

**Madison Heights Brownfield Redevelopment Authority
Project Application Form**

All interested applicants are required to have pre-application meeting with city staff to discuss eligibility guidelines and obligations. Company President, senior management, or other company representatives who will be signing the Brownfield Redevelopment application are required to attend the application meeting. Contact the Community & Economic Development Department at 248-583-0831 to schedule this pre-application meeting.

This application form must be completed and signed by the applicant to initiate the project review process by the Madison Heights Brownfield Redevelopment Authority (MHBRA). The completed application forms, application fee, and any supplemental materials must be submitted to the Madison Heights Community Development Department, 300 West 13 Mile Road, Madison Heights, MI 48071-1853. There are no deadlines for the submittal of applications – applications will be accepted on an ongoing basis.

Once the appropriate City departments have reviewed the application, applicant will provide copies of the application, revised if necessary, for the MHBRA.

For assistance in completing this application form, please contact the Madison Heights Economic Development Division at (248)837-2650 (phone) or Gtucker@Madisonheightsmi.gov.

PROJECT APPLICANT INFORMATION

Project Applicant Name: 28220 John R, LLC

Mailing Address: 2425 E. 12 Mile Road, Suite B, Warren, MI 48092

Contact Person for Applicant: Richard Barr

Telephone/Fax Number: (313) 465-7308

E-mail Address: rbarr@honigman.com

Property Owner Name: 28220 John R, LLC

Mailing Address: 2425 E. 12 Mile Road, Suite B, Warren, MI 48092

Contact Person for Property Owner: Jonathan Miller

Telephone/Fax Numbers: (248) 909-7385

E-mail Address: miller.jcm@gmail.com

- ❖ *If the property owner is not the project applicant, please attach a signed and notarized letter from the property owner authorizing the applicant to submit this application form for consideration by the MHBRA.*
- ❖ *Attach copy of current title commitment and proof of ownership.*

PROJECT INFORMATION

Project Address: 28220 John R Road

Parcel ID Number(s): 44-25-13-106-011; 44-25-13-106-010

Legal Description: See Attachment B.

Proposed Project Description:

28220 John R, LLC proposes to redevelop the former restaurant building at 28220 John R Road by demolishing the existing vacant restaurant structure and site improvements for the new construction of an approximately 9,500 square foot commercial building to be occupied by dental offices, medical offices, and/or other tenants. Proposed site development plans are attached to this application as Attachment C.

- ❖ *Attach copies of proposed preliminary site development or concept plans to illustrate how the proposed redevelopment and land uses will be situated on the subject property, and documenting access to all necessary utilities and infrastructure.*

Proposed Redevelopment Use(s):

The redevelopment contemplates the new construction of an approximately 9,500 square foot commercial building to be occupied by dental offices, medical offices, and/or other tenants.

Anticipated Project Schedule/Critical Dates:

Site assessment activities commenced in 2025. Construction is expected to begin in May 2026 and is estimated to be substantially completed within 9 to 12 months.

Status of Development Permits and Applications:

Site plan approvals are in process and plans have been re-submitted to the City to finalize the approvals. Following site plan approvals, the developer intends to submit for required engineering, building and other permits.

Description of Known or Suspected Environmental Contamination Concerns:

Phase I and Phase II Environmental Site Assessments (ESA) were completed for the property. The Phase II ESA was completed to address a potential environmental concern and recognized environmental condition identified in the Phase I. Results of chemical testing under the Phase II showed no contamination concerns in the soil or groundwater samples.

- ❖ *Attach additional pages if needed and supporting documentation or reports if available.*

Summary of Needed Eligible Activities and Projected Costs (if known):

Eligible Activities needed to complete the redevelopment project include, but are not limited to, environmental site assessments (completed), building demolition, site demolition, site preparation, and public infrastructure improvements. Site preparation costs are required to prepare the site for development, including the excavation of unsuitable soils and materials, mass grading of the site, geotechnical engineering, temporary erosion control, and temporary site control during construction. Infrastructure improvements necessary in public rights-of-way include connections to City water mains and storm water systems, installation and repair of sidewalk improvements, curbs and gutters, alleyways, and/or driveways. An urban stormwater management system is also required at the property to capture and divert water discharge to the City sewer system. See Eligible Activity cost information on Attachment D.

❖ *Attach additional pages if needed and supporting documentation or reports if available.*

Projected Private Investment in Redevelopment:

Total capital investment in the project is estimated to be approximately \$3.7 million. The developer has been working with potential lenders and has a commitment to finance the project. See Attachment E for an overview of the project budget.

❖ *Attach detailed project budget illustrating all related project expenses, sources of financing, and project financing needs.*

Anticipated Job Creation or Retention Impacts:

The developer has an initial dental practice tenant for the building, which anticipates bringing up to 15 new full-time equivalent employees and additional part-time employees to Madison Heights. Additional employment will be created by one or more intended additional building tenant(s), with the number of additional new jobs to be based on the nature of the additional tenant(s).

Other Significant Project Information:

Support from the City of Madison Heights through a brownfield plan, and possibly a property tax abatement, is critical to facilitate a successful long-term project. The developer's intention is to move his dental office to Madison Heights upon the project's completion and to grow his practice within the new space. As part of the financing structure of the project, the developer will be taking on significant costs to subsidize both the development project and dental practice ventures for an undefined period of time, including as the project seeks a future tenant(s) and during initial growth years for the dental practice. A brownfield plan will provide needed support to offset significant costs contemplated as part of the project that are not typical of a "greenfield" site and to mitigate future property tax exposure. Future property tax savings will significantly reduce the risks of the project given the contemplated financing structure.

Application Fees

Non-Refundable Fee (payment to: City of Madison Heights, 300 W. 13 Mile, Madison Heights, MI 48071)
Fee Schedule for 2025-26 \$1,500.00

Payment of application fee is non-refundable and due at the time of application. Acceptance of the fee does not constitute approval of Plan.

Important Note: The application and processing fee for the City of Madison Heights Brownfield Redevelopment Authority do not include other fees required for applicable review or permits (rezoning, site plan, special use, engineering review, building permits, etc.) Additional fees may be charged by the State of Michigan, MDEQ or MEDC. Applicant is required to supply a Development and Reimbursement Agreement in order to qualify for any financial assistance or reimbursement.

that is not permitted under the Reimbursement Agreement between the Applicant and the MHBRA,

Acknowledgment and Agreement

Applicant affirms that they are not involved in any litigation of any kind against the City, including actions in the Michigan Tax Tribunal and actions initiated under section 211.154 of the General Property Tax Act against the City. Additionally, if the Applicant institutes or becomes involved with litigation of any kind against the City after the application and/or the Work Plan has been approved, the applicant shall consent to a request by the MHBRA to terminate any or all agreement, including any approval of a Work Plan executed between the applicant and the MHBRA.

Signature: John Smith Date: 3/30/26
(Company Officer, no authorized agents or consultants)

Applicant, whether a corporate entity, partnership, or other legal type of business entity or an individual, acknowledges and verifies that it is current on all tax obligations, assessments or other governmental levies and assessments and that the same have been paid when due and payable and no delinquencies exist at the time of application. Please note as part of the application process, all information will be verified and confirmed

Signature: John Smith Date: 3/30/26
(Company Officer, no authorized agents or consultants)

Applicant submits the final application along with all necessary supporting documents and appropriate fees.

Date: 3/30/26

Attachment A
Proof of Ownership

Prepared by:
Nadia Khan, Senior Counsel
McDonald's Corporation
110 N. Carpenter St.
Chicago, IL 60607-2101

After recording return to:
Jonathan Miller
28220 John R LLC
13115 Elgin Avenue
Huntington Woods, MI 48070

COVENANT DEED

McDONALD'S CORPORATION, a Delaware corporation, who took title as McDonald's Corporation d/b/a Delaware McDonald's Corporation, ("Grantor") conveys and transfers to **28220 John R LLC**, a Michigan limited liability company, ("Grantee"), whose tax mailing address is 13115 Elgin Avenue, Huntington Woods, MI 48070, for the sum of **TEN DOLLARS** and other good and valuable consideration pursuant to the Real Estate Transfer Valuation Affidavit filed herewith, the following described Premises, in Oakland County, Michigan (the "Property") to wit:

Property Address: 28220 John R Rd, Madison Heights, MI 48071
PIN #: 25-13-106-011; 25-13-106-010; and a portion of 25-13-106-004

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO the matters generally excepted by title insurance companies in their title policies issued in the state in which the Premises are located; special taxes or special assessments, if any, for improvements not yet completed; installments not yet due as of the date of this deed of any special tax or special assessments for improvements previously completed, if any; general real estate taxes not yet due and payable, if any, for the year in which Closing occurs; covenants conditions, agreements, reservations and restrictions of record; zoning and building laws or ordinances; private and public utility and drainage easements and rights; roads and highways, access ways and driveways, whether or not of record; all matters which a current, accurate survey of the Property would disclose; and the terms, reservations and conditions of this sale.

THE PROPERTY IS SOLD TO AND ACCEPTED BY GRANTEE "AS IS" AND "WHERE IS" WITH ALL FAULTS, IF ANY, AND WITHOUT ANY WARRANTY WHATSOEVER, EXPRESS OR IMPLIED.

The Property will not be leased, used or occupied: (i) as a restaurant or for food service purposes (which includes any type of food or drink), drive-in, drive-thru or walk-up eating/drinking facility (including without limitation a kiosk, stand, booth, or area located inside another business facility); (ii)

for the sale of pornographic materials or magazines, sexually-oriented material, marijuana or other legal drugs or controlled substances and/or any products containing marijuana and/or any of its components, drug paraphernalia or any items that are illegal for a period of 20 years from the date of this deed. This restriction will be a covenant running with the land and be binding upon Grantee, its heirs, administrators, successors and assigns.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

AND the Grantor does hereby covenant to and with the said Grantee that the said Grantor is lawfully seized of the said land in fee simple; that the Grantor has good right and lawful authority to sell and convey the said land; that Grantor hereby warrants the title to the said land and will forever defend the same against the lawful claims of all persons claiming by, through or under Grantor.

{SIGNATURE PAGE TO FOLLOW}

IN WITNESS WHEREOF, the said Grantor(s) has/have caused these presents to be duly executed, on this 5th day of March, 2025.

McDONALD'S CORPORATION

By: _____ *NK*
Name: *Brandon Carey*
Title: Senior Counsel

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

On this 5th day of March, 2025, before me, the undersigned, personally appeared Brendan Carey, Senior Counsel of McDonald's Corporation, known to me to be the person whose name is subscribed to the within instrument acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Vianey Cabrales
Notary Public

My commission expires: 12/18/2027

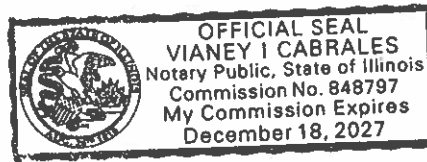


EXHIBIT A
Legal Description

Property Address: 28220 John R Rd, Madison Heights, MI 48071
PINs #: 25-13-106-011; 25-13-106-010; and a portion of 25-13-106-004

Land situated in the City of Madison Heights, County of Oakland, Michigan, more particularly described as:

Beginning at a T-Iron stake at the Northeast corner of Lot 1 of "Forest Manor Subdivision", as recorded in Liber 70 of Plats, pages 3 and 4, both inclusive, Oakland County Records; thence along the West line of Groveland Avenue, 60 feet wide, South 00 degrees 54 minutes 35 seconds West 52.84 feet (recorded as 52.86 feet) to a 3/4 inch iron pipe on the North line of the South 2.14 feet of Lot 1 of said Forest Manor Subdivision; thence along the North line of the South 2.14 feet of Lot 1 of said Forest Manor Subdivision and Westerly extension thereof North 89 degrees 05 minutes 25 seconds West 228.00 feet to a T-Iron Stake on the East line of John R. Road, said point being on the East line of the West 60 feet of the Northwest quarter of Section 13, Township 1 North, Range 11 East; thence along the East line of John R. Road North 00 degrees 54 minutes 35 seconds East 55.77 feet (recorded as 55.78 feet) to the North line of said Outlot A; thence along the South line of Lot 1 of Willson Lawn Subdivision, as recorded in Liber 32 of Plats, pages 24, Oakland County Records, North 88 degrees 21 minutes 17 seconds West 7.00 feet to a T-Iron Stake on the East line of John R. Road, said point beginning on the East line of the West 53 feet of the Northwest quarter of said section; thence along the East line of John R. Road North 00 degrees 54 minutes 35 seconds East 4.14 feet (recorded as 3.86 feet) to a T-Iron stake on the South line of a building as existing on September 2, 1970 and designated in Deed Liber 5554, page 402, Oakland County Records; thence along the South line of said building South 88 degrees 55 minutes 59 seconds East 66.84 feet to a T-Iron stake; thence continuing along the South line of said building and Easterly extension thereof South 88 degrees 19 minutes 35 seconds East 33.17 feet to a T-Iron stake on the East line of Lot 1 of said Willson Lawn Subdivision; thence along the East line of Lot 1 of said Willson Lawn Subdivision, South 00 degrees 54 minutes 35 seconds West 4.80 feet (recorded as 6.50 feet) to a T-Iron stake; thence along the North line of said Forest Manor Subdivision South 88 degrees 21 minutes 17 seconds East 135.01 feet to the point of beginning; being part of Lot 1 and all of that portion of the 20 feet wide North-South vacated alley contiguous thereto of Forest Manor Subdivision, part of Outlot A of Supervisor's Replat of Lots 47, 48, 65 and Outlots A and B of Forest Manor Subdivision, and part of Lot 1 of Willson Lawn Subdivision, all as recorded in the office of the Register of Deeds for Oakland County, Michigan.

And

Part of Lots 2, all of Lot 3, part of Outlot "A" of Supervisor's Replat of Lots 47, 48, 65 and Outlots A and B of "Forest Manor Subdivision", as recorded in Liber 3428, Page 461 and vacated alley as platted in "Forest Manor Subdivision" a subdivision of part of the Northwest 1/4 of Section 13, Town 1 North, Range 11 East, City of Madison Heights, Oakland County, Michigan as recorded in Liber 70 of Plats on Pages 3 and 4 (Oakland County Records) being more particularly described as follows: Commencing at a point on the East line of John R. Road, said Point being 197.92 feet North 0 degrees 54 minutes 35 seconds East from the intersection of the East line of John R. Road and the North line of Parker Ave. (60 feet wide), thence North 0 degrees 54 minutes 35 seconds East 152.08 feet along the Easterly line of John R. Road, thence South 88 degrees 31 minutes 54 seconds East 228.00 feet, thence South 0 degrees 54 minutes 35 seconds West 147.27 feet along the Westerly line of Groveland Ave. (60 feet wide), thence North 89 degrees 44 minutes 25 seconds West 228.01 feet to the Point of Beginning. Said property also being part of Outlot "A" of Supervisor's Replat of Lots 47, 48, 65 and Outlots A and B of "Forest Manor Subdivision", as recorded in Liber 3428, Page 461, Oakland County Records.

Attachment B
Legal Description

Legal Description

T1N R11E. SEC 13 WILLSON LAWN SUB PART OF LOT 1 ALSO OF 'FOREST MANOR SUB' ALL OF LOTS 1 2 & 3 ALSO VAC ALLEY ADJ TO SAME. ALSO OF 'SUPERVISOR'S REPLAT OF LOTS 47 48. 65 & OUTLOTS A & B OF FOREST MANOR SUB' (PER COURT ORDER L 3248 P 461) PART OF OUTLOT A ALL DESC AS BEG AT NE COR OF SD LOT 1 OF 'FOREST MANOR SUB' TH S 00-54-35 W 200.17 FT TH N 89-45-38 W 228.01 FT. TH N 00-54-35 E 205. 77 FT TH N 88-21-17 W 7 FT, TH N 00-54-35 E 4.14 FT. TH S 88-55-59 E 66.84 FT TH S 88-19-35 E 33.17 FT TH S 00-54-35 W 4.80 FT. TH S 88-21-17 E 135.01 FT TO BEG 3-24-26 FR 010 & 011

Commonly Known As: 28220 John R. Road

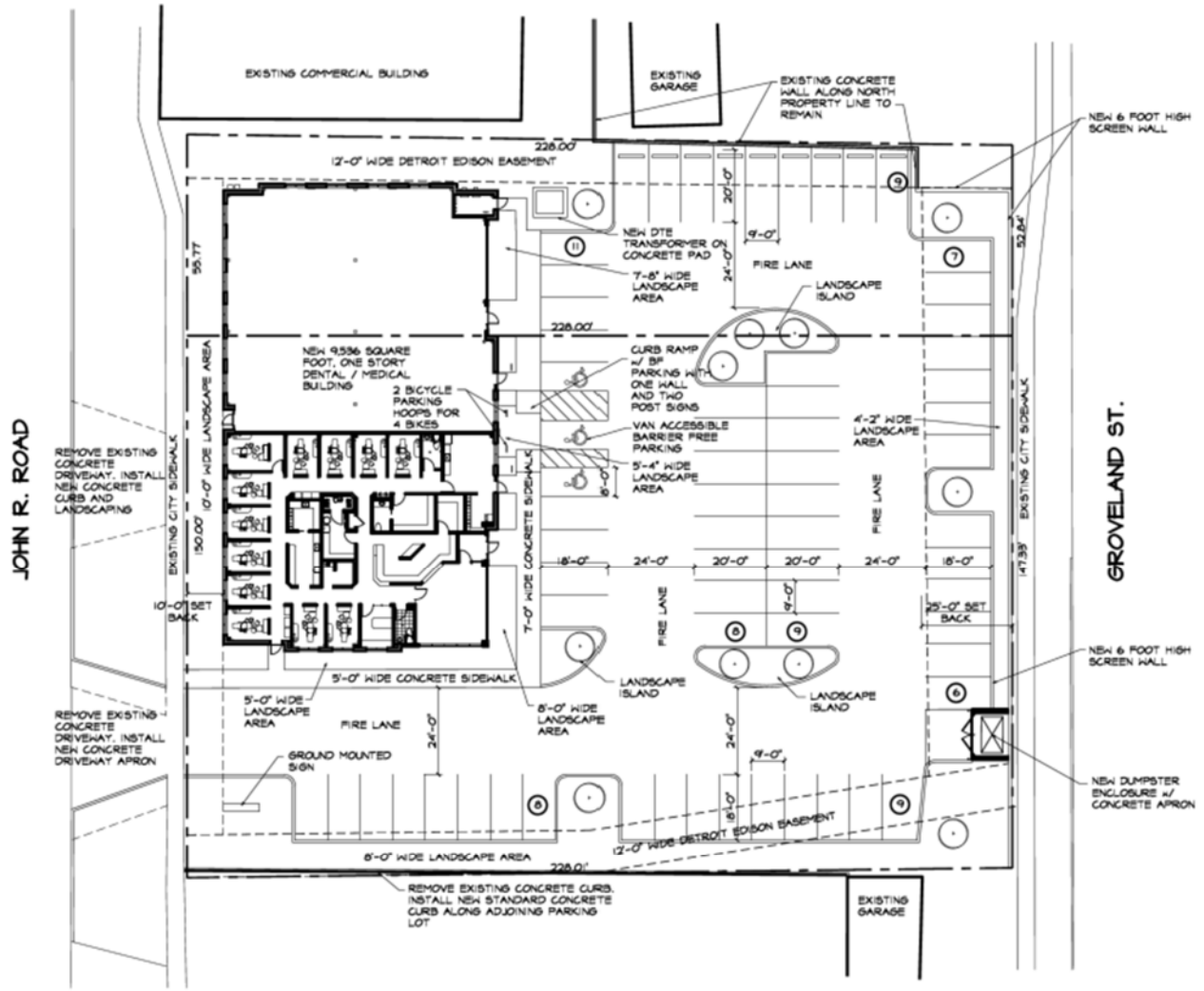
Tax Parcel ID*: 44-25-13-106-013

*The Eligible Property was formerly identified as parcel numbers 44-25-13-106-010 and 44-25-13-106-011 prior to a parcel combination.

Attachment C

Proposed Site Development Plans

Preliminary Site Plan



PROPOSED SITE PLAN



SITE INFORMATION

ZONING: B-2 COMMUNITY BUSINESS DISTRICT

PARKING REQUIREMENTS

PARKING REQUIRED: DENTAL / MEDICAL OFFICES:
 1 SPACE PER 300 USABLE SQ FT
 = 9536 X 75%
 = 7,152 / 300
 = 23.84
 = 24 PARKING SPACES

Proposed Project Rendering



Attachment D

Eligible Activity Cost Information

Local-Only Eligible Activities	Cost	Cost
Site Preparation		\$403,554
<i>Land balancing, excavation of unstable materials, mass grading, and geotechnical engineering</i>	\$296,297	
<i>Soil erosion control measures</i>	\$9,751	
<i>Temporary site control during construction, including temporary fencing</i>	\$20,329	
<i>Project engineering, staking, permits, general conditions payroll, construction management fee and general contractor insurance allocated pro rata to site preparation activities</i>	\$77,177	
Infrastructure Improvements		\$294,681
<i>Installation and/or replacement of public sidewalks, curbs and gutters, alley ways, and driveways</i>	\$31,825	
<i>Storm water management system installation and related costs for storm water infrastructure*</i>	\$175,000	
<i>Installation of City water and sewer/sanitary connection valves and leads at Property rights-of-way</i>	\$31,500	
<i>Project engineering, staking, permits, general conditions payroll, construction management fee and general contractor insurance allocated pro rata to infrastructure improvement activities</i>	\$56,356	
Local-Only Eligible Activities Sub-Total		\$698,235
Contingency (15%)		\$104,735
Local-Only Eligible Activities Total		\$802,971
Additional Eligible Activities for School Tax and Local Taxes Reimbursement	Cost	Cost
Phase I and Phase II		\$10,792
Due Care Planning		\$0
Lead, Asbestos, Mold Abatement		\$2,450
<i>Pre-demolition asbestos assessment for structure</i>	\$2,450	
Abestos, Mold, Lead and Building Haz. Materials Abatement and Demolition (up to \$250,000)		\$121,088
<i>Building and site demolition activities</i>	\$97,931	
<i>Project engineering, staking, permits, general conditions payroll, construction management fee and general contractor insurance allocated pro rata to demolition activities</i>	\$23,157	
Additional Eligible Activities Sub-Total		\$134,329
Contingency (15%)		\$20,149
Brownfield Plan and/or Work Plan Preparation and Implementation		\$30,000
Additional Eligible Activities Total		\$184,479
Overall Eligible Activities Total		\$987,450

*Storm water management costs included are incremental to those costs that would be incurred to construct a storm water retention system on a similar scaled greenfield site.

Attachment E
Project Budget

RONNISCH CONSTRUCTION GROUP - CONCEPTUAL ESTIMATE



**MILLER FAMILY DENTISTRY
MADISON HEIGHTS, MI
CONCEPTUAL ESTIMATE**

RCG #: 24-0133

ISSUED: 1/13/25

SPEC SEC	DESCRIPTION	SITE WORK	BUILDING SHELL	TENANT WORK	TOTAL COST	SF COST 9,536	REMARKS
1-2700	TEMPORARY FACILITIES	\$20,329	\$1,000	\$3,585	\$24,914	\$2.61	TEMPORARY FENCING, FINAL CLEANING, TEMPORARY ENCLOSURES
1-3100	MATERIAL TESTING	\$20,000	\$6,000	\$0	\$26,000	\$2.73	MATERIAL TESTING ALLOWANCE
1-3200	LAYOUT	\$20,000	\$0	\$0	\$20,000	\$2.10	LAYOUT ALLOWANCE
2-4119	SELECTIVE DEMOLITION	\$48,400	\$0	\$0	\$48,400	\$5.08	BUILDING DEMO, FOUNDATION REMOVAL, BACKFILL, SITE WALL & FOUNDATION REMOVE, BACKFILL
2-8300	ABATEMENT	\$2,800	\$0	\$0	\$2,800	\$0.29	ASBESTOS TESTING OF EXISTING BUILDING
31-0000	EARTHWORK	\$188,129	\$0	\$0	\$188,129	\$19.73	SOIL EROSION, SITE DEMO, EARTHWORK, BASE AGGREGATE FOR CONCRETE
32-1216	ASPHALT PAVING	\$171,000	\$0	\$0	\$171,000	\$17.93	PAVING, SIGNAGE, BASE AGGREGATE, CURB & GUTTER, STRIPING
32-1313	CONCRETE PAVING	\$44,235	\$0	\$0	\$44,235	\$4.64	DUMPSTER SLAB, APPROACH SLAB, SIDEWALK
33-0000	SITE UTILITIES	\$453,450	\$0	\$0	\$453,450	\$47.55	WATER
32-3113	FENCES & GATES	\$8,400	\$0	\$0	\$8,400	\$0.88	DUMPSTER GATE
32-9200	LANDSCAPING & IRRIGATION	\$44,978	\$0	\$0	\$44,978	\$4.72	IRRIGATION, TREES, SHRUBS, SOD, GRASSES, MULCH
3-3000	CONCRETE FOUNDATIONS	\$51,591	\$80,440	\$0	\$132,031	\$13.85	SITE WALL & FOUNDATIONS, DUMPSTER ENCLOSURE FOOTINGS, BUILDING FOOTINGS
3-3000	CONCRETE SLABS	\$0	\$46,830	\$0	\$46,830	\$4.91	SLAB ON GRADE IN DENTIST OFFICE, DOOR AND SILL CONCRETE IN RETAIL AREA.
4-2000	MASONRY	\$0	\$189,400	\$0	\$189,400	\$19.86	CMU, BRICK, DUMPSTER ENCLOSURE,
5-1200	STRUCTURAL STEEL & JOISTS	\$0	\$236,000	\$0	\$236,000	\$24.75	COLUMNS, BEAMS, ANGLES, JOIST, DECK,
6-4400	FINISH CARPENTRY & MILLWORK	\$0	\$0	\$151,250	\$151,250	\$15.86	SOLID SURFACE C-TOPS, UPPER CABINETS, LOWER CABINETS, SHELVING, LOCKERS,
7-5323	ROOFING	\$0	\$125,000	\$0	\$125,000	\$13.11	FLASHING
7-6100	METAL PANELS	\$0	\$134,800	\$0	\$134,800	\$14.14	METAL PANELS
7-9200	WATERPROOFING & SEALANTS	\$0	\$11,920	\$0	\$11,920	\$1.25	MISC. CAULKING
8-1113	HOLLOW METAL DOORS & FRAMES	\$0	\$0	\$23,800	\$23,800	\$2.50	HM DOORS AND FRAMES, SLIDING DOORS, WOOD DOORS
8-8000	GLAZING	\$0	\$149,000	\$16,835	\$165,835	\$17.39	STOREFRONT & FRAMING, GLASS, SLIDING WINDOW AT RECEPTION
9-2900	DRYWALL	\$0	\$79,400	\$143,855	\$223,255	\$23.41	DRYWALL & FRAMING, EXTERIOR FRAMING FOR METAL PANELS, ACT CEILINGS, DRYWALL CEILINGS, INSTALL DOORS, FRAMES & HARDWARE, FE, TOILET ACCESSORIES
9-3013	TILING	\$0	\$0	\$3,600	\$3,600	\$0.38	TILE & BASE
9-6816	CARPETING & RESILIENT FLOORING	\$0	\$0	\$31,461	\$31,461	\$3.30	LVT, VINYL BASE
9-9123	PAINTING & WALLCOVERING	\$600	\$0	\$12,352	\$12,952	\$1.36	INTERIOR PAINTING
10-1410	SIGNAGE	\$0	\$0	\$500	\$500	\$0.05	INTERIOR ADA SIGNAGE ONLY
10-2113	TOILET PARTITIONS & ACCESSORIES	\$0	\$0	\$2,250	\$2,250	\$0.24	TOILET ACCESSORIES
10-4413	FIRE EXTINGUISHERS & CABINETS	\$0	\$0	\$1,000	\$1,000	\$0.10	FE
10-5113	LOCKERS	\$0	\$0	\$0	\$0	\$0.00	W/ MILLWORK
10-8000	MISC. SPECIALTIES	\$0	\$70,490	\$0	\$70,490	\$7.39	AWNINGS
11-3100	RESIDENTIAL APPLIANCES	\$0	\$0	\$5,100	\$5,100	\$0.53	(1) MICROWAVE, (1) DISHWASHER, (1) FRIDGE,
12-2113	WINDOW TREATMENTS	\$0	\$0	\$9,902	\$9,902	\$1.04	(1) COMBO WASHER/DRYER
21-0000	FIRE PROTECTION	\$0	\$0	\$0	\$0	\$0.00	WINDOW TREATMENTS
22-0000	PLUMBING	\$0	\$0	\$110,250	\$110,250	\$11.56	EXCLUDED
23-0000	HVAC	\$0	\$49,000	\$83,000	\$132,000	\$13.84	PLUMBING FIXTURES, COMPRESSED AIR LINES, DOMESTIC HOT AND COLD,
26-0000	ELECTRICAL	\$0	\$125,000	\$165,000	\$290,000	\$30.41	RTU, DUCTWORK, EXHAUST FANS,
28-0000	LOW VOLTAGE SYSTEMS	\$0	\$0	\$0	\$0	\$0.00	ELECTRICAL EQUIPMENT, (1) - 400 AMP MDP, (2) - 200 AMP PANELS, LIGHT FIXTURES, POWER TO MEP, SITE LIGHTING, RECEPTACLES
							BY OWNER
SUBTOTAL COST #1		\$1,073,912	\$1,304,280	\$763,740	\$3,141,932	\$329.48	
0.00%	DESIGN CONTINGENCY	\$0	\$0	\$0	\$0	\$0.00	
0.00%	CONSTRUCTION CONTINGENCY	\$0	\$0	\$0	\$0	\$0.00	
1.50%	PERMIT ALLOWANCE	\$16,109	\$19,564	\$11,456	\$47,129	\$4.94	ALLOWANCE
0.00%	ARCHITECT/ENGINEERS FEE	\$0	\$0	\$0	\$0	\$0.00	BY OWNER
	BUILDERS RISK	\$0	\$0	\$0	\$0	\$0.00	BY OWNER
	SUBSURFACE EXPLORATION	\$0	\$0	\$0	\$0	\$0.00	BY OWNER
	WINTER PROTECTION	\$0	\$0	\$0	\$0	\$0.00	N/A ASSUME SPRING/SUMMER 2025
SUBTOTAL COST #2		\$1,090,020	\$1,323,844	\$775,196	\$3,189,060	\$334.42	
	GENERAL CONDITIONS	\$71,757	\$86,978	\$58,710	\$217,445	\$22.80	
	GENERAL LIABILITY INSURANCE	\$11,618	\$14,108	\$8,339	\$34,065	\$3.57	
SUBTOTAL COST #3		\$1,173,395	\$1,424,931	\$842,245	\$3,440,571	\$360.80	
5.00%	OVERHEAD & PROFIT	\$58,670	\$71,247	\$42,112	\$172,029	\$18.04	
PRELIMINARY TOTAL BUDGET		\$1,232,065	\$1,496,177	\$884,358	\$3,612,600	\$378.84	

CLARIFICATIONS:

- 1 PRICING ABOVE IS A BUDGETARY ESTIMATE, FINAL PRICING TO BE VERIFIED WITH
- 2 PRICING EXCLUDES MEDICAL GAS
- 3 PRICING EXCLUDES SLAB ON GRADE IN FUTURE RETAIL
- 4 PRICING INCLUDES \$225,000 ALLOWANCE FOR DETENTION SYSTEM
- 5 PRICING EXCLUDES WATER FILTRATION SYSTEM EQUIPMENT, VACUUM EQUIPMENT, COMPRESSOR, TREATMENT ROOM SINKS & FAUCETS, STERILIZATION ROOM SINK AND FAUCETS, DENTAL LIGHTS
- 6 PRICING INCLUDES \$15,000 ALLOWANCE FOR INTERIOR LIGHT FIXTURES
- 7 PRICING INCLUDES \$20,000 ALLOWANCE FOR 1- 400 AMP MDP AND 2-200 AMP PANELS
- 8 PRICING INCLUDES \$12,000 ALLOWANCE FOR ELECTRICAL GEAR
- 9 PRICING INCLUDES \$23,000 ALLOWANCE FOR SITE LIGHTING
- 10 PRICING EXCLUDES ROOM ID SIGNS, BRANDING, EXTERIOR MOUNTED & MONUMENT SIGNS