

Appendix B**Development Pro Forma**

Site Location: _____

Pre - Construction

Survey(s)			
Architects Construction Documents			
Engineer			
Enviornmental Reviews			
Permits			
Permit Expediting			
Soil Testing			
HERS			
Cost Estimates			
Other			
Other			
Sub-Total Pre- Construction Costs			
<u>General Conditions</u>			
Protection			
Permit Site Fencing			
Site Signs			
Porta John			
Site Erosion Control			
Utilities During Construction			
Climate Control			
Site Security			
Site Supervision			
Carting and Clean-up			
Lead Paint and Asbestos Clearance Inspections			
HERS Testing and Approval Certificates			
Other			
Other			
Sub- Total General Conditions Costs			
<u>Construction Costs</u>			
Site Improvements			
New House Construction			
Renovate House			
Other			
Other			
Other			
Other			
Forced Owners Allowances		20000	
Sub-Total Construction Costs		20000	

Design Builder Overhead, Profit and Contingency			
Profit (up to 10% of Construction Costs)			
Overhead			
Forced Contingency Reserve (3% of General Construction Costs & Construction Costs)			
Sub-Total Profit, Overhead and Contingency			
<u>Soft Costs</u>			
Workers Compensation			
Liability Insurance			
Construction Loan Fees and Financing			
Other			
Other			
Sub-Total Soft Costs			
Total Development Costs	20000		

Company Name: _____

Address: _____

Authorized Representative: _____

Signature: _____

Date: _____