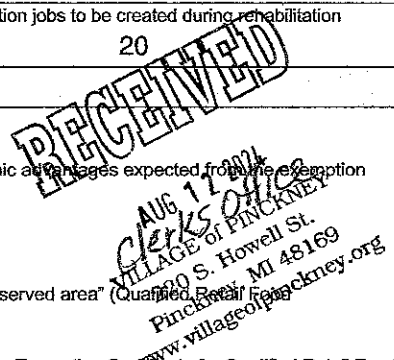
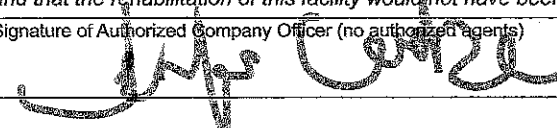


Application for Commercial Rehabilitation Exemption Certificate

Issued under authority of Public Act 210 of 2005, as amended.

| LOCAL GOVERNMENT UNIT USE ONLY | |
|--------------------------------|-----------------|
| ▶ Application No. | ▶ Date Received |
| | |
| STATE USE ONLY | |
| ▶ Application No. | ▶ Date Received |
| | |

Read the instructions page before completing the form. **This application should be filed after the commercial rehabilitation district is established.** The applicant must complete Parts 1, 2 and 3 and file the application form (with required attachments) with the clerk of the local governmental unit (LGU). Attach the legal description of property on a separate sheet. This project will not receive tax benefits until approved by the State Tax Commission (STC). Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the STC.

| PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields) | | | |
|---|---|---|---------------------------|
| Applicant (Company) Name (applicant must be the owner of the facility) Cooke Coaching, LLC | | NAICS or SIC Code | |
| Facility's Street Address 140 W. Main Street | City Pinckney | State MI | ZIP Code 48169 |
| Name of City, Township or Village (taxing authority) Village of Pinkney | County Livingston | School District Where Facility is Located Pinckney Comm Schools | |
| <input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village | | | |
| Date of Rehabilitation Commencement (mm/dd/yyyy) 10/01/2024 | Planned Date of Rehabilitation Completion (mm/dd/yyyy) 02/28/2025 | | |
| Estimated Cost of Rehabilitation \$532,630 | Number of Years Exemption Requested (1-10) 10 | | |
| Expected Project Outcomes (check all that apply) | | | |
| <input checked="" type="checkbox"/> Increase Commercial Activity | <input checked="" type="checkbox"/> Retain Employment | <input checked="" type="checkbox"/> Revitalize Urban Areas | |
| <input checked="" type="checkbox"/> Create Employment | <input type="checkbox"/> Prevent Loss of Employment | <input type="checkbox"/> Increase Number of Residents in Facility's Community | |
| No. of jobs to be created due to facility's rehabilitation 1 | No. of jobs to be retained due to facility's rehabilitation 2 | No. of construction jobs to be created during rehabilitation 20 | |
| PART 2: APPLICATION DOCUMENTS | | | |
| Prepare and attach the following items: | | | |
| <input checked="" type="checkbox"/> General description of the facility (year built, original use, most recent use, number of stories, square footage) | <input checked="" type="checkbox"/> Statement of the economic advantages expected from the exemption |  | |
| <input checked="" type="checkbox"/> Description of the qualified facility's proposed use | <input checked="" type="checkbox"/> Legal description | | |
| <input checked="" type="checkbox"/> Description of the general nature and extent of the rehabilitation to be undertaken | <input type="checkbox"/> Description of the "underserved area" (Qualified Retail Food Establishments only) | | |
| <input checked="" type="checkbox"/> Descriptive list of the fixed building equipment that will be a part of the qualified facility | <input type="checkbox"/> Commercial Rehabilitation Exemption Certificate for Qualified Retail Food Establishments (Form 4753) (Qualified Retail Food Establishments only) | | |
| <input checked="" type="checkbox"/> Time schedule for undertaking and completing the facility's rehabilitation | | | |
| | | | |
| PART 3: APPLICANT CERTIFICATION | | | |
| Name of Authorized Company Officer (no authorized agents) Jennifer Cooke | | Telephone Number (734) 678-4431 | |
| Fax Number | | E-mail Address jennifercooke@gmail.com | |
| Street Address 8250 Granite Ct. | City Dexter | State MI | ZIP Code 48130 |
| <p>I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 210 of 2005, as amended, and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Rehabilitation Exemption Certificate by the State Tax Commission.</p> <p>I further certify that this rehabilitation program, when completed, will constitute a rehabilitated facility, as defined by Public Act 210 of 2005, as amended, and that the rehabilitation of this facility would not have been undertaken without my receipt of the exemption certificate.</p> | | | |
| Signature of Authorized Company Officer (no authorized agents)  | | Title Manager | Date 08/09/2024 |

| | | | |
|--|--|------------------------------------|----------|
| PART 4: ASSESSOR RECOMMENDATIONS (assessor of LGU must complete Part 4) | | | |
| Provide the Taxable Value and State Equalized Value of Commercial Property, as provided in Public Act 210 of 2005, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC). | | | |
| | Taxable Value | State Equalized Value (SEV) | |
| Land | | | |
| Building(s) | | | |
| The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Commercial Rehabilitation Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Commercial Rehabilitation Exemption that would also put the same property on the Commercial Rehabilitation specific tax roll. | | | |
| <input type="checkbox"/> By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Commercial Rehabilitation Exemption specific tax roll and not on any other specific tax roll. | | | |
| Name of Local Government Body | | | |
| Name of Assessor (first and last name) | | Telephone Number | |
| Fax Number | | E-mail Address | |
| <i>I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate.</i> | | | |
| Assessor's Signature | | | Date |
| PART 5: LOCAL GOVERNMENT ACTION (clerk of LGU must complete Part 5) | | | |
| Action Taken By LGU (attach a certified copy of the resolution): | | | |
| <input type="checkbox"/> Exemption approved for _____ years, ending December 30, _____ (not to exceed 10 years) | | | |
| <input type="checkbox"/> Exemption Denied | | | |
| Date District Established (attach resolution for district) | Local Unit Classification Identification (LUCI) Code | School Code | |
| PART 6: LOCAL GOVERNMENT CLERK CERTIFICATION (clerk of LGU must complete Part 6) | | | |
| Clerk's Name (first and last) | | Telephone Number | |
| Fax Number | | E-mail Address | |
| Mailing Address | City | State | ZIP Code |
| LGU Contact Person for Additional Information | LGU Contact Person Telephone Number | Fax Number | |
| <i>I certify that, to the best of my knowledge, the information contained in this application and attachments is complete and accurate and hereby request the State Tax Commission issue a Commercial Rehabilitation Exemption Certificate, as provided by Public Act 210 of 2005, as amended.</i> | | | |
| Clerk's Signature | | | Date |

For faster service, the LGU should email the completed application and required documents to PTE@michigan.gov.

An additional submission option is to mail the completed application and required documents to:

Michigan Department of Treasury, State Tax Commission
 P.O. Box 30471
 Lansing, MI 48909

Instructions for Completing Form 4507

Application for Commercial Rehabilitation Exemption Certificate

The Commercial Rehabilitation Exemption Certificate was created by Public Act 210 of 2005, as amended. The application is initially filed, reviewed, and approved by the LGU and then reviewed and approved by the State Tax Commission. According to Section 3 of Public Act 210 of 2005, as amended, the LGU must establish a Commercial Rehabilitation District. **Rehabilitation may commence after establishment of the Commercial Rehabilitation District.**

Owner / Applicant Instructions

1. Complete Parts 1, 2 and 3 of application
2. Prepare and attach all documents required under Part 2 of the application:
 - a. General description of the facility (year built, original use, most recent use, number of stories, square footage)
 - b. Description of the qualified facility's proposed use
 - c. Description of the general nature and extent of the rehabilitation to be undertaken
 - d. Descriptive list of the fixed building equipment that will be a part of the qualified facility
 - e. Time schedule for undertaking and completing the facility's rehabilitation
 - f. Statement of the economic advantages expected from the exemption
 - g. Legal description of the facility
 - h. Description of the "underserved area" (Qualified Retail Food Establishments only)
3. Qualified Retail Food Establishments:
 - a. Complete Part 1 of the *Commercial Rehabilitation Exemption Certification for Qualified Retail Food Establishments* (Form 4753). Submit to LGU clerk along with application.
 - b. Describe the "underserved area" and provide supporting documentation to show how the project area meets one or more of the following requirements:
 - i. An area that contains a low to moderate income census tract(s) which, based on per capita income, are tracts below the 66.67 percentile (\$23,643 in 1999 dollars) and a below average supermarket density
 - ii. An area that has a supermarket customer base with more than 50% living in a low income census tract(s) which based on the per capita income, are tracts below the 66.67 percentile (\$23,643 in 1999 dollars)
 - iii. An area that has demonstrated significant access limitations due to travel distance and has no Qualified Retail Food Establishments within two miles of the geo-center for an urban area or has no Qualified Retail Food Establishments within nine miles of the geo-center for a rural area.

For assistance in determining the project area's eligibility, visit www.michigan.gov/propertytaxexemptions and click on Commercial Rehabilitation Act.

4. Submit the application and all attachments to the clerk of the LGU where the property is located.

LGU Assessor Instructions

Complete and sign Part 4 of the application.

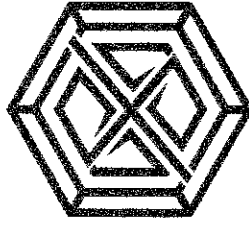
LGU Clerk Instructions

1. After LGU action, complete Part 5 of the application.
2. After reviewing the application for complete and accurate information, complete Part 6 and sign the application to certify the application meets the requirements as outlined by Public Act 210 of 2005, as amended.
3. Assemble the following for a complete application:
 - a. Completed *Application for Commercial Rehabilitation Exemption Certificate* (Form 4507)
 - b. All required attachments listed under Part 2
 - c. A copy of the resolution by the LGU establishing the district
 - d. A certified copy of the resolution by the LGU approving the application
 - e. Complete Form 4753 (Qualified Retail Food Establishments only)
4. **For faster service, email the completed application and additional required documentation to PTE@michigan.gov.** An additional submission option is to mail the completed application and required documents to: Michigan Department of Treasury, State Tax Commission, P.O. Box 30471, Lansing, MI 48909

Application Deadline

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

If you have questions or need additional information or sample documents, visit www.michigan.gov/propertytaxexemptions or call 517-335-7491.



EXALT FITNESS

TO: Village of Pinckney

FROM: Jennifer Cooke, Manager
Cooke Coaching, LLC also known as Exalt Fitness

DATE: 7/23/2024

SUBJECT: Request for Commercial Rehabilitation Abatement

REFERENCES: Commercial Rehabilitation Act, PA 210 of 2005

PURPOSE: This memorandum provides background material for Council consideration related to a request by Jennifer Cooke, Cooke Coaching, LLC (“Applicant”) to establish a Commercial Rehabilitation Exemption Certificate (“Exemption”) at 140 West Main Street (“Proposed District”) in accordance with PA 210 of 2005. The Exemption is more particularly described in the resolution’s attachments, but it includes the property where the former auto detailing shop was located on the West side of downtown. The Applicant wants to build a new fitness center in the approved District (with additional parking). If granted, the Exemption would exempt certain property in the District from certain taxes, as described below.

BACKGROUND: Creation and approval of a Commercial Rehabilitation District (“District”) is the first step to receive an Exemption, which abates the property taxes generated from new investment in the District for a period up to 10 years. Typically, when a District is created and approved, the Exemption is granted therein. The Exemption essentially “freezes” the taxable value of a building in the district based on the previous year (prior to rehabilitation) for the duration of the Exemption while exempting the new investment from local taxes. Unaffected are the school operating tax and the State Education Tax (SET), which are still levied on the new investment. Personal property cannot be abated under the Commercial Rehabilitation Act. The Village received the Applicant’s request to create a District on April 17, 2024. On June 10, 2024 the creation of the District was approved. Resolution attached. Subsequently, the Village must send Livingston County a copy of the resolution via certified mail. Now that the District is created, the owner of a qualified commercial building (discussed below) in the District can file an application for an Exemption with the City Clerk. The is the purpose of this request. The Village Council shall then pass a resolution calling a hearing as to whether the Exemption should be granted and instructing the City Clerk to give the statutorily required notices prior to such hearing. At such hearing, the Village Council

would either approve or disapprove the Exemption Application and, if approved, state the number of years (requested for max of 10-years) for which such Exemption would be authorized.

In determining whether to approve the Exemption Application, the Village Council would consider various factors including whether “completion of the qualified facility is calculated to, and will at the time of issuance of the [Exemption] certificate have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the qualified facility is situated.” If the Village Council approves the Exemption Application, the application and resolution are forwarded to the State Tax Commission who then decides whether to approve or disapprove the application. If the Commission approves the Exemption Application before December 31, 2024, the Exemption will apply to the applicant’s 2025 taxes.

PROJECT DESCRIPTION: The current Property is vacant and mildly dilapidated. A letter was provided from the City of Pinckney designating it as obsolete. The building's site it under improved with a gravel, unmarked parking area, partial fencing, no lighting, and little to no landscaping. The building itself is a single story, 2,500 sq/ft CMU and wood structure. The exterior has several coats of old paint and the existing roof shingles are delaminated. The windows and doors have seen lots of abuse over the years and the seals/mechanisms are warn. The interior of the building is outdated. The main area (once a repair space) has an old concrete floor with exposed walls and the ceiling is finished with an old painted panel board. The entry and office area has old 8x8 flooring and a low lay in ceiling that needs to be removed. The restroom and mechanical room both need to be brought up to current code. The building and overall Property are located in Pinckney's central business district. The building is located on the West edge of the downtown and is one of the first properties that you see when entering the downtown. There are several local businesses within walking distance that include food options, retail, and general business (hardware store, bank, fuel, etc.). Also within walking distance is a town park, youth center, and a community church.

As proposed, construction activities include the following. Complete site rehabilitation with sidewalks, bioswale, site lighting, landscaping, and asphalt parking tied into the existing buildings updated ingress and egress areas. The building will undergo demolition and rehabilitation throughout. The front facade will be completely removed and rebuilt with new storefront windows/doors, new masonry facade/parapet, and new signage. The side back, and top of building will be updated with masonry/siding repair, new windows, new overhead doors, new roof, soffit, trims, and caps. The interior will be completely updated including all new finishes, flooring, lighting, paint, trims, doors, etc. The HVAC system will be upgraded with new ductwork and stats. The plumbing system and fixtures need to be modified to meet the new layout and will include new water heater and fixtures. Electrical and low-voltage systems to be upgraded including new wiring, ports, switching, and lighting to accommodate new use group.

1. Descriptive list of fixed building equipment:

- a. HVAC – Includes (2) forced air split systems, exhaust for Bathrooms, programable/Wi-Fi stats, sealed ductwork, balanced grilles, etc.
- b. Electrical – Reuse of the existing metering equipment, distribution panels & wiring, New HVAC Line Voltage wiring, low voltage back boxes and chases, Interior new LED Lighting, separately metered as required.

2. Time Schedule for undertaking rehabilitation:
 - a. Please see schedule attached.

3. Statement of economic advantages expected from the exemption:
 - a. There are several positive impacts and advantages that this exemption will provide to this project. This tax exemption will provide the clear runway for the investment to stabilize and generate a positive cash flow during years 1 through 10. During this period, the investor will reduce vacancies and improve density in the downtown as designed.

In addition, the tax abatement will allow the improvement of the building, including the facade. The improvements to the building will likely increase the assessed value of the building enough that we will pay more taxes after the project is complete even with the tax abatement and on a 20-year horizon it will increase the taxes paid significantly. It will add another viable downtown business location and will help add members to our business which will increase foot traffic downtown and likely help us to hire 1-2 additional coaches.

Lastly, the overall exemption will spur on continued redevelopment of the downtown by attracting new businesses, providing opportunity for existing businesses to expand, and by providing an option for additional gather space in the CBD.

4. Legal Description

Land situated in the Village of Pinckney, County of Livingston, State of Michigan, described as follows: Tax Parcel Number: 4714-22-403-030

PARCEL 1:

The East 38 feet of Lot(s) 5 and the West 38 feet of lot 6 all In block 5 range 4 of the ORIGINAL PLAT OF THE VILLAGE OF PINCKNEY as duly laid out, according to the plat thereof recorded in Liber 2 of Plats, Page 64 of Livingston County Records.

PARCEL 2:

A part of Lot(s),6 B, lock 5, Range 4 of the ORIGINAL PLAT OF THE VILLAGE OF PINCKNEY as duly laid out, platted and recorded as follows: Beginning at a point 12 feet West of the Southeast corner of said Lot 6; thence West 16 feet; thence North 132 feet; thence East 16 feet; thence South 132 feet to the place of beginning.

CONSIDERATIONS: The Village Council approved and created a district by resolution based on a building or group of contiguous buildings of commercial property that are 15 years old or older. The proposed project/building will aid in the retention of current staff and will entice the potential to add additional jobs related to coaching and training. The improvement of this building will help

support the downtown community by increasing foot traffic and will encourage new businesses to invest in the downtown. Without this exemption this project is not viable nor will it be supported. The project has received a LOI from the MEDC under their Building Michigan Communities program. This incentive is hinged upon the approval of the PA210. Time is of the essence in the approval in efforts to meet the timelines set forth under the LOI.

End of Request

Below shows a potential scenario based on an updated appraised value of \$500k for the property and building. We believe this is a conservative estimate. The total cost of the project including the existing value of the building is current planned to be \$760k. Using either Gross Rent Multiplier valuation or Capitalization Rate valuation with a \$3,200 rental rate gets a valuation over \$500k.

| | | | | | | | |
|---|--------------|---|---------------------|--|----------------------|--------------------|-------------|
| Current Taxable Value | \$190,201.00 | Over 20 year period village about \$300k in extra taxes will be paid | | | | | |
| Summer tax | \$6,631.02 | During the 10 year abatement period \$35k in extra taxes will be paid | | | | | |
| Winter tax | \$4,084.84 | Assumes \$500k appraisal post construction | | | | | |
| Calculate rate | 5.63% | | | | | | |
| Assumes 3% appreciation in both scenarios | | | | | | | |
| | | No Improvements | | With Improvements and abatement | | | |
| | Year | Taxable | Estimate Tax | Taxable | Estimated Tax | Extra Taxes | |
| | 1 | 2025 | \$195,907.03 | \$11,037.34 | \$500,000.00 | \$14,084.92 | \$3,047.58 |
| | 2 | 2026 | \$201,784.24 | \$11,368.46 | \$515,000.00 | \$14,507.46 | \$3,139.01 |
| | 3 | 2027 | \$207,837.77 | \$11,709.51 | \$530,450.00 | \$14,942.69 | \$3,233.18 |
| | 4 | 2028 | \$214,072.90 | \$12,060.79 | \$546,363.50 | \$15,390.97 | \$3,330.17 |
| | 5 | 2029 | \$220,495.09 | \$12,422.62 | \$562,754.41 | \$15,852.70 | \$3,430.08 |
| | 6 | 2030 | \$227,109.94 | \$12,795.30 | \$579,637.04 | \$16,328.28 | \$3,532.98 |
| | 7 | 2031 | \$233,923.24 | \$13,179.16 | \$597,026.15 | \$16,818.13 | \$3,638.97 |
| | 8 | 2032 | \$240,940.94 | \$13,574.53 | \$614,936.93 | \$17,322.67 | \$3,748.14 |
| | 9 | 2033 | \$248,169.16 | \$13,981.77 | \$633,385.04 | \$17,842.35 | \$3,860.58 |
| | 10 | 2034 | \$255,614.24 | \$14,401.22 | \$652,386.59 | \$18,377.62 | \$3,976.40 |
| | 11 | 2035 | \$263,282.67 | \$14,833.26 | \$671,958.19 | \$37,857.90 | \$23,024.64 |
| | 12 | 2036 | \$271,181.15 | \$15,278.25 | \$692,116.94 | \$38,993.63 | \$23,715.38 |
| | 13 | 2037 | \$279,316.58 | \$15,736.60 | \$712,880.44 | \$40,163.44 | \$24,426.84 |
| | 14 | 2038 | \$287,696.08 | \$16,208.70 | \$734,266.86 | \$41,368.35 | \$25,159.65 |

| | | | | | | |
|----|------|---------------|--------------|--------------|----------------------|--------------|
| 15 | 2039 | \$296,326.96 | \$16,694.96 | \$756,294.86 | \$42,609.40 | \$25,914.44 |
| 16 | 2040 | \$305,216.77 | \$17,195.81 | \$778,983.71 | \$43,887.68 | \$26,691.87 |
| 17 | 2041 | \$314,373.27 | \$17,711.68 | \$802,353.22 | \$45,204.31 | \$27,492.63 |
| 18 | 2042 | \$323,804.47 | \$18,243.03 | \$826,423.82 | \$46,560.44 | \$28,317.40 |
| 19 | 2043 | \$333,518.60 | \$18,790.33 | \$851,216.53 | \$47,957.25 | \$29,166.93 |
| 20 | 2044 | \$343,524.16 | \$19,354.04 | \$876,753.03 | \$49,395.97 | \$30,041.93 |
| | | Totals | \$296,577.35 | | \$595,466.13 | \$298,888.79 |
| | | | | | 10 year total | \$34,937.09 |

RESOLUTION

NO.: 2024 - 3

VILLAGE OF PINCKNEY

DATE: June 10, 2024

RESOLUTION TO ESTABLISH A COMMERCIAL REHABILITATION DISTRICT

WHEREAS, pursuant to PA 210 of 2005, the Village of Pinckney has the authority to establish "Commercial Rehabilitation Districts" within the Village of Pinckney at request of a commercial business enterprise; and

WHEREAS, Cooke Coaching, LLC has filed a written request with the clerk of the Village of Pinckney requesting the establishment of the Commercial Rehabilitation District for an area in the vicinity of 140 W. Main Street located in the Village of Pinckney hereinafter described; and

WHEREAS, the Village Council of the Village of Pinckney determined that the district meets the requirements set forth in sections 2(b) and 3 of PA 210 of 2005; and

WHEREAS, written notice has been given by certified mail to the county and all owners of real property located within the proposed district as required by section 3(3) of PA 210 of 2005; and

WHEREAS, on June 10, 2024 a public hearing was held and all residents and taxpayers of the Village of Pinckney were afforded an opportunity to be heard thereon; and

WHEREAS, the Village Council deems it to be in the public interest of the Village of Pinckney to establish the Commercial Rehabilitation District as proposed;

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Pinckney that the following described parcel(s) of land situated in the Village of Pinckney, County of Livingston and State of Michigan, described as follows:

PARCEL 1:

The East 38 feet of Lot(s) 5 and the West 38 feet of lot 6 all in block 5 range 4 of the ORIGINAL PLAT OF THE VILLAGE OF PINCKNEY as duly laid out, according to the plat thereof recorded in Liber 2 of Plats, Page 64 of Livingston County Records.

PARCEL 2:

A part of Lot(s) 6 Block 5, Range 4 of the ORIGINAL PLAT OF THE VILLAGE OF PINCKNEY as duly laid out, platted and recorded, described as follows: Beginning at a point 12 feet West of the Southeast corner of said Lot 6; thence West 16 feet; thence North 132 feet; thence East 16 feet; thence South 132 feet to the place of beginning.

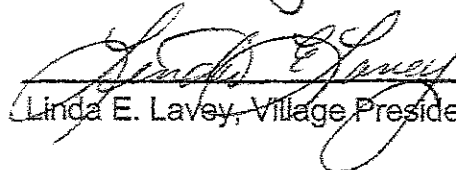
Tax Parcel Number: 4714-22-403-030

here is established as a Commercial Rehabilitation District pursuant to the provisions of PA 210 of 2005 to be known as Pinckney Downtown Commercial Rehabilitation District No. 1.

Village Council Member MATSON offered the foregoing Resolution and moved its adoption. The motion was seconded by Village Council Member BIERMAN, and upon being put to a vote, the vote was as follows:

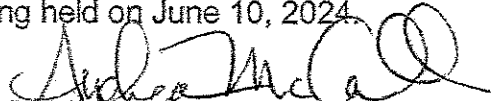
| | |
|------------------------------------|--------------------|
| Linda E. Lavey, President | <u>Y</u> |
| Ted Kinczkowski, President Pro-tem | <u>Y</u> |
| Justin Bierman, Trustee | <u>Y</u> |
| Jeffrey Buerman, Trustee | <u>not present</u> |
| Stacy Conquest, Trustee | <u>Y</u> |
| Brian Matson, Trustee | <u>Y</u> |
| Jeffrey Spencer, Trustee | <u>Y</u> |

The President thereupon declared this Resolution approved and adopted by the Village Council of the Village of Pinckney this 10 day of June, 2024.



Linda E. Lavey, Village President

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Village Council of the Village of Pinckney, County of Livingston, Michigan, at a regular meeting held on June 10, 2024.



Andrea McCall, Village Clerk

Exalt Fitness Pinckney



Kincaid Building Group, Inc.

| Task Name | Duration | Start | Finish | Predecessor | Assigned to | % Complete | Status | Comments |
|-----------|----------|----------|----------|-------------|-------------|------------|-------------|----------|
| 1 | | | | | | | | |
| 2 | 10d | 09/30/24 | 02/20/25 | | | 0% | Not Started | |
| 3 | 7d | 09/30/24 | 10/06/24 | | | 0% | | |
| 4 | 10d | 10/09/24 | 10/22/24 | | | 0% | | |
| 5 | 3d | 10/23/24 | 10/29/24 | | | 0% | | |
| 6 | 3d | 10/30/24 | 11/01/24 | | | 0% | | |
| 7 | 3d | 10/30/24 | 11/06/24 | | | 0% | | |
| 8 | 15d | 10/23/24 | 11/12/24 | | | 0% | | |
| 9 | 15d | 11/13/24 | 12/03/24 | | | 0% | | |
| 10 | 3d | 12/04/24 | 12/06/24 | | | 0% | | |
| 11 | 3d | 12/09/24 | 12/13/24 | | | 0% | | |
| 12 | 15d | 12/16/24 | 01/03/25 | | | 0% | | |
| 13 | 8d | 01/08/25 | 01/15/25 | | | 0% | | |
| 14 | 12d | 02/03/25 | 02/05/25 | | | 0% | | |
| 15 | 3d | 02/07/25 | 02/11/25 | | | 0% | | |
| 16 | 3d | 02/10/25 | 02/12/25 | | | 0% | | |
| 17 | 3d | 02/13/25 | 02/15/25 | | | 0% | | |
| 18 | 3d | 02/16/25 | 02/18/25 | | | 0% | | |
| 19 | 4d | 02/19/25 | 02/23/25 | | | 0% | | |
| 20 | 3d | 02/20/25 | 02/21/25 | | | 0% | | |
| 21 | 5d | 02/21/25 | 02/26/25 | | | 0% | | |
| 22 | 5d | 02/27/25 | 03/03/25 | | | 0% | | |
| 23 | 5d | 02/27/25 | 03/03/25 | | | 0% | | |
| 24 | 5d | 02/27/25 | 03/03/25 | | | 0% | | |
| 25 | | | | | | | | |
| 26 | | | | | | | | |
| 27 | | | | | | | | |

***Consider State and Health Inspections if required

ADMINISTRATIVE RULES OF THE STATE TAX COMMISSION

Part 11. Commercial Rehabilitation Exemption Certificate

R 209.111 Commercial rehabilitation exemption certificate.

Rule 111. (1) An applicant shall apply for commercial rehabilitation tax exemption certificates on a form prescribed by and furnished by the commission. An applicant shall file a complete application and any explanatory documents as determined by the commission with the commission. A local legislative body shall not approve an application unless it meets the requirements of 2005 PA 210, MCL 207.841 to 207.856.

(2) All complete applications for commercial rehabilitation exemption certificates received through October 31 shall receive consideration and action by the commission before December 31. An application received on or after November 1 shall be considered by the commission contingent upon staff availability.

(3) All commercial rehabilitation exemption applications submitted to the commission must indicate the prior year's actual taxable value. If the prior year's taxable value was zero (\$0) based on a prior year's tax exempt status, the local governmental unit's assessor shall determine the property's prior year actual taxable value as if the property had not been tax exempt. A commercial rehabilitation exemption certificate will not be issued or frozen at a zero taxable value that is the result of a prior year's tax exempt status.

(4) A commercial rehabilitation exemption certificate will not be issued for a property that is already included on another specific tax roll. Property covered under a commercial rehabilitation exemption certificate may not be included on any other specific tax roll while receiving the commercial rehabilitation exemption.

Effective March, 2013

**State Tax Commission
Policy Statement
for
Commercial Rehabilitation Act
(PA 210 of 2005, as amended)
Applications**

Effective immediately, all Public Act 210 of 2005 Commercial Rehabilitation applications submitted to the State Tax Commission are required to indicate the prior year's actual taxable value, rather than a zero (\$0) taxable value based on a prior year's tax exempt status. The local governmental unit's assessor shall determine the property's prior year actual taxable value as if the property had not been tax exempt. A Commercial Rehabilitation exemption will not be issued or frozen at a zero taxable value that is the result of a prior year's tax exempt status.

Exalt Fitness - Building Renovations

| Bid and Budget Summary - Preliminary | | | | | | | | | | |
|--------------------------------------|-----------------------------------|----------|-----------|--|------------|-------|---------------|------------------|--------------|-------|
| Owner | Date | | Estimator | TOG | Checked by | | Subcontractor | | | |
| Exalt Fitness - Cooke Coaching LLC | Preliminary Estimate 8/17/2024 | | Michael | Olivero Design Studio - Cody Newman | Michael | | Subcontractor | | | |
| Building #/1 | Address | Location | Division | Description | QTY | Unit | \$/Unit | Total | Cost/TF | Notes |
| 2400 St | 140 W Main St, Piquette, MI 48859 | | 1 | Division 1 - General Requirements | | | | | | |
| | | | | General Requirements | | | | | | |
| | | | | Dampers - 20 mil/yr 30 yr | 10.00 | ea | \$475.00 | 4,750.00 | | |
| | | | | Temporary Chain (Pave area) | 3.00 | mth | \$110.00 | 330.00 | | |
| | | | | Health and Safety Requirements | 3.00 | mth | \$255.00 | 765.00 | | |
| | | | | Permit and Safety Requirements | 1.00 | lc | \$1,850.00 | 1,850.00 | | |
| | | | | Building Requirements | 1.00 | lc | \$3,350.00 | 3,350.00 | | |
| | | | | Building Requirements - Ceiling (Drywall/Plaster/Finish) | 1.00 | allow | \$5,000.00 | 5,000.00 | | |
| | | | | Legal and Accounting | 1.00 | lc | \$1,200.00 | 1,200.00 | | |
| | | | | Trans Fencing, Shrinkwrap, Security, etc. | 1.00 | lc | \$1,150.00 | 1,150.00 | | |
| | | | | TV, Fielding, Safety, etc. | 1.00 | lc | \$300.00 | 300.00 | | |
| | | | | Shooting, Training & Inspections | 1.00 | lc | \$1,200.00 | 1,200.00 | | |
| | | | | Division 1 Total | | | | 21,450.00 | 4.32 | |
| | | | | Division 2 - Demolition | | | | | | |
| | | | | Selective Interior Demolition | 1 | lc | \$7,400.00 | 7,400.00 | | |
| | | | | Interior Demo | 1 | lc | \$5,900.00 | 5,900.00 | | |
| | | | | Division 2 Total | | | | 13,300.00 | 5.35 | |
| | | | | Division 3 - Framing | | | | | | |
| | | | | Division 3.1 Total | | | | | | |
| | | | | Division 3.2 - Concrete | | | | | | |
| | | | | 2" concrete slab, utility pad | 2 | lc | \$35,500.00 | 71,000.00 | | |
| | | | | Concrete | 1 | allow | \$7,100.00 | 7,100.00 | | |
| | | | | Interior and Patch | 1 | allow | \$3,800.00 | 3,800.00 | | |
| | | | | Division 3 Total | | | | 82,900.00 | 4.67 | |
| | | | | Division 3.1 - Masonry | | | | | | |
| | | | | Exterior Masonry - Thin Brick Veneer and Present Finish - Labor and Material | 1 | lc | \$41,500.00 | 41,500.00 | | |
| | | | | Division 3 Total | | | | 41,500.00 | 15.96 | |
| | | | | Division 3.2 - Metals and Steel | | | | | | |
| | | | | Mech. Steel | 1 | allow | \$4,800.00 | 4,800.00 | | |
| | | | | Division 3 Total | | | | 4,800.00 | 1.85 | |
| | | | | Division 4 - Finish | | | | | | |
| | | | | Division 4.1 - Drywall, Gypsum Board and Lath | | | | | | |
| | | | | 1/2" wood framing & blocking | 1 | lc | \$4,450.00 | 4,450.00 | | |
| | | | | Site Division 03 for Steel Stud Framing | 1 | allow | \$1,200.00 | 1,200.00 | | |
| | | | | Division 4.1 - Finish, Gypsum | | | | 5,650.00 | 0.47 | |
| | | | | Material for Fin | 1 | lc | \$1,200.00 | 1,200.00 | | |
| | | | | Division 4.1 - General Trades | | | | 4,975.00 | 1.88 | |
| | | | | General Trades Labor - Install new frames, doors, hardware (Qw 7) | 1 | lc | \$4,975.00 | 4,975.00 | | |
| | | | | Division 4 Total | | | | 10,625.00 | 3.82 | |
| | | | | Division 5 - Thermal and Moisture Protection | | | | | | |
| | | | | Division 5.1 - Exterior Finishes | | | | | | |
| | | | | Pre-finished metal canopy, metal panels, supports | 1 | allow | \$12,000.00 | 12,000.00 | | |
| | | | | Division 5.1 - Exterior Finishes | | | | 12,000.00 | 4.62 | |
| | | | | Division 5.2 - Insulation | | | | | | |
| | | | | Seamless, non-FPM, rigid fire seal | 25 | sq/ft | \$75.00 | 1,875.00 | | |
| | | | | Division 5.2 - Insulation | | | | 1,875.00 | 0.90 | |
| | | | | Division 5.3 - Windows, Doors, Glazing | | | | | | |
| | | | | Sound Bar, Insulation and Sealing | 1 | lc | \$90.00 | 90.00 | | |
| | | | | Division 5.3 - Windows, Doors, Glazing | | | | 90.00 | 0.31 | |
| | | | | Interior and Exterior Caulking Requirements | 1 | lc | \$1,000.00 | 1,000.00 | | |
| | | | | Division 5 Total | | | | 14,965.00 | 5.21 | |
| | | | | Division 6 - Mechanical, Electrical, and Plumbing | | | | | | |
| | | | | Division 6 Total | | | | 30,550.00 | 15.11 | |



Exalt Fitness - Building Renovations

| | | | | | | | | | |
|--|--|--------------|---------|--------------|--------------------------------|--------------|----|--------|------|
| Division 8 - Carpets | | | | | | | | | |
| 8.1 | Division 8 Doors, Frames & Hardware, Material Only (7) New Interior doors, frames and hardware (Barrington) | \$ 4,725.00 | 7 ea | \$ 683.00 | | \$ 4,725.00 | \$ | 4.725 | |
| 8.2 | Division 8 Aluminum Sash/Frame, Glass & Glazing (3) Sipevent Door and Doorlight with Standard Hardware - Labor and Material, Two Glazed windows with metal panels | \$ 11,700.00 | 1 % | \$ 11,700.00 | | \$ 11,700.00 | \$ | 4.50 | |
| 8.3 | Division 8 Architectural Hardware | \$ - | | | N/A | \$ | \$ | | |
| Division 8 Total | | | | | | \$ 16,425.00 | \$ | 6.84 | |
| Division 9 - Finishes | | | | | | | | | |
| 9 | Division 9 Finishes | \$ 17,450.00 | | | | \$ 17,450.00 | \$ | | |
| 9 | Division 9 Gypsum Board, Assemblies and ACJ Lobby, RT, Vols. and Restrooms - Walk and ceiling Sofa and Lumber Closet | \$ 17,450.00 | 1 % | \$ 17,450.00 | | \$ 17,450.00 | \$ | | |
| 9.1 | Division 9 Painting LBM Hailer and Exterior Painting Package 404411 | \$ 16,200.00 | 1 % | \$ 16,200.00 | | \$ 16,200.00 | \$ | 6.23 | |
| 9.1 | Division 9.1 Durable Laminate Lobby, RT, Vols. and Restrooms - Includer floor finish Given by Owner | \$ 4,725.00 | 675 ea | \$ 7.00 | | \$ 4,725.00 | \$ | 1.82 | |
| Division 9 Total | | | | | | \$ 38,375.00 | \$ | 14.75 | |
| Division 10 - Specialties | | | | | | | | | |
| 10 | Specialties LBM Table Accessory / The Refreshers / Sofa / Interior Storage | \$ 750.00 | 1 allow | \$ 750.00 | Reproducible Building Material | \$ 750.00 | \$ | 750.00 | 0.29 |
| Division 10 Total | | | | | | \$ 750.00 | \$ | 0.29 | |
| Division 11 - Appliances | | | | | | | | | |
| 11 | Division 11 Appliances | \$ - | | | N/A | \$ | \$ | | |
| Division 11 Total | | | | | | \$ - | \$ | | |
| Division 12 - Finishings | | | | | | | | | |
| 12 | Division 12 Finishings | \$ - | | | N/A | \$ | \$ | | |
| Division 12 Total | | | | | | \$ - | \$ | | |
| Division 13 - Special Construction | | | | | | | | | |
| 13 | Division 13 Special Construction | \$ - | | | N/A | \$ | \$ | | |
| Division 13 Total | | | | | | \$ - | \$ | | |
| Division 14 - Conveying Equipment | | | | | | | | | |
| 14 | Division 14 Conveying Equipment | \$ - | | | N/A | \$ | \$ | | |
| Division 14 Total | | | | | | \$ - | \$ | | |
| Division 21 - Fire Suppression | | | | | | | | | |
| 21 | Division 21 Fire Suppression | \$ - | | | N/A | \$ | \$ | | |
| Division 21 Total | | | | | | \$ - | \$ | | |
| Division 22 - Plumbing - Drains/Sinks | | | | | | | | | |
| 22 | Division 22 Plumbing - Drains/Sinks Underground Water Distribution, Vents, sanitary, showers, fixtures, etc Labor and Material | \$ 32,800.00 | 1 allow | \$ 32,800.00 | | \$ 32,800.00 | \$ | 13.50 | |
| Division 22 Total | | | | | | \$ 32,800.00 | \$ | 13.50 | |
| Division 23 - HVAC Ductwork/Asst | | | | | | | | | |
| 23 | Division 23 HVAC Ductwork/Asst Ductwork and Sides - Utilize existing Equipment New Return Fans and Ventilation | \$ 18,650.00 | 1 allow | \$ 18,650.00 | | \$ 18,650.00 | \$ | 7.17 | |
| Division 23 Total | | | | | | \$ 18,650.00 | \$ | 7.17 | |
| Division 26 - Electrical | | | | | | | | | |
| 26 | Division 26 Electrical Power Distribution, new lighting, ceiling panel to remain, EMV lighting, etc newer and exterior light fixtures | \$ 25,200.00 | 1 % | \$ 25,200.00 | | \$ 25,200.00 | \$ | 7.40 | |
| Division 26 Total | | | | | | \$ 25,200.00 | \$ | 7.73 | |

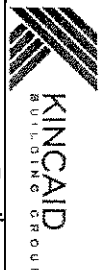
Exalt Fitness Pinckney



Kincaid Building Group, Inc.

| Task Name | Duration | Start | Finish | Precedence | Assigned to | % Complete | Status | Comments |
|---|----------|----------|----------|------------|-------------|------------|-------------|----------|
| 1 Precast/structure | | | | | | | | |
| 2 | | | | | | | | |
| 3 Construction (Preliminary) | 10d | 09/30/24 | 02/20/25 | | | 0% | Not Started | |
| 4 Demolition and Clean Out | 7d | 09/30/24 | 10/08/24 | | | 0% | | |
| 5 Rough Framing and Structural | 10d | 10/09/24 | 10/22/24 | | | 0% | | |
| 6 MEP Rough Ins | 5d | 10/23/24 | 10/29/24 | | | 0% | | |
| 7 Inspections | 3d | 10/30/24 | 11/01/24 | | | 0% | | |
| 8 Exterior Underground Work and Utility Connections | 5d | 10/30/24 | 11/05/24 | | | 0% | | |
| 9 Exterior Brick Repairs | 15d | 10/29/24 | 11/12/24 | | | 0% | | |
| 10 Exterior Painting | 15d | 11/13/24 | 12/03/24 | | | 0% | | |
| 11 Install New Stovefront and Entry | 3d | 12/04/24 | 12/06/24 | | | 0% | | |
| 12 Insulation and Sealing | 5d | 12/09/24 | 12/13/24 | | | 0% | | |
| 13 Hang and Finish Drywall | 15d | 12/18/24 | 01/03/25 | | | 0% | | |
| 14 Interior Trim and Doors | 8d | 01/08/25 | 01/15/25 | | | 0% | | |
| 15 Interior Painting and Paneling | 12d | 01/18/25 | 01/31/25 | | | 0% | | |
| 16 Millwork, Cabinets, and Counters | 3d | 02/03/25 | 02/05/25 | | | 0% | | |
| 17 Install New Equipment | 3d | 01/16/25 | 01/20/25 | | | 0% | | |
| 18 Install Finish Flooring | 5d | 02/03/25 | 02/07/25 | | | 0% | | |
| 19 MEP Finish Connections + Fixtures | 4d | 02/03/25 | 02/06/25 | | | 0% | | |
| 20 Inspections | 3d | 02/07/25 | 02/11/25 | | | 0% | | |
| 21 FFE Installation | 5d | 02/12/25 | 02/18/25 | | | 0% | | |
| 22 Post punch cleaning/Touch ups | 5d | 02/07/25 | 02/13/25 | | | 0% | | |
| 23 Punchlist | 5d | 02/14/25 | 02/20/25 | | | 0% | | |
| 24 | | | | | | | | |
| 25 ***Consider Holidays | | | | | | | | |
| 26 ***Consider State and Health Inspections if Required | | | | | | | | |
| 27 | | | | | | | | |

Bid and Budget Summary - Preliminary

| | | | | | | |
|--------------|------------------------|-------|-------------|----------------------------------|----------------|---|
| Owner: | Exalt Fitness - Cooke | Date: | Preliminary | Estimator: | KRG |  |
| Building SF: | 2,600 Sf | | 8/1/2024 | Checked by: | | |
| Location: | 140 W Main St. Pinkney | | | Architect/Driven Design Studio - | | |
| Description: | Site Improvements and | | | Kingcaid Building | | |
| Division | Description | Qty | Unit | \$/Unit | Sub Contractor | Total |

| | | | | | | | | | |
|----------|-----------------------------|-------|-------|------------|--|--------------------|--|--|---------------|
| 1 | Division 1 - General | | | | | | | | |
| | General Requirements | | | | | | | | |
| | Dumsters - 20 and/or 30 | 10.00 | ea | \$475.00 | | \$4,750.00 | | | |
| | Temporary Toilets (Porta | 3.00 | mth | \$110.00 | | \$330.00 | | | |
| | Health and Safety | 3.00 | mth | \$325.00 | | \$975.00 | | | |
| | CM Insurance | 1.00 | ls | \$1,850.00 | | \$1,850.00 | | | |
| | Rental Equipment - | 1.00 | ls | \$3,150.00 | | \$3,150.00 | | | |
| | Building Permit Fees | 1.00 | allow | \$5,000.00 | | \$5,000.00 | | | |
| | Legal and Accountine | 1.00 | ls | \$1,200.00 | | \$1,200.00 | | | |
| | Temp Fencing, Sidewalk | 1.00 | ls | \$4,150.00 | | \$4,150.00 | | | |
| | TV Existing Sanitary Line | 1.00 | ls | \$500.00 | | \$500.00 | | | |
| | Staking, Testine & | 1.00 | ls | \$1,200.00 | | \$1,200.00 | | | |
| | Division 1 Total | | | | | \$21,405.00 | | | \$8.23 |

| | | | | | | | | | |
|----------|--------------------------------|---|-------|------------|--|--------------------|--|--|---------------|
| 2 | Division 2 - Demolition | | | | | | | | |
| | Selective Interior | 1 | ls | \$7,405.03 | | \$7,405.03 | | | |
| | Exterior Demo | 1 | allow | \$6,500.00 | | \$6,500.00 | | | |
| | Division 2A - Abatement | | | | | | | | |
| | Division 2A Total | | | | | \$13,905.03 | | | \$5.35 |

| | | | | | | | | | |
|----------|------------------------------|---|-------|-------------|--|--------------------|--|--|---------------|
| 3 | Division 3 - Concrete | | | | | | | | |
| | 5' Wide concrete sidewalk. | 1 | ls | \$15,450.00 | | \$15,450.00 | | | |
| | Curb/Gutter | 1 | ls | \$7,100.00 | | \$7,100.00 | | | |
| | Interior cut and patch | 1 | allow | \$3,500.00 | | \$3,500.00 | | | |
| | Division 3 Total | | | | | \$22,550.00 | | | \$8.67 |

| | | | | | | | | | |
|----------|-----------------------------|---|----|-------------|--|--------------------|--|--|----------------|
| 4 | Division 4 - Masonry | | | | | | | | |
| | Exterior Masonrv - Thin | 1 | ls | \$41,500.00 | | \$41,500.00 | | | |
| | Division 4 Total | | | | | \$41,500.00 | | | \$15.96 |

| | | | | | | | | | |
|----------|----------------------------------|---|-------|------------|--|-------------------|--|--|---------------|
| 5 | Division 5 Metals and Ste | | | | | | | | |
| | Misc. Steel | 1 | allow | \$4,800.00 | | \$4,800.00 | | | |
| | Division 5 Total | | | | | \$4,800.00 | | | \$1.85 |

| | | | | | | | | | |
|-----------|---------------------------|---|----|------------|--|-------------------|--|--|---------------|
| 6M | Division 6M - | | | | | | | | |
| | L/M wood framing & | 1 | ls | \$4,450.00 | | \$4,450.00 | | | |
| | See Division 09 For Steel | | | | | | | | |
| | Division 6M Total | | | | | \$4,450.00 | | | \$1.71 |

| | | | | | | | | | |
|-----------|--------------------------|---|----|------------|--|-------------------|--|--|---------------|
| 6F | Division 6F - | | | | | | | | |
| | Material for trim | 1 | ls | \$1,220.00 | | \$1,220.00 | | | |
| | Division 6F Total | | | | | \$1,220.00 | | | \$0.47 |

| | | | | | | | | | |
|-----------|--------------------------|---|----|------------|--|-------------------|--|--|---------------|
| 6A | Division 6A - | | | | | | | | |
| | General Trades Labor - | 1 | ls | \$4,375.00 | | \$4,375.00 | | | |
| | Division 6A Total | | | | | \$4,375.00 | | | \$1.68 |

| | | | | | | | | | |
|----------|---------------------------------|--|--|--|--|--------------------|--|--|---------------|
| 7 | Division 7 - Thermal and | | | | | | | | |
| | Division 7 Total | | | | | \$10,045.00 | | | \$3.86 |

| | | | | | | | | | |
|------------|------------------------------------|---|-------|-------------|--|--------------------|--|--|---------------|
| 7.1 | Division 7 Exterior Finishe | | | | | | | | |
| | Pre-finished metal canopv. | 1 | allow | \$12,000.00 | | \$12,000.00 | | | |
| | Division 7.1 Total | | | | | \$12,000.00 | | | \$4.62 |

| | | | | | | | | | |
|------------|--------------------------------|--|--|--|--|--|--|--|--|
| 7.2 | Division 7 Firestopoing | | | | | | | | |
| | Sealants, Rock Wool, Hilti | | | | | | | | |
| | Division 7.2 Total | | | | | | | | |

| | | | | | | | | | | |
|-----|---|--------------|-----|-------|-------------|--------------------|--------------|--|----------|--|
| 7.3 | Division 7A Roofing Shingles | \$ 25,750.00 | 1 | allow | \$25,750.00 | | \$ 25,750.00 | | \$ 9.90 | |
| 7.7 | Division 7A Insulation Sound Batt Insulation and | \$ 800.00 | 1 | ls | \$800.00 | | \$ 800.00 | | \$ 0.31 | |
| 7.5 | Division 7 Caulking Interior and Exterior | \$ 800.00 | 1 | ls | \$1,000.00 | | \$ 1,000.00 | | \$ 0.31 | |
| 8 | Division 7 Total | | | | | | \$ 39,550.00 | | \$ 15.21 | |
| 8.1 | Division 8 - Openings Division 8 Doors, Frames (7) New Interior doors. | \$ 4,795.00 | 7 | ea | \$685.00 | | \$ 4,795.00 | | \$ 1.84 | |
| 8.2 | Division 8 Aluminum Stor (1) Storefront Door and | \$ 11,700.00 | 1 | ls | \$11,700.00 | | \$ 11,700.00 | | \$ 4.50 | |
| 8.3 | Division 8A Architectural | \$ | | | | NA | | | | |
| 9 | Division 8 Total | | | | | | \$ 16,495.00 | | \$ 6.34 | |
| 9 | Division 9 - Finishes Division 9 Gosum Board Lobby, PT, Kids, and Stair and Janitor Closet | \$ 17,450.00 | 1 | ls | \$17,450.00 | | \$ 17,450.00 | | | |
| 09A | Division 9A Painting L&M Interior and Exterior | \$ 16,200.00 | 1 | ls | \$16,200.00 | | \$ 16,200.00 | | \$ 6.23 | |
| 9B | Division 9B Finish Flooring Lobby, PT, Kids, and Gvm by Owner | \$ 4,725.00 | 675 | ea | \$7.00 | | \$ 4,725.00 | | \$ 1.82 | |
| 10 | Division 9 Total | | | | | | \$ 38,375.00 | | \$ 14.76 | |
| 10 | Specialties L&M Toilet Accessories / | \$ 750.00 | 1 | allow | \$750.00 | Repurpose Existing | \$ 750.00 | | | |
| 11 | Division 10 Total | | | | | | \$ 750.00 | | \$ 0.29 | |
| 11 | Division 11 - Appliances | \$ | | | | N/A | | | | |
| 12 | Division 11 Total | | | | | | | | | |
| 12 | Division 12 - Furnishings | \$ | | | | N/A | | | | |
| 13 | Division 12 Total | | | | | | | | | |
| 13 | Division 13 - Special | \$ | | | | N/A | | | | |
| 14 | Division 13 Total | | | | | | | | | |
| 14 | Division 14 - Conveine | \$ | | | | N/A | | | | |
| 14 | Division 14 Total | | | | | | | | | |
| 21 | Division 21 Fire | \$ | | | | NA | | | | |
| 21 | Division 21 Total | | | | | | | | | |
| 22 | Division 22 Plumbing - Underground, Water Labor and Material | \$ 32,500.00 | 1 | allow | \$32,500.00 | | \$ 32,500.00 | | \$ 12.50 | |
| 22 | Division 22 Total | | | | | | \$ 32,500.00 | | \$ 12.50 | |

| | | | | | | | | | |
|----|---|--------------|-------|------------|-------------|--------------|--|--|----------------|
| 23 | Division 23 - HVAC- Ductwork and Stairs - New Restroom Fans and | \$ 18,650.00 | 1 | allow | \$14,750.00 | \$ 14,750.00 | | | \$ 5.67 |
| | 2 | | allow | \$1,950.00 | \$ 3,900.00 | | | | |
| | Division 23 Total | | | | | | | | \$ 7.17 |

| | | | | | | | | | |
|----|--|--------------|-------|------------|-------------|--------------|--|--|----------------|
| 26 | Division 26 - Electrical Power distribution, new Interior and Exterior Light | \$ 25,250.00 | 1 | ls | \$19,250.00 | \$ 19,250.00 | | | \$ 7.40 |
| | 1 | | allow | \$6,000.00 | \$ 6,000.00 | | | | |
| | Division 26 Total | | | | | | | | \$ 9.71 |

| | | | | | | | | | |
|----|--|--------------|----|-------------|--------------|--------------|--|--|----------------|
| 31 | Division 31 / 33 - General Excavation and Grading and Prep - Sand Storm System, drains. | \$ 73,410.00 | 1 | ls | \$41,000.00 | \$ 41,000.00 | | | \$ 9.71 |
| | 1 | | ls | \$32,410.00 | \$ 32,410.00 | | | | |
| | Division 31 Total | | | | | | | | \$ 9.71 |

| | | | | | | | | | |
|----|--|--------------|-------|-------------|--------------|--------------|--|--|----------------|
| 32 | Division 32 - Exterior Parking Base, Asphalt Top Landscaping | \$ 59,250.00 | 1 | ls | \$41,250.00 | \$ 41,250.00 | | | |
| | 1 | | allow | \$18,000.00 | \$ 18,000.00 | | | | |
| | Division 32 Total | | | | | | | | \$ 9.71 |

| | | | | | | | | | |
|---|---|----|---|-----|------------|--|-----------------|--|--|
| 1 | Division 1 General General Requirements | \$ | | | | | | | |
| | Senior Project Oversight | | 0 | wk | \$1,575.00 | | Included | | |
| | Site Superintendent | | 0 | hrs | \$85.00 | | Daily - Reduced | | |
| | Project Manager | | 0 | ls | \$1,500.00 | | | | |
| | Mobilization and Project | | 0 | hrs | \$65.00 | | | | |
| | Project Administrator | | 0 | mo | \$350.00 | | NA | | |
| | Project | | 0 | ls | \$300.00 | | | | |
| | Project Job Trailer, | | 0 | mo | \$185.00 | | | | |
| | Project Signage and | | 0 | ls | \$1,875.00 | | | | |
| | Mobile phones and data | | 0 | ls | \$550.00 | | | | |
| | Main Office Expense | | 0 | hrs | \$45.00 | | | | |
| | Reproductions | | 0 | ls | \$1500.00 | | | | |
| | General Labor | | 0 | ls | \$2,150.00 | | | | |
| | Final Cleanline including Construction Consumables | | 0 | ls | | | | | |

| | | | | | | | | | |
|--|----------------------------|---------------|----------|--|--|--|--|--|----------|
| | Project Direct Cost | \$43,500.00 | | | | | | | \$ 16.73 |
| | Kincaid CMI Management Fee | \$ 463,635.03 | | | | | | | |
| | Project Contingency | \$ 29,291.35 | | | | | | | |
| | Preliminary Project Cost | \$ 39,704.00 | | | | | | | |
| | Cost/\$ F./Unit | \$ 532,630.38 | 2,600 SF | | | | | | |

| | | | | | | | | | |
|--|------------------|-----------|--|--|------------|--|--|--|--|
| | Key Notations | | | | Alternates | | | | |
| | Lump Sum | 1s | | | | | | | |
| | Cubic Foot | CF | | | | | | | |
| | Week | Wk | | | | | | | |
| | Linear Foot | Lf | | | | | | | |
| | Allowance Item | Allow | | | | | | | |
| | Apartment | Apartment | | | | | | | |
| | Square Foot | Sq | | | | | | | |
| | Per Item | Per Item | | | | | | | |
| | Average Per Item | Aver | | | | | | | |
| | Per Bedroom | Per Bed | | | | | | | |
| | Allowance Item | By Owner | | | | | | | |

Questions for Owners