	\$ -		
5854	Interior bulb for cans			incl		\$ -	\$ -	\$ -	\$ -		

5855	Interior lighting fixtures			\$ 3,500.00		\$ -	\$ -	\$ -	\$ -		
5860/5870	Audio&Video / Security			\$ 2,000.00	\$ 0.93	\$ -	\$ -	\$ -	\$ -		0.07%
5900	Appliances			\$ 3,500.00	\$ 1.63	\$ -	\$ -	\$ -	\$ -		0.12%
5901	Installation					\$ -	\$ -	\$ -	\$ -		
5904	Gas slide in range					\$ -	\$ -	\$ -	\$ -		
5909	Microwave hood					\$ -	\$ -	\$ -	\$ -		
5912	Microwave hood					\$ -	\$ -	\$ -	\$ -		

Sub-Total	
Sales tax	8%

\$ 155,440.00	\$ 72.30	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -		\$ -	\$ -	\$ -	\$ -	

TOTAL

\$ 155,440.00	\$ 72.30	\$ -	\$ -	\$ -	\$ -	\$ -
---------------	----------	------	------	------	------	------

CONTINGENCY	0.05
TOTAL+CONTINGENCY	

\$ 7,772.00	\$ -
\$ 163,212.00	\$ -

March 26, 2014

HARD COSTS, Residence 2C

DEVELOPER
PROJECT
ADDRESS
RESIDENCE
Habitable area, sf
SALE PRICE

BRICKHAUS Partners
Lake Avenue Housing Development Project
West 117th street, Lake Avenue
2C
2,150.00
\$ 483,750.00

Code	Description	Company	Remarks	Budget	Budget / sf	Previous paid	This period	Total completed	Actual cost	Actual / sf	% of HC
3500	Windows and exterior doors			\$ 23,650.00	\$ 11.00	\$ -	\$ -	\$ -	\$ -		0.79%
4300	Insulation			\$ 8,600.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.29%
4500	Exterior stairs			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
4600	Exterior elements			\$ 5,375.00	\$ 2.50	\$ -	\$ -	\$ -	\$ -		0.18%
5100	Drywall			\$ 8,600.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.29%
5200	Interior Millwork			\$ 8,600.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.29%
5300	Painting interior / Wall coverings			\$ 8,815.00	\$ 4.10	\$ -	\$ -	\$ -	\$ -		0.29%
5400	Cabinets / vanities and countertops			\$ 11,825.00	\$ 5.50	\$ -	\$ -	\$ -	\$ -		0.39%
5500	Flooring			\$ 19,350.00	\$ 9.00	\$ -	\$ -	\$ -	\$ -		0.65%
5600	Interior stairs			\$ 8,600.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.29%

5700	Miscellaneous elements			\$ 6,300.00	\$ 2.93	\$ -	\$ -	\$ -	\$ -		0.21%
5800	Mechanicals			\$ 32,500.00	\$ 15.12	\$ -	\$ -	\$ -	\$ -		1.08%
5850	Lighting			\$ 4,500.00	\$ 2.09	\$ -	\$ -	\$ -	\$ -		0.15%
5860/5870	Audio&Video / Security			\$ 2,000.00	\$ 0.93	\$ -	\$ -	\$ -	\$ -		0.07%
5900	Appliances			\$ 3,500.00	\$ 1.63	\$ -	\$ -	\$ -	\$ -		0.12%

Sub-Total	
Sales tax	8%

\$ 152,215.00	\$ 70.80	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -		\$ -	\$ -	\$ -	\$ -	

TOTAL

\$ 152,215.00	\$ 70.80	\$ -	\$ -	\$ -	\$ -	\$ -
---------------	----------	------	------	------	------	------

CONTINGENCY	0.05
TOTAL+CONTINGENCY	

\$ 7,610.75
\$ 159,825.75

\$ -
\$ -

March 26, 2014

HARD COSTS, Residence 3D

DEVELOPER
PROJECT
ADDRESS
RESIDENCE
Habitable area, sf
SALE PRICE

BRICKHAUS Partners
 Lake Avenue Housing Development Project
 West 117th street, Lake Avenue
 3D
 2,250.00
 \$ 506,250.00

Code	Description	Company	Remarks	Budget	Budget / sf	Previous paid	This period	Total completed	Actual cost	Actual / sf	% of HC
3500	Windows and exterior doors			\$ 27,000.00	\$ 12.00	\$ -	\$ -	\$ -	\$ -		0.90%
4300	Insulation			\$ 10,125.00	\$ 4.50	\$ -	\$ -	\$ -	\$ -		0.34%
4500	Exterior stairs			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
4600	Exterior elements			\$ 5,625.00	\$ 2.50	\$ -	\$ -	\$ -	\$ -		0.19%
5100	Drywall			\$ 9,000.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.30%
5200	Interior Millwork			\$ 9,000.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.30%
5300	Painting interior / Wall coverings			\$ 9,225.00	\$ 4.10	\$ -	\$ -	\$ -	\$ -		0.31%
5400	Cabinets / vanities and countertops			\$ 12,375.00	\$ 5.50	\$ -	\$ -	\$ -	\$ -		0.41%
5500	Flooring			\$ 20,250.00	\$ 9.00	\$ -	\$ -	\$ -	\$ -		0.68%
5600	Interior stairs			\$ 9,000.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.30%
5700	Miscellaneous elements			\$ 6,300.00	\$ 2.80	\$ -	\$ -	\$ -	\$ -		0.21%
5800	Mechanicals			\$ 32,500.00	\$ 14.44	\$ -	\$ -	\$ -	\$ -		1.08%
5850	Lighting			\$ 4,500.00	\$ 2.00	\$ -	\$ -	\$ -	\$ -		0.15%
5860/5870	Audio&Video / Security			\$ 2,000.00	\$ 0.89	\$ -	\$ -	\$ -	\$ -		0.07%

5900	Appliances			\$ 3,500.00	\$ 1.56	\$ -	\$ -	\$ -	\$ -	0.12%
Sub-Total				\$ 160,400.00	\$ 71.29	\$ -	\$ -	\$ -	\$ -	
Sales tax				\$ -		\$ -	\$ -	\$ -	\$ -	
TOTAL				\$ 160,400.00	\$ 71.29	\$ -	\$ -	\$ -	\$ -	
CONTINGENCY				\$ 8,020.00					\$ -	
TOTAL+CONTINGENCY				\$ 168,420.00					\$ -	

March 26, 2014

HARD COSTS, Residence 4A

DEVELOPER	BRICKHAUS Partners
PROJECT	Lake Avenue Housing Development Project
ADDRESS	West 117th street, Lake Avenue
RESIDENCE	4A
Habitable area, sf	2,350.00
SALE PRICE	\$ 528,750.00

Code	Description	Company	Remarks	Budget	Budget / sf	Previous paid	This period	Total completed	Actual cost	Actual / sf	% of HC
3500	Windows and exterior doors			\$ 28,200.00	\$ 12.00	\$ -	\$ -	\$ -	\$ -		0.94%
4300	Insulation			\$ 10,575.00	\$ 4.50	\$ -	\$ -	\$ -	\$ -		0.35%
4500	Exterior stairs			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
4600	Exterior elements			\$ 5,875.00	\$ 2.50	\$ -	\$ -	\$ -	\$ -		0.20%
5100	Drywall			\$ 9,400.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.31%
5200	Interior Millwork			\$ 9,400.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.31%
5300	Painting interior / Wall coverings			\$ 9,635.00	\$ 4.10	\$ -	\$ -	\$ -	\$ -		0.32%
5400	Cabinets / vanities and countertops			\$ 12,925.00	\$ 5.50	\$ -	\$ -	\$ -	\$ -		0.43%
5500	Flooring			\$ 21,150.00	\$ 9.00	\$ -	\$ -	\$ -	\$ -		0.71%
5600	Interior stairs			\$ 9,400.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.31%
5700	Miscellaneous elements			\$ 6,300.00	\$ 2.68	\$ -	\$ -	\$ -	\$ -		0.21%
5800	Mechanicals			\$ 32,500.00	\$ 13.83	\$ -	\$ -	\$ -	\$ -		1.08%
5850	Lighting			\$ 4,500.00	\$ 1.91	\$ -	\$ -	\$ -	\$ -		0.15%
5860/5870	Audio&Video / Security			\$ 2,000.00	\$ 0.85	\$ -	\$ -	\$ -	\$ -		0.07%
5900	Appliances			\$ 3,500.00	\$ 1.49	\$ -	\$ -	\$ -	\$ -		0.12%

Sub-Total				\$ 165,360.00	\$ 70.37	\$ -	\$ -	\$ -	\$ -	\$ -
Sales tax				\$ -		\$ -	\$ -	\$ -	\$ -	

TOTAL		\$ 165,360.00	\$ 70.37	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY	0.05	\$ 8,268.00					\$ -	
TOTAL+CONTINGENCY		\$ 173,628.00					\$ -	

March 26, 2014

HARD COSTS, Residence 5A

DEVELOPER BRICKHAUS Partners
PROJECT Lake Avenue Housing Development Project
ADDRESS West 117th street, Lake Avenue
RESIDENCE 5A
Habitable area, sf 2,350.00
SALE PRICE \$ 528,750.00

Code	Description	Company	Remarks	Budget	Budget / sf	Previous paid	This period	Total completed	Actual cost	Actual / sf	% of HC
3500	Windows and exterior doors			\$ 25,850.00	\$ 11.00	\$ -	\$ -	\$ -	\$ -		0.86%
4300	Insulation			\$ 9,400.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.31%
4500	Exterior stairs			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
4600	Exterior elements			\$ 5,875.00	\$ 2.50	\$ -	\$ -	\$ -	\$ -		0.20%
5100	Drywall			\$ 9,400.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.31%
5200	Interior Millwork			\$ 9,400.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.31%
5300	Painting interior / Wall coverings			\$ 9,635.00	\$ 4.10	\$ -	\$ -	\$ -	\$ -		0.32%
5400	Cabinets / vanities and countertops			\$ 12,925.00	\$ 5.50	\$ -	\$ -	\$ -	\$ -		0.43%
5500	Flooring			\$ 21,150.00	\$ 9.00	\$ -	\$ -	\$ -	\$ -		0.71%
5600	Interior stairs			\$ 9,400.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.31%
5700	Miscellaneous elements			\$ 6,300.00	\$ 2.68	\$ -	\$ -	\$ -	\$ -		0.21%
5800	Mechanicals			\$ 32,500.00	\$ 13.83	\$ -	\$ -	\$ -	\$ -		1.08%
5850	Lighting			\$ 4,500.00	\$ 1.91	\$ -	\$ -	\$ -	\$ -		0.15%
5860/5870	Audio&Video / Security			\$ 2,000.00	\$ 0.85	\$ -	\$ -	\$ -	\$ -		0.07%
5900	Appliances			\$ 3,500.00	\$ 1.49	\$ -	\$ -	\$ -	\$ -		0.12%

Sub-Total		\$ 161,835.00	\$ 68.87	\$ -	\$ -	\$ -	\$ -	\$ -
Sales tax	8%	\$ -		\$ -	\$ -	\$ -	\$ -	
TOTAL		\$ 161,835.00	\$ 68.87	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY	0.05	\$ 8,091.75					\$ -	

TOTAL+CONTINGENCY

\$ 169,926.75

\$ -

March 26, 2014

HARD COSTS, Residence 6A

DEVELOPER BRICKHAUS Partners
PROJECT Lake Avenue Housing Development Project
ADDRESS West 117th street, Lake Avenue
RESIDENCE 6A
Habitable area, sf 2,350.00
SALE PRICE \$ 528,750.00

Code	Description	Company	Remarks	Budget	Budget / sf	Previous paid	This period	Total completed	Actual cost	Actual / sf	% of HC
3500	Windows and exterior doors			\$ 25,850.00	\$ 11.00	\$ -	\$ -	\$ -	\$ -		0.86%
4300	Insulation			\$ 9,400.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.31%
4500	Exterior stairs			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
4600	Exterior elements			\$ 5,875.00	\$ 2.50	\$ -	\$ -	\$ -	\$ -		0.20%
5100	Drywall			\$ 9,400.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.31%
5200	Interior Millwork			\$ 9,400.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.31%
5300	Painting interior / Wall coverings			\$ 9,635.00	\$ 4.10	\$ -	\$ -	\$ -	\$ -		0.32%
5400	Cabinets / vanities and countertops			\$ 12,925.00	\$ 5.50	\$ -	\$ -	\$ -	\$ -		0.43%
5500	Flooring			\$ 21,150.00	\$ 9.00	\$ -	\$ -	\$ -	\$ -		0.71%
5600	Interior stairs			\$ 9,400.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.31%
5700	Miscellaneous elements			\$ 6,300.00	\$ 2.68	\$ -	\$ -	\$ -	\$ -		0.21%
5800	Mechanicals			\$ 32,500.00	\$ 13.83	\$ -	\$ -	\$ -	\$ -		1.08%
5850	Lighting			\$ 4,500.00	\$ 1.91	\$ -	\$ -	\$ -	\$ -		0.15%
5860/5870	Audio&Video / Security			\$ 2,000.00	\$ 0.85	\$ -	\$ -	\$ -	\$ -		0.07%
5900	Appliances			\$ 3,500.00	\$ 1.49	\$ -	\$ -	\$ -	\$ -		0.12%

Sub-Total	
Sales tax	8%

\$ 161,835.00	\$ 68.87	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -		\$ -	\$ -	\$ -	\$ -	

TOTAL

\$ 161,835.00 \$ 68.87 \$ - \$ - \$ - \$ - \$ -

CONTINGENCY	0.05
TOTAL+CONTINGENCY	

\$ 8,091.75
\$ 169,926.75

\$ -
\$ -

March 26, 2014

HARD COSTS, Residence 7A

DEVELOPER BRICKHAUS Partners
PROJECT Lake Avenue Housing Development Project
ADDRESS West 117th street, Lake Avenue
RESIDENCE 7A
Habitable area, sf 2,350.00
SALE PRICE \$ 528,750.00

Code	Description	Company	Remarks	Budget	Budget / sf	Previous paid	This period	Total completed	Actual cost	Actual / sf	% of HC
3500	Windows and exterior doors			\$ 25,850.00	\$ 11.00	\$ -	\$ -	\$ -	\$ -		0.86%
4300	Insulation			\$ 9,400.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.31%
4500	Exterior stairs			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
4600	Exterior elements			\$ 5,875.00	\$ 2.50	\$ -	\$ -	\$ -	\$ -		0.20%
5100	Drywall			\$ 9,400.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.31%
5200	Interior Millwork			\$ 9,400.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.31%
5300	Painting interior / Wall coverings			\$ 9,635.00	\$ 4.10	\$ -	\$ -	\$ -	\$ -		0.32%
5400	Cabinets / vanities and countertops			\$ 12,925.00	\$ 5.50	\$ -	\$ -	\$ -	\$ -		0.43%
5500	Flooring			\$ 21,150.00	\$ 9.00	\$ -	\$ -	\$ -	\$ -		0.71%
5600	Interior stairs			\$ 9,400.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.31%
5700	Miscellaneous elements			\$ 6,300.00	\$ 2.68	\$ -	\$ -	\$ -	\$ -		0.21%
5800	Mechanicals			\$ 32,500.00	\$ 13.83	\$ -	\$ -	\$ -	\$ -		1.08%
5850	Lighting			\$ 4,500.00	\$ 1.91	\$ -	\$ -	\$ -	\$ -		0.15%
5860/5870	Audio&Video / Security			\$ 2,000.00	\$ 0.85	\$ -	\$ -	\$ -	\$ -		0.07%
5900	Appliances			\$ 3,500.00	\$ 1.49	\$ -	\$ -	\$ -	\$ -		0.12%

Sub-Total	
Sales tax	8%

\$ 161,835.00	\$ 68.87	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -		\$ -	\$ -	\$ -	\$ -	

TOTAL

\$ 161,835.00	\$ 68.87	\$ -	\$ -	\$ -	\$ -	\$ -
---------------	----------	------	------	------	------	------

CONTINGENCY	0.05
TOTAL+CONTINGENCY	

\$ 8,091.75	\$ -
\$ 169,926.75	\$ -

March 26, 2014

HARD COSTS, Residence 8A

DEVELOPER BRICKHAUS Partners

PROJECT Lake Avenue Housing Development Project
 ADDRESS West 117th street, Lake Avenue
 RESIDENCE 8A
 Habitable area, sf 2,350.00
 SALE PRICE \$ 528,750.00

Code	Description	Company	Remarks	Budget	Budget / sf	Previous paid	This period	Total completed	Actual cost	Actual / sf	% of HC
3500	Windows and exterior doors			\$ 25,850.00	\$ 11.00	\$ -	\$ -	\$ -	\$ -		0.86%
4300	Insulation			\$ 9,400.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.31%
4500	Exterior stairs			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
4600	Exterior elements			\$ 5,875.00	\$ 2.50	\$ -	\$ -	\$ -	\$ -		0.20%
5100	Drywall			\$ 9,400.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.31%
5200	Interior Millwork			\$ 9,400.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.31%
5300	Painting interior / Wall coverings			\$ 9,635.00	\$ 4.10	\$ -	\$ -	\$ -	\$ -		0.32%
5400	Cabinets / vanities and countertops			\$ 12,925.00	\$ 5.50	\$ -	\$ -	\$ -	\$ -		0.43%
5500	Flooring			\$ 21,150.00	\$ 9.00	\$ -	\$ -	\$ -	\$ -		0.71%
5600	Interior stairs			\$ 9,400.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.31%
5700	Miscellaneous elements			\$ 6,300.00	\$ 2.68	\$ -	\$ -	\$ -	\$ -		0.21%
5800	Mechanicals			\$ 32,500.00	\$ 13.83	\$ -	\$ -	\$ -	\$ -		1.08%
5850	Lighting			\$ 4,500.00	\$ 1.91	\$ -	\$ -	\$ -	\$ -		0.15%
5860/5870	Audio&Video / Security			\$ 2,000.00	\$ 0.85	\$ -	\$ -	\$ -	\$ -		0.07%
5900	Appliances			\$ 3,500.00	\$ 1.49	\$ -	\$ -	\$ -	\$ -		0.12%

Sub-Total	
Sales tax	8%

\$ 161,835.00	\$ 68.87	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -		\$ -	\$ -	\$ -	\$ -	

TOTAL

\$ 161,835.00	\$ 68.87	\$ -	\$ -	\$ -	\$ -	\$ -
---------------	----------	------	------	------	------	------

CONTINGENCY	0.05
TOTAL+CONTINGENCY	

\$ 8,091.75
\$ 169,926.75

\$ -
\$ -

March 26, 2014

HARD COSTS, Residence 9A

DEVELOPER BRICKHAUS Partners
 PROJECT Lake Avenue Housing Development Project
 ADDRESS West 117th street, Lake Avenue
 RESIDENCE 9A
 Habitable area, sf 2,350.00

SALE PRICE \$ 528,750.00

Code	Description	Company	Remarks	Budget	Budget / sf	Previous paid	This period	Total completed	Actual cost	Actual / sf	% of HC
3500	Windows and exterior doors			\$ 25,850.00	\$ 11.00	\$ -	\$ -	\$ -	\$ -		0.86%
4300	Insulation			\$ 9,400.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.31%
4500	Exterior stairs			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
4600	Exterior elements			\$ 5,875.00	\$ 2.50	\$ -	\$ -	\$ -	\$ -		0.20%
5100	Drywall			\$ 9,400.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.31%
5200	Interior Millwork			\$ 9,400.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.31%
5300	Painting interior / Wall coverings			\$ 9,635.00	\$ 4.10	\$ -	\$ -	\$ -	\$ -		0.32%
5400	Cabinets / vanities and countertops			\$ 12,925.00	\$ 5.50	\$ -	\$ -	\$ -	\$ -		0.43%
5500	Flooring			\$ 21,150.00	\$ 9.00	\$ -	\$ -	\$ -	\$ -		0.71%
5600	Interior stairs			\$ 9,400.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.31%
5700	Miscellaneous elements			\$ 6,300.00	\$ 2.68	\$ -	\$ -	\$ -	\$ -		0.21%
5800	Mechanicals			\$ 32,500.00	\$ 13.83	\$ -	\$ -	\$ -	\$ -		1.08%
5850	Lighting			\$ 4,500.00	\$ 1.91	\$ -	\$ -	\$ -	\$ -		0.15%
5860/5870	Audio&Video / Security			\$ 2,000.00	\$ 0.85	\$ -	\$ -	\$ -	\$ -		0.07%
5900	Appliances			\$ 3,500.00	\$ 1.49	\$ -	\$ -	\$ -	\$ -		0.12%

Sub-Total	
Sales tax	8%

\$ 161,835.00	\$ 68.87	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -		\$ -	\$ -	\$ -	\$ -	

TOTAL

\$ 161,835.00	\$ 68.87	\$ -	\$ -	\$ -	\$ -	\$ -
---------------	----------	------	------	------	------	------

CONTINGENCY	0.05
TOTAL+CONTINGENCY	

\$ 8,091.75	\$ -
\$ 169,926.75	\$ -

March 26, 2014

HARD COSTS, Residence 10A

DEVELOPER BRICKHAUS Partners
PROJECT Lake Avenue Housing Development Project
ADDRESS West 117th street, Lake Avenue
RESIDENCE 10A
Habitable area, sf 2,350.00
SALE PRICE \$ 528,750.00

Code	Description	Company	Remarks	Budget	Budget / sf	Previous paid	This period	Total completed	Actual cost	Actual / sf	% of HC

3500	Windows and exterior doors			\$ 25,850.00	\$ 11.00	\$ -	\$ -	\$ -	\$ -		0.86%
4300	Insulation			\$ 9,400.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.31%
4500	Exterior stairs			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
4600	Exterior elements			\$ 5,875.00	\$ 2.50	\$ -	\$ -	\$ -	\$ -		0.20%
5100	Drywall			\$ 9,400.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.31%
5200	Interior Millwork			\$ 9,400.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.31%
5300	Painting interior / Wall coverings			\$ 9,635.00	\$ 4.10	\$ -	\$ -	\$ -	\$ -		0.32%
5400	Cabinets / vanities and countertops			\$ 12,925.00	\$ 5.50	\$ -	\$ -	\$ -	\$ -		0.43%
5500	Flooring			\$ 21,150.00	\$ 9.00	\$ -	\$ -	\$ -	\$ -		0.71%
5600	Interior stairs			\$ 9,400.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.31%
5700	Miscellaneous elements			\$ 6,300.00	\$ 2.68	\$ -	\$ -	\$ -	\$ -		0.21%
5800	Mechanicals			\$ 32,500.00	\$ 13.83	\$ -	\$ -	\$ -	\$ -		1.08%
5850	Lighting			\$ 4,500.00	\$ 1.91	\$ -	\$ -	\$ -	\$ -		0.15%
5860/5870	Audio&Video / Security			\$ 2,000.00	\$ 0.85	\$ -	\$ -	\$ -	\$ -		0.07%
5900	Appliances			\$ 3,500.00	\$ 1.49	\$ -	\$ -	\$ -	\$ -		0.12%

Sub-Total	
Sales tax	8%

\$ 161,835.00	\$ 68.87	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -		\$ -	\$ -	\$ -	\$ -	

TOTAL

\$ 161,835.00	\$ 68.87	\$ -	\$ -	\$ -	\$ -	\$ -
---------------	----------	------	------	------	------	------

CONTINGENCY	0.05
TOTAL+CONTINGENCY	

\$ 8,091.75
\$ 169,926.75

\$ -
\$ -

March 26, 2014

HARD COSTS, Residence 11B

DEVELOPER

PROJECT

ADDRESS

RESIDENCE

Habitable area, sf

SALE PRICE

BRICKHAUS Partners

Lake Avenue Housing Development Project

West 117th street, Lake Avenue

11B

2,450.00

\$ 551,250.00

Code	Description	Company	Remarks	Budget	Budget / sf	Previous paid	This period	Total completed	Actual cost	Actual / sf	% of HC
3500	Windows and exterior doors			\$ 29,400.00	\$ 12.00	\$ -	\$ -	\$ -	\$ -		0.98%
4300	Insulation			\$ 11,025.00	\$ 4.50	\$ -	\$ -	\$ -	\$ -		0.37%
4500	Exterior stairs			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
4600	Exterior elements			\$ 6,125.00	\$ 2.50	\$ -	\$ -	\$ -	\$ -		0.20%

5100	Drywall			\$ 9,800.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.33%
5200	Interior Millwork			\$ 9,800.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.33%
5300	Painting interior / Wall coverings			\$ 10,045.00	\$ 4.10	\$ -	\$ -	\$ -	\$ -		0.33%
5400	Cabinets / vanities and countertops			\$ 13,475.00	\$ 5.50	\$ -	\$ -	\$ -	\$ -		0.45%
5500	Flooring			\$ 22,050.00	\$ 9.00	\$ -	\$ -	\$ -	\$ -		0.74%
5600	Interior stairs			\$ 9,800.00	\$ 4.00	\$ -	\$ -	\$ -	\$ -		0.33%
5700	Miscellaneous elements			\$ 6,300.00	\$ 2.57	\$ -	\$ -	\$ -	\$ -		0.21%
5800	Mechanicals			\$ 32,500.00	\$ 13.27	\$ -	\$ -	\$ -	\$ -		1.08%
5850	Lighting			\$ 4,500.00	\$ 1.84	\$ -	\$ -	\$ -	\$ -		0.15%
5860/5870	Audio&Video / Security			\$ 2,000.00	\$ 0.82	\$ -	\$ -	\$ -	\$ -		0.07%
5900	Appliances			\$ 3,500.00	\$ 1.43	\$ -	\$ -	\$ -	\$ -		0.12%

Sub-Total	
Sales tax	8%

\$ 170,320.00	\$ 69.52	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -		\$ -	\$ -	\$ -	\$ -	

TOTAL

\$ 170,320.00	\$ 69.52	\$ -	\$ -	\$ -	\$ -	\$ -
----------------------	-----------------	-------------	-------------	-------------	-------------	-------------

CONTINGENCY	0.05
TOTAL+CONTINGENCY	

\$ 8,516.00	\$ -
\$ 178,836.00	\$ -

DEVELOPER BRICKHAUS Partners
PROJECT Lake Avenue Housing Development Project
ADDRESS West 117th street, Lake Avenue
RESIDENCES 11
TOTAL BUILT AREA, sf 25,450.00

March 26, 2014

BUILDINGS HARD COSTS

	Description	Company	Remarks	Budget	Budget / sf	Previous paid	This period	Total completed	Actual cost	actual / sf	% from HC
2000	Excavation and backfill			\$ 35,630.00	\$ 1.40	\$ -	\$ -	\$ -	\$ -	\$ -	1.19%
2003	Excavation for foundation					\$ -	\$ -	\$ -			
2004	Foundation backfill					\$ -	\$ -	\$ -			
3000	Miscellaneous rough structure			\$ 38,175.00	\$ 1.50	\$ -	\$ -	\$ -	\$ -	\$ -	1.27%
3001	Scaffolding					\$ -	\$ -	\$ -	\$ -		
3002	Crane					\$ -	\$ -	\$ -	\$ -		
3003	Fork lift					\$ -	\$ -	\$ -	\$ -		
3004	Waste material export					\$ -	\$ -	\$ -	\$ -		
3005	Waste material dumpster					\$ -	\$ -	\$ -	\$ -		
3100	Structural steel			\$ 152,700.00	\$ 6.00	\$ -	\$ -	\$ -	\$ -	\$ -	5.09%
									\$ -		
3200	Structural concrete			\$ 152,700.00	\$ 6.00	\$ -	\$ -	\$ -	\$ -	\$ -	5.09%
3202	Drain Tile					\$ -	\$ -	\$ -	\$ -		
3201	Foundation					\$ -	\$ -	\$ -	\$ -		
3260	Interior Flatwork					\$ -	\$ -	\$ -	\$ -		
3400	Carpentry			\$ 381,750.00	\$ 15.00	\$ -	\$ -	\$ -	\$ -	\$ -	12.73%
3411	Rough frame					\$ -	\$ -	\$ -	\$ -	\$ -	
3414	Shaft walls					\$ -	\$ -	\$ -	\$ -	\$ -	
3416	Lumber hardware					\$ -	\$ -	\$ -	\$ -	\$ -	
3450	Frame labor					\$ -	\$ -	\$ -	\$ -	\$ -	
3420	Trusses					\$ -	\$ -	\$ -	\$ -	\$ -	
3600	Siding			\$ 458,100.00	\$ 18.00	\$ -	\$ -	\$ -	\$ -	\$ -	15.27%
3613	Tyvek			\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	
3614	Vaproshield			\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	
3621	Fiber cement boards, façade			\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	
3636	Stone veneer façade			\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	
3661	Z-channel			\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	
3662	Caulking			\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	
3663	Screws			\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	
3640	Cladding labor, installation			\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	

4100	Roofing			\$ 178,150.00	\$ 7.00	\$ -	\$ -	\$ -	\$ -	\$ -	5.94%
4101	Waterproofing			incl		\$ -	\$ -	\$ -	incl		
4102	Coping			incl		\$ -	\$ -	\$ -	incl		
4103	Roof drain, downspouts			incl		\$ -	\$ -	\$ -	incl		
4150	Labor			incl		\$ -	\$ -	\$ -	incl		
6300	Final grade			incl	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
6350	Landscaping			\$ 17,815.00	\$ 0.70	\$ -	\$ -	\$ -	\$ -	\$ -	0.59%
2510	Landscape					\$ -	\$ -	\$ -	\$ -		
2510	Landscape					\$ -	\$ -	\$ -	\$ -		
2511	Temporary seeding					\$ -	\$ -	\$ -	\$ -		
2550	Fencing					\$ -	\$ -	\$ -	\$ -		
2560	Lighting					\$ -	\$ -	\$ -	\$ -		
2570	Waste removal					\$ -	\$ -	\$ -	\$ -		
6400	Driveways			incl	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
6500	Elements			\$ 45,000.00	\$ 1.77	\$ -	\$ -	\$ -	\$ -	\$ -	1.50%
6510	Fencing			\$ 30,000.00		\$ -	\$ -	\$ -	\$ -		
6520	Entrance gate			\$ -		\$ -	\$ -	\$ -	\$ -		
6530	Mailbox unit			\$ 2,000.00		\$ -	\$ -	\$ -	\$ -		
6540	Exterior lighting			\$ 13,000.00		\$ -	\$ -	\$ -	\$ -		
103	Subcidies	City of Cleveland	RFP	\$ (150,000.00)	\$ (5.89)	\$ -	\$ -	\$ -	\$ -	\$ -	-5.00%

Sub-Total	
Sales Tax	0.08

\$ 1,310,020.00	\$ 51.47	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -		\$ -	\$ -	\$ -	\$ -	

TOTAL

\$ 1,310,020.00	\$ 51.47	\$ -	\$ -	\$ -	\$ -	\$ -
-----------------	----------	------	------	------	------	------

CONTINGENCY	0.10
TOTAL+CONTINGENCY	

\$ 131,002.00
\$ 1,441,022.00

\$ -
\$ -



Image of Fifth Church
of Christ Archway

Public "Green Node"
Park

Proposed re-use location
of historic entry
archway from the Fifth
Church of Christ

West 117th Street

Yield: 11 Residences

Site Data

Lot Area:	19,333 s.f. = .44 ac
Building Area:	9,212 s.f.
Lot Coverage:	48%
Zoning:	1F: One Family

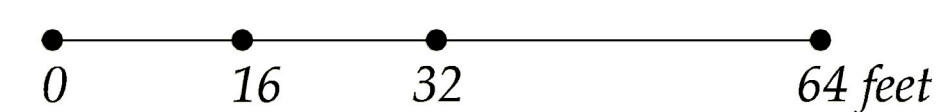


Lake Avenue Housing Development Project

West 117th Street-Lake Avenue-

Cleveland, Ohio

Conceptual Site Plan

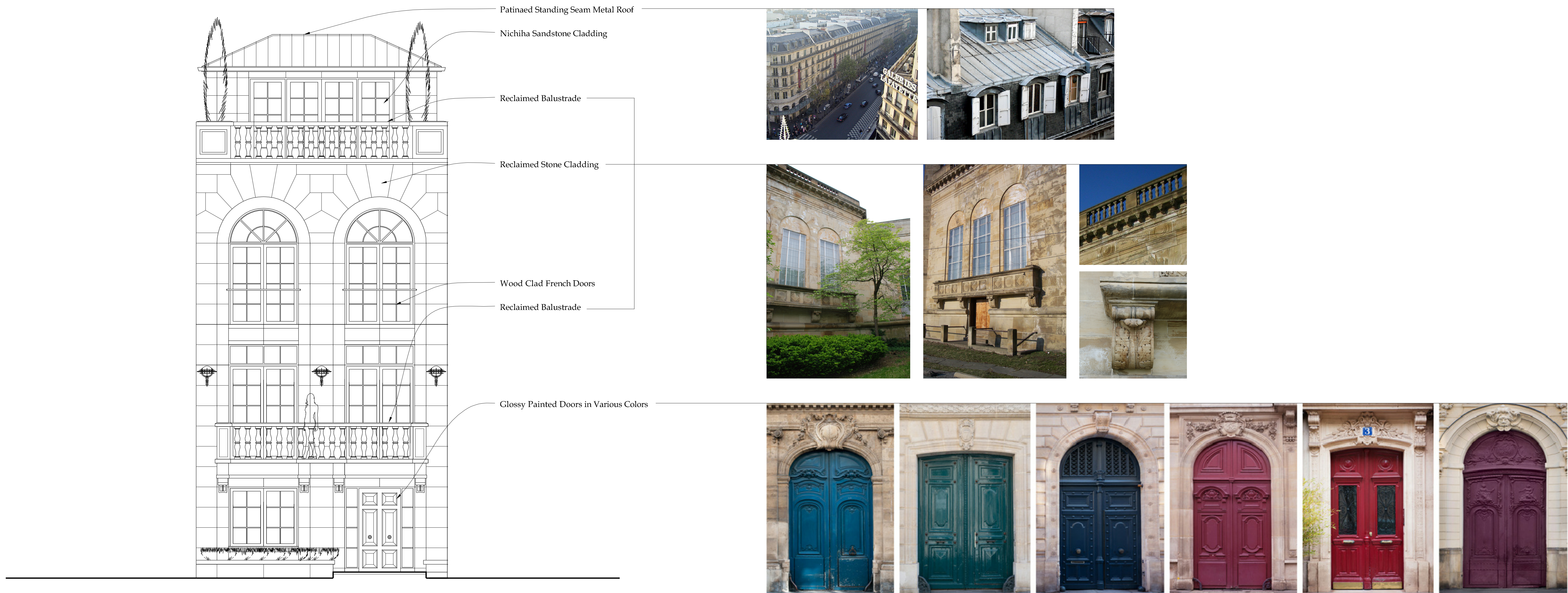


brickhaus
dimitarchitects, llc

City of Cleveland

• RICHARD L. BOWEN + ASSOCIATES INC.

March 27, 2014





Lake Avenue Housing Development Project
West 117th Street-Lake Avenue-
Cleveland, Ohio

Perspective from Lake Avenue

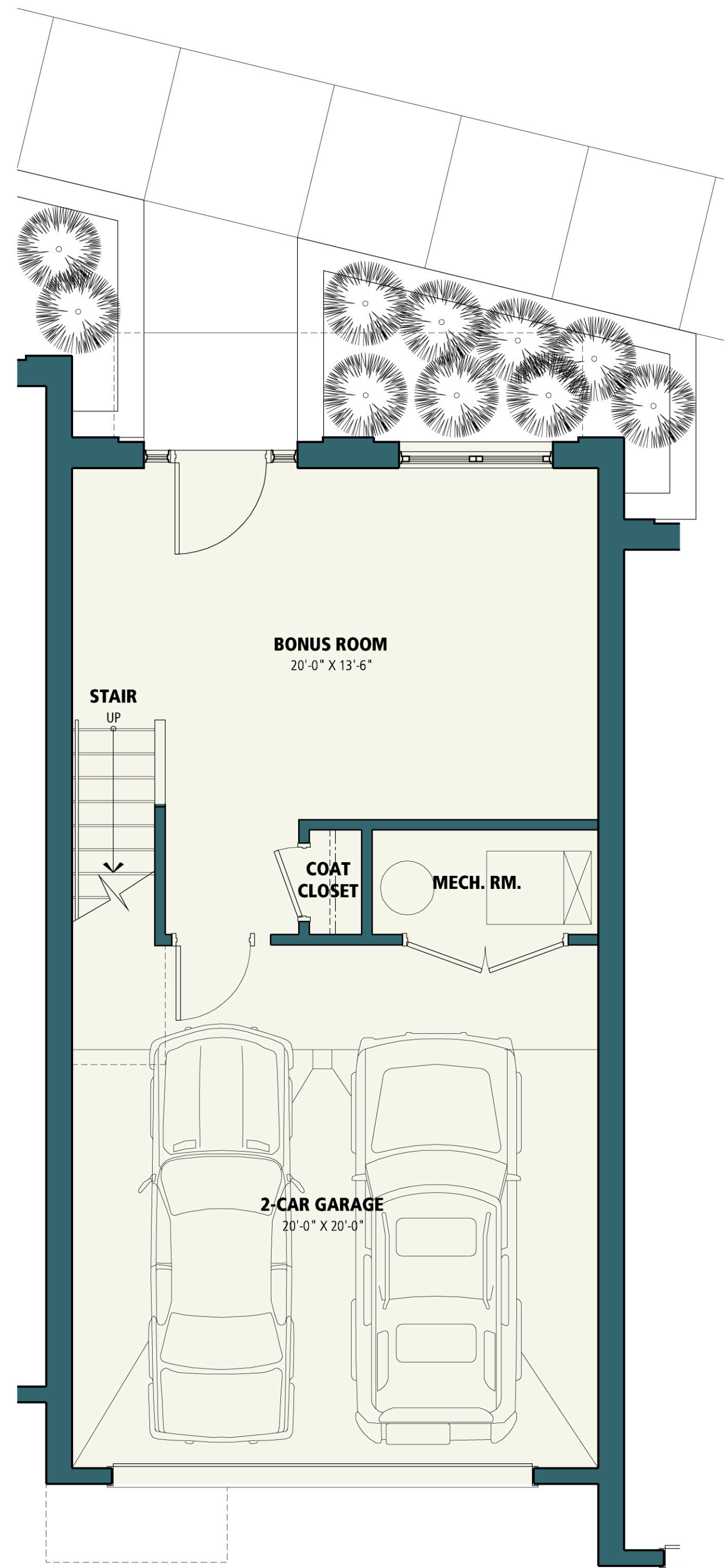
brickhaus
dimitarchitects, llc • RICHARD L. BOWEN + ASSOCIATES INC.
City of Cleveland
March 27, 2014



Lake Avenue Housing Development Project
 West 117th Street-Lake Avenue- Cleveland, Ohio

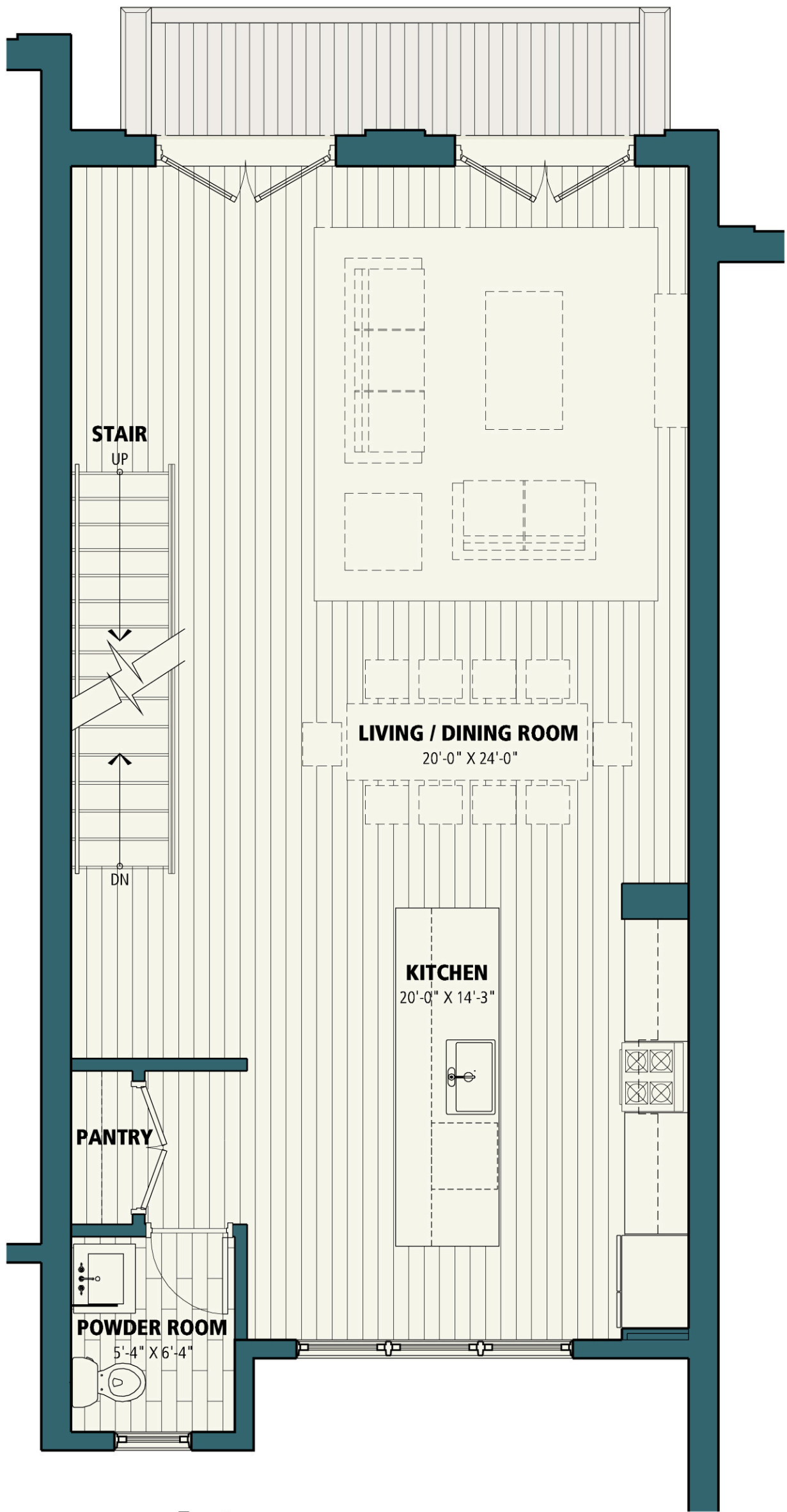
View of Public Park

brickhaus PARTNERS
 dimitarchitects, llc • RICHARD L. BOWEN + ASSOCIATES INC.
 City of Cleveland
 March 27, 2014



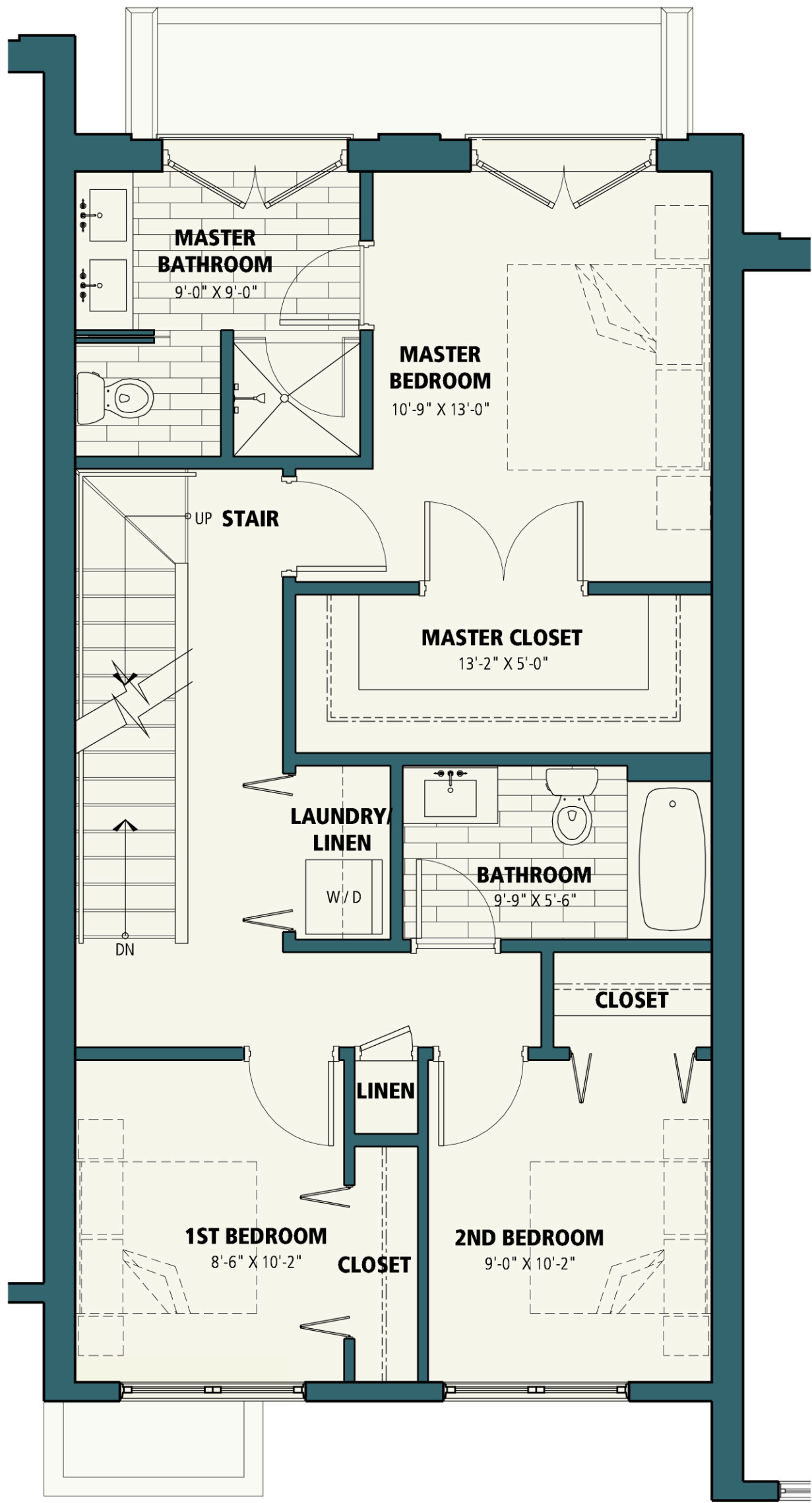
Level 1

Entry Level / 2-Car Garage



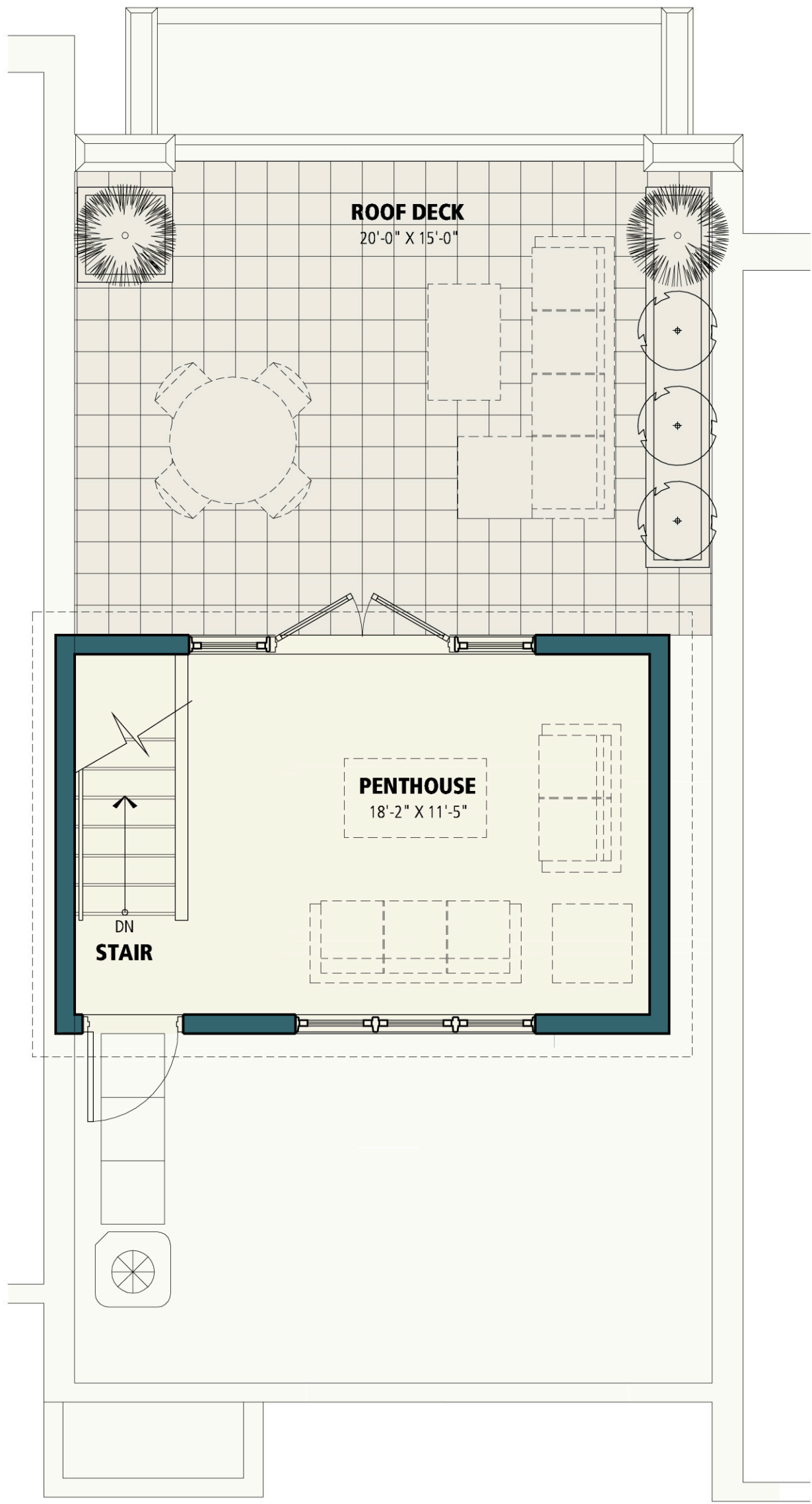
Level 2

Living / Dining Areas



Level 3

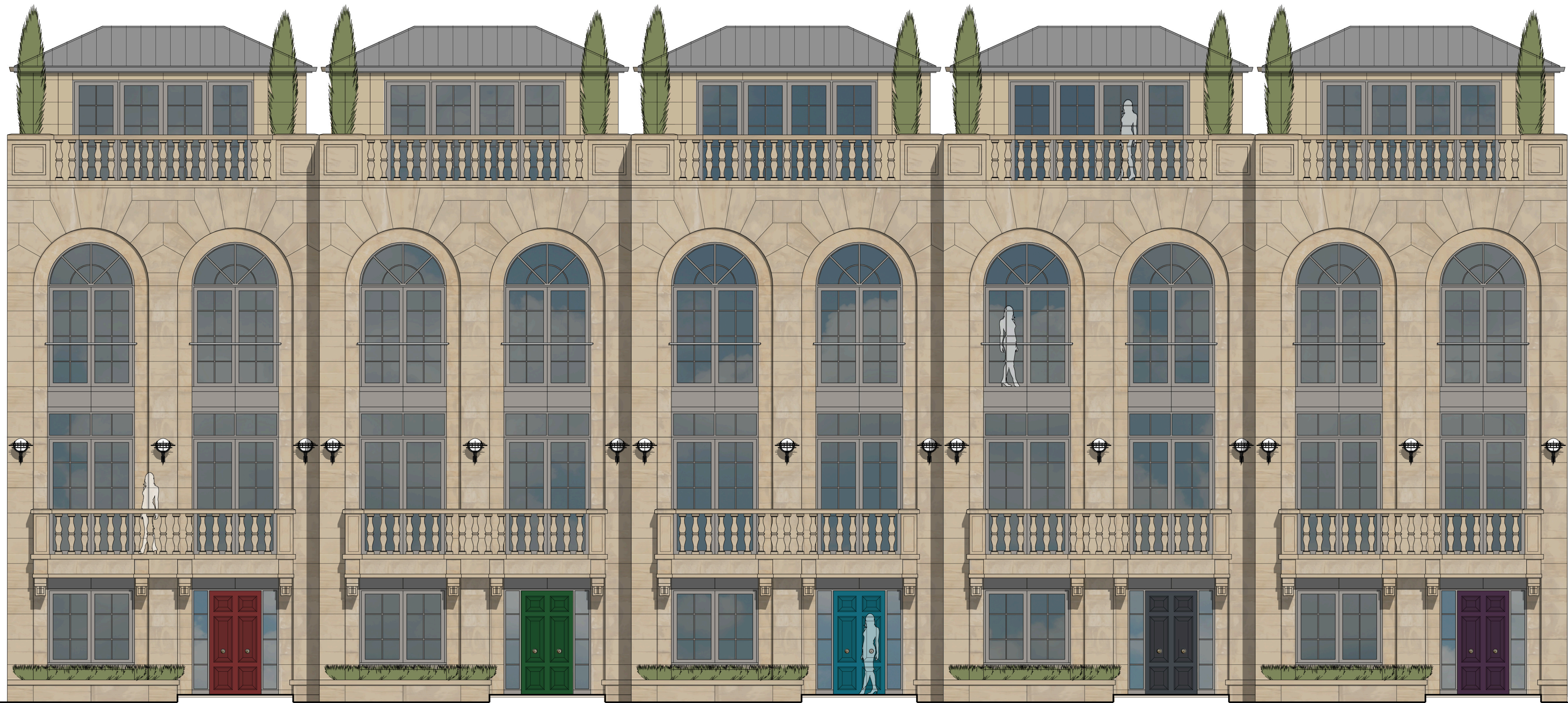
Bedroom Areas



Level 4

Roof Deck Areas

Typical Unit	Gross Square Footage
Level 1 - Entry / Garage	405
Level 2 - Living / Dining	860
Level 3 - Bedrooms	841
Level 4 - Roof Access	244
Total Surface Area	2350
Roof Deck	333
Living Room Deck	74
Garage	435



City of Cleveland - Office of Equal Opportunity
SCHEDULE 1: PROJECT CONTACT INFORMATION FORM



Project Name:	LAKE AVENUE HOUSING DEVELOPMENT
Bidder/Proposer Name:	ABODE LIVING LLC / BRICKHAUS PARTNERS

Part I: Bidder Information

Contractor's Full Legal Name: ABODE LIVING LLC	
Contractor's Address: 26401 EMERY RD. #100	Federal Tax ID Number (EIN):
City: CLEVELAND	State and Zip: OH, 44128
Contractor's Principal Officer Name: ANDREW BRICKMAN	Phone Number: 216-360-8313
Contractor's Main Email Address: ANDREW@BRICKHAUSPARTNERS.COM	
Contractor's Authorized OEO Representative Name: ANDREW BRICKMAN	Phone Number: 216-965-4514
Authorized OEO Representative Email Address: ANDREW@BRICKHAUSPARTNERS.COM	
Are you Certified with the Office of Equal Opportunity? Check all that apply:	<input type="checkbox"/> CSB <input type="checkbox"/> MBE <input type="checkbox"/> FBE <input type="checkbox"/> SUBE <input type="checkbox"/> LPE <input type="checkbox"/> SFP

Signature: _____

Bidder/Proposer Representative:

Date: 3-27-2014

MANAGING PARTNER

Title:



City of Cleveland - Office of Equal Opportunity
SCHEDULE 2: SCHEDULE OF SUBCONTRACTOR PARTICIPATION

Project Name:	Lake Avenue Housing Development
Bidder/Proposer Name:	Abode Living LLC

List ALL PROSPECTIVE SUBCONTRACTORS (Certified and non-certified) that will be participating on this contract. The Bidder or Proposer is responsible for verifying that each CSB, MBE and FBE Subcontractor listed is certified to perform the particular type of work they are expected to perform for the contract.

Subcontractor: Richard L. Bowen + Associates	Part 1: SPEC ITEM #	Part 2: TYPE OF WORK OR MATERIALS/SUPPLIES	Part 3: SUBCONTRACT AMOUNT
Address: 13000 Shaker Blvd		Engineering	\$
City, State, Zip: Cleveland OH 44120			\$
OEO Compliance Contact: Leslie Krupman			\$
Contact Email Address: Lkrupman@ALBA.com			\$
Contact Phone: 216-377-3840			\$
Company Type: CSB <input checked="" type="checkbox"/> MBE <input type="checkbox"/> FBE <input type="checkbox"/> Other <input type="checkbox"/> Non-Certified <input type="checkbox"/>			\$
Federal Tax ID#EIN: 34-1156989	TOTAL		\$ TBD

Subcontractor: New Vista Landscaping	Part 1: SPEC ITEM #	Part 2: TYPE OF WORK OR MATERIALS/SUPPLIES	Part 3: SUBCONTRACT AMOUNT
Address: 11009 Woodland Ave		Landscaping	\$
City, State, Zip: Cleveland OH 44104			\$
OEO Compliance Contact: Mike Supler			\$
Contact Email Address: Mikesupler@newvistacent.com			\$
Contact Phone: 216-291-1100			\$
Company Type: CSB <input checked="" type="checkbox"/> MBE <input type="checkbox"/> FBE <input type="checkbox"/> Other <input type="checkbox"/> Non-Certified <input type="checkbox"/>			\$
Federal Tax ID#EIN:	TOTAL		\$ TBD

The prime contractor may not substitute subcontractors between the submission of bids and award of the contract. After the contract is awarded, the prime contractor may not substitute or shift subcontractors without written approval of the Director of OEO. When there are CSB, MBE and/or FBE goals established in the bid specifications, subcontractor substitutions must preserve the original bid participation percentage, unless the Director waives the requirement. The undersigned agrees that if awarded a contract, it will enter into a written agreement with each subcontractor listed above. If the total contract amount increases, the contractor shall use its best efforts to preserve the original CSB, MBE and/or FBE participation percentages for that increased amount.

Authorized Representative:	Andrew Brickman		
Signature:		Date:	3/27/14



City of Cleveland - Office of Equal Opportunity
SCHEDULE 2: SCHEDULE OF SUBCONTRACTOR PARTICIPATION
ADDITIONAL SUBCONTRACTOR FORM

Project Name:	Lake Avenue Housing Development
Bidder/Proposer Name:	Abode Living LLC

Subcontractor: Diane M. Davis-Sikora	Part 1: SPEC ITEM #	Part 2: TYPE OF WORK OR MATERIALS/SUPPLIES	Part 3: SUBCONTRACT AMOUNT
Address: 720 Palisades Drive		consulting	\$
City, State, Zip: Akron, OH 44303			\$
OEO Compliance Contact: Diane M. Davis-Sikora			\$
Contact Email Address:			\$
Contact Phone: 216-346-2313			\$
Company Type: CSB <input type="checkbox"/> MBE <input type="checkbox"/> FBE <input type="checkbox"/> Other <input type="checkbox"/> Non-Certified <input checked="" type="checkbox"/>			\$
Federal Tax ID#EIN:	TOTAL		\$ TBD
Subcontractor: Biohabitats Inc	Part 1: SPEC ITEM #	Part 2: TYPE OF WORK OR MATERIALS/SUPPLIES	Part 3: SUBCONTRACT AMOUNT
Address: 2026 Murray Hill Rd		consulting	\$
City, State, Zip: Cleveland OH 44108			\$
OEO Compliance Contact: Tom Denbow			\$
Contact Email Address: tdenbow@biohabitats.com			\$
Contact Phone: 216-921-4430			\$
Company Type: CSB <input type="checkbox"/> MBE <input type="checkbox"/> FBE <input type="checkbox"/> Other <input type="checkbox"/> Non-Certified <input type="checkbox"/>			\$
Federal Tax ID#EIN:	TOTAL		\$ TBD
Subcontractor: Stephen Manka	Part 1: SPEC ITEM #	Part 2: TYPE OF WORK OR MATERIALS/SUPPLIES	Part 3: SUBCONTRACT AMOUNT
Address: 2530 Superior Ave East 600		design	\$
City, State, Zip: Cleveland, OH 44114			\$
OEO Compliance Contact: Stephen Manka			\$
Contact Email Address: Steve@Mankadesignstudio.com			\$
Contact Phone: 216-212-5900			\$
Company Type: CSB <input type="checkbox"/> MBE <input type="checkbox"/> FBE <input type="checkbox"/> Other <input type="checkbox"/> Non-Certified <input checked="" type="checkbox"/>			\$
Federal Tax ID#EIN:	TOTAL		\$ TBD



City of Cleveland - Office of Equal Opportunity
SCHEDULE 2: SCHEDULE OF SUBCONTRACTOR PARTICIPATION
ADDITIONAL SUBCONTRACTOR FORM

Project Name:	LAKE AVENUE HOUSING DEVELOPMENT
Bidder/Proposer Name:	ABCDE LIVING LLC

Subcontractor:	Part 1: SPEC ITEM #	Part 2: TYPE OF WORK OR MATERIALS/SUPPLIES	Part 3: SUBCONTRACT AMOUNT
DIMIT ARCHITECTS LLC			
Address: 14414 DETROIT AVE #306		ARCHITECTURE	\$
City, State, Zip: CLEVELAND, OH 44107			\$
OEO Compliance Contact: SCOTT DIMIT			\$
Contact Email Address: SDIMIT@DIMITARCHITECTS.COM			\$
Contact Phone: 216-221-9021			\$
Company Type: CSB <input checked="" type="checkbox"/> MBE <input type="checkbox"/> FBE <input type="checkbox"/> Other <input type="checkbox"/> Non-Certified <input type="checkbox"/>			\$ TBD
Federal Tax ID#EIN: 27-8702612	TOTAL		\$
Subcontractor:	Part 1: SPEC ITEM #	Part 2: TYPE OF WORK OR MATERIALS/SUPPLIES	Part 3: SUBCONTRACT AMOUNT
Address:			\$
City, State, Zip:			\$
OEO Compliance Contact:			\$
Contact Email Address:			\$
Contact Phone:			\$
Company Type: CSB <input type="checkbox"/> MBE <input type="checkbox"/> FBE <input type="checkbox"/> Other <input type="checkbox"/> Non-Certified <input type="checkbox"/>			\$
Federal Tax ID#EIN:	TOTAL		\$
Subcontractor:	Part 1: SPEC ITEM #	Part 2: TYPE OF WORK OR MATERIALS/SUPPLIES	Part 3: SUBCONTRACT AMOUNT
Address:			\$
City, State, Zip:			\$
OEO Compliance Contact:			\$
Contact Email Address:			\$
Contact Phone:			\$
Company Type: CSB <input type="checkbox"/> MBE <input type="checkbox"/> FBE <input type="checkbox"/> Other <input type="checkbox"/> Non-Certified <input type="checkbox"/>			\$
Federal Tax ID#EIN:	TOTAL		\$



City of Cleveland - Office of Equal Opportunity
SCHEDULE 3: STATEMENT OF INTENT TO PERFORM AS A SUBCONTRACTOR

Subcontractor Name:	Richard L. Bowen & Associates, Inc.
Bidder/Proposer Name:	Brickhaus Partners
Project Name:	Lake Avenue Housing Development

Subcontractor is a: ☒ CSB
☐ MBE
☐ FBE

Have you (subcontractor) been notified by the Office of Equal Opportunity that you have met the annual subcontracting participation maximum for this calendar year? ☐ Yes ☒ No

The undersigned prospective subcontractor intends to perform work or furnish supplies/materials in connection with the contract as a (check all that apply):

- ☐ Individual
☒ Corporation organized and existing under the laws of the State of Ohio
☐ Proprietorship,
☐ Partnership, or
☐ Joint Venture consisting of _____.

The CSB, MBE or FBE status of the undersigned contractor is confirmed in the Office of Equal Opportunity's registry of certified CSBs, MBEs and FBEs. The contractor is prepared to perform the following work items or parts thereof for the above contract.


Part 1: SPEC ITEM #s	Part 2: TYPE OF WORK OR SUPPLIES/MATERIALS	Part 3: TOTAL SUBCONTRACT AMOUNT IN DOLLARS
	Professional Engineering Services	\$ TBD

RE-SUBCONTRACTING

The undersigned prospective subcontractor will re-subcontract work on this contract:

- ☐ Yes (If Yes, fill out a "Blank" Schedule 2 and indicate the subcontractors being used as 2nd Tier subcontractors.)
☒ No

The undersigned prospective subcontractor will enter into a written agreement with the Bidder or Proposer for the above work items after the award, but prior to the execution of the contract with the City of Cleveland.

Authorized Subcontractor Representative:	Richard L. Bowen, AIA, NCARB, President		
Signature:	X 	Date:	3/26/14



**City of Cleveland - Office of Equal Opportunity
SCHEDULE 4: CSB/MBE/FBE SUBCONTRACTOR
UNAVAILABILITY/IMPRACTICALITY CERTIFICATION**

Project Name:	W. 117th + Lake Ave
Bidder/Proposer Name:	Abode Living LLC

Note: Prime contractors are expected to use good faith efforts in utilizing CSBs, MBEs and FBEs as subcontractors whenever there are CSB, MBE and/or FBE participation goals established in the bid specifications. There may be instances, however, where Prime Contractors will not be able to achieve the prescribed CSB, MBE and/or FBE participation goals for a particular contract. This Schedule 4 allows Prime Contractors to demonstrate their good faith efforts in finding and soliciting CSBs, MBEs and FBEs to work on the contract. If the subcontracting goals for this contract are not met, failure to complete this schedule fully and completely may impact the evaluation of this bid or proposal.

Section A:

Please check one of the following:

- ☒ 1. Prime Contractor has submitted Schedules 1 and 2 indicating CSB/MBE/FBE Subcontractor participation **MEETING OR EXCEEDING** the goals set forth in the bid documents.
- ☐ 2. Prime contractor has submitted Schedules 1 and 2 indicating CSB/MBE/FBE Subcontractor participation that **DOES NOT MEET** the goals set forth in the bid documents.

If Box 1 is checked, no further documentation is necessary. Where Box 2 is checked, the Prime Contractor must provide a detailed explanation in Section B.

Section B:

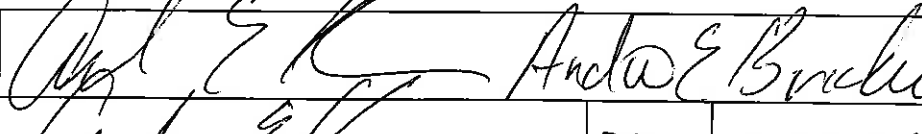

If you checked Box 2 on Section A, you must check one of the following:

The Prime Contractor **did not meet** the CSB, MBE and/or FBE subcontractor participation goals for this contract because:

- ☐ 1. The Prime Contractor has made an honest, purposeful attempt to solicit CSB, MBE and/or FBE subcontractor participation, but was unable to find subcontractors to perform the work for the reasons noted below. **Please use the unavailability letter codes found on the following page.**

CONTACTED CONTRACTOR	PROPOSED WORK/SUPPLIES	REASON FOR UNAVAILABILITY	DATE OF CONTACT	DATE RESPONSE RECEIVED
1.				
2.				
3.				
4.				

- ☒ 2. The Prime Contractor made an honest, purposeful attempt to solicit CSB, MBE and/or FBE subcontractor participation, but due to the nature of the work, service, or product contracted, additional subcontracting with CSBs, MBEs or FBEs is either impossible or impractical. The Prime Contractor has provided a **detailed explanation** of the nature of the work and the reasons that additional subcontracting is not possible **on a separate attached page.**

Authorized Representative:			
Signature:		Date:	3-27-14



**NON-COMPETITIVE BID CONTRACT
STATEMENT FOR CALENDAR YEAR 2014
(ALL DEPARTMENTS/OFFICES)**

This statement, properly executed and containing all required information must be completed. **IF YOU FAIL TO COMPLY, YOUR PROPOSAL WILL NOT BE CONSIDERED.**

Entity Name: Abcode living LLC
Entity's Mailing Address: 26401 Emery Rd #100
Cleveland OH 44128

COMPLETE SECTION I, II, OR III BELOW, WHICHEVER IS APPROPRIATE, AND SECTION IV.

NOTE: For purposes of this Statement, the "Mayor" and "Mayor's Committee" means Frank G. Jackson and the Frank G. Jackson For A Better Cleveland Committee, respectively.

SECTION I. TO BE COMPLETED BY NON-PROFIT CORPORATIONS AND GOVERNMENTAL ENTITIES.

If you are recognized by the IRS as a non-profit corporation or are a governmental entity, mark the appropriate designation below and proceed to the indicated section(s).

____ NON-PROFIT CORPORATION **GO TO SECTIONS III and IV.**
____ GOVERNMENTAL ENTITY **GO TO SECTION IV.**

SECTION II. TO BE COMPLETED BY INDIVIDUALS, SOLE PROPRIETORSHIPS, PARTNERSHIPS, INCORPORATED PROFESSIONAL ASSOCIATIONS, UNINCORPORATED ASSOCIATIONS, ESTATES AND TRUSTS.

The above-named entity is a (Please mark appropriate designation):

____ SOLE PROPRIETORSHIP	____ TRUST
____ INCORPORATED PROFESSIONAL ASSOCIATION	____ ESTATE
____ UNINCORPORATED ASSOCIATION	____ PARTNERSHIP
<input checked="" type="checkbox"/> LIMITED LIABILITY COMPANY	____ JOINT VENTURE

For purposes of Section II, a "principal" means an individual, an owner, a partner, a shareholder, a member, an administrator, an executor or trustee connected with the above-named entity, or the spouse of any of them.

PLEASE READ PARAGRAPHS (A) and (B) and mark the appropriate paragraph. If paragraph (B) is checked, the City of Cleveland is prohibited by Section 3517.13 of the Revised Code from awarding a non-competitively bid contract over \$500.00 to the entity during calendar year 2014 unless Council makes a direct award.

☒ (A) NO ONE PRINCIPAL of the above named entity made one or more contributions to the Mayor or the Mayor's Committee between January 1, 2012 and December 31, 2013 that totaled in excess of \$1,000.00 per individual. (This paragraph also applies if no principal of the above-named entity made any contributions to the Mayor or the Mayor's Committee).

____ (B) ONE OR MORE PRINCIPALS of the above named entity made, as individual(s), one or more contributions to the Mayor or the Mayor's Committee between January 1, 2012 and December 31, 2013 that totaled in excess of \$1,000.00.

SECTION III. TO BE COMPLETED BY NON- PROFIT AND FOR-PROFIT CORPORATIONS AND BUSINESS TRUSTS.

☐ NON-PROFIT CORPORATION ☐ FOR-PROFIT CORPORATION
☐ BUSINESS TRUST (OTHER THAN INCORPORATED PROFESSIONAL ASSOCIATIONS)

For purposes of Section III, a "principal" means an individual or an entity owning more than 20% of the corporation or business trust or the spouse of any such individual.

PLEASE READ PARAGRAPHS (A) (B) (C) and (D) and mark the appropriate paragraph. If paragraph (C) is checked, the City of Cleveland is prohibited by Section 3517.13 of the Revised Code from awarding a non-competitively bid contract over \$500.00 to the entity during calendar year 2014 unless Council makes a direct award. If paragraph (D) is checked, the City of Cleveland is prohibited by Section 3599.03 from awarding a contract to the non-profit corporation.

- ☐ (A) NO INDIVIDUAL or entity owned more than 20% of the corporation or business trust between January 1, 2012 and December 31, 2013.
- ☐ (B) NO PRINCIPAL of the above named entity made, as an individual, one or more contributions to the Mayor or the Mayor's Committee between January 1, 2012 and December 31, 2013 that totaled in excess of \$1,000.00. (This paragraph also applies if no principal of the above-named entity made any contributions to the Mayor or the Mayor's Committee).
- ☐ (C) ONE OR MORE PRINCIPALS of the above named entity made one or more contributions to the Mayor or the Mayor's Committee between January 1, 2012 and December 31, 2013 that totaled in excess of \$1,000.00 individual.
- ☐ (D) FUNDS OF THE NON-PROFIT CORPORATION were contributed to the Mayor or the Mayor's Committee at any time.

GO TO SECTION IV.

SECTION IV. TO BE COMPLETED BY ALL ENTITIES.

I do hereby state that I have legal authority to complete this statement on behalf of the above-named entity and to the best of my knowledge and belief the answers herein are true and complete.

Print Name Andrew E. Brickman Print Title Managing Member
Signature [Signature] Date 3-27-2014
Telephone No. 216-965-4514
(Area Code)

STATE OF OHIO)
COUNTY OF CUYAHOGA) SS:

Before me, a Notary Public in and for said County and State, personally appeared the above-named ANDREW E. BRICKMAN, who acknowledged that (he/she) did sign the foregoing statement and that the same is (his/her) free act deed, personally and as duly authorized representative of ABODE LIVING LLC, and the free act and deed of the entity on whose behalf (he/she) signed.

Notary Public
Date

Debra L. Talley
3-27-14

FOR MAYOR'S OFFICE USE ONLY

☐ ELIGIBLE

☐ INELIGIBLE

DATE _____