Comparative Cost Analysis of Single Family Home Construction

Conducted on behalf of
Dayton’s Bluff Neighborhood Housing Services

Prepared by
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EXECUTIVE SUMMARY

Construction costs of single family homes built by community development corporations have been under scrutiny by city policy makers recently. This study has found 2 relevant facts. The first is the construction of single family homes by CDCs are not only on par with the costs of private developers, but that given the additional tasks of building community bonds and providing affordable housing, CDCs still have total costs 16.10% below the average and square foot costs of 17.17% below the average for their respective areas. Also, former studies of this nature could of been due to unreliable information sources. Permit office data is often distorted by the voluntary information given by private contractors as well as lacking full data involving other elements contribute to the construction costs of single family homes.
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PROJECT DESCRIPTION

The costs of new single family construction projects undertaken by community development corporations (CDCs) in St. Paul have been subjected to intensified scrutiny by the City of St. Paul over the last eighteen months. There seems to be presumption on the part of some policy makers that the CDC’s development costs are too high, resulting in higher than needed levels of development subsidy. There is also the presumption that private developers can build the same product more cost effectively. There has been no hard analysis done to support or refute these presumptions.

The purpose of this research project is to analyze and compare the cost of single-family housing development done by community development corporations (CDCs) in St. Paul to development projects done by private, for-profit developers. The research focuses specifically on the construction of new single-family homes. The research assistant gathered and analyzed cost data from the CDCs that have been the most active developers of single-family homes in St. Paul as well as from projects completed by private developers. The research assistant also needed to understand and document the contextual differences between the two sectors that may have a bearing on development costs.

The first step was to find the average home construction costs for single family homes in the St. Paul area. Then compare these to the average construction cost of single-family homes built by local community development corporations (CDCs). Finally, if possible compare these costs to the private sector. This project was very challenging in many ways. Primarily there was the problem of a lack of information, second disinformation, and third private developers not providing information.

COST ESTIMATING PROCEDURES

To find the average home construction cost for the Minneapolis-St. Paul region the RS Means book of square foot costs was used. The RS Means surveys manufacturers, dealers, distributors, and contractors all across the U.S. and Canada to determine national average material costs. Labor costs are based on the average wage rates from 30 major U.S. cities. Rates are determined from labor union agreements or prevailing wages for construction trades for the current year.

The RS Means data was used to calculate the total and square foot construction costs of the selected CDC properties in the St. Paul region, then compared to the actual construction costs of CDCs. I used houses with vinyl siding because that was the siding used on most of the properties involved. I then made a detailed measurement of 5 houses and analyzed what the differences in costs between wood siding as the RS Means measurements do not use vinyl siding in their detailed measurements. The average cost difference was 3,678.27 dollars per house and 1,393.16 for garages. I therefore would subtract the average difference
of 5000 from each house. The properties I measured include 1032 Conway, 1058 East 6th St, 1101 Ross, 682 Mendota and 412 Hope.

**PERMIT DATA**

Due to the difficulty in attaining data on private construction costs from private developers I went to the St. Paul permit office (LIEP) to look up the permit data. The permit office officials are the first to admit they do not have all of the information at their disposal that is often attributed to them. It is quite standard for developers to fill out a sworn construction statement to secure financing. This is for example given to lenders and other purposes to show the best estimate of how much a project will cost to construct. The owner and contractor both sign this legal document. LIEP uses the construction cost of the project as a basis to determine how much to charge for permits it issues. I had assumed that the sworn construction statement would be used as the best possible estimate of those construction costs, and therefore the permit fee. Actually the process is a little more complicated.

The developer will at first give a verbal or written estimate of the cost of the project. If this number is considered to be impossibly low, a formula is then used by the permit office to give a more accurate estimate. This new estimate is considered the bare minimum cost for this project considering the square feet alone. Developers often have a motivation to underestimate these costs in an attempt to reduce their total permit costs. Looking at the private developers, at least half had undervalued their initial construction costs to the point that an official at the permit office decided to use a new cost estimate derived from their formula. Usually the difference would be approximately 20,000, which is still much lower than the average construction cost of a new single family home. Detailed information on the contents of various properties built by both private developers and CDCs are in section C.

The formula used by LIEP is similar to the RS Means method of construction cost estimation. Of the Community Development Corporation projects examined, I found that none of their permit applications were re-estimated. This is due to the fact that they were usually very close to the actual costs, sometimes even overestimating in an attempt to be as accurate as possible. This discovery led me to conclude that many studies who use permit data may be somewhat inaccurate. A specific example is when in my quest for data I contacted the Metropolitan Council’s data center. I was told that they use permit data, and a number of other information sources either also use the permit offices data directly or indirectly through the Metropolitan Council’s data bank. The original error of using the inaccurate permit office data is therefore multiplied several fold causing a perception of CDC projects being much more cost prohibitive.
ANALYSIS

Due to the inaccuracy of the permit office data and lack of private contractor information, I decided to use the RS Means system of analysis to find what an identical single family home would cost as predicted by their formula, and compare that to the actual costs incurred by the CDCs on a project basis. On average the means data suggests a single family home with vinyl siding built by a CDC in 1999 has a means estimated construction cost of 156,228.52 dollars in the city of St. Paul. The average of actual costs for the same house is $131,160.92 dollars, which is $25,067.60 dollars below the average for the St. Paul area. The average RS Means estimated square foot cost is $97.31 Dollars. The actual average square foot costs for CDCs was $80.52 dollars. This is a $16.80 dollar difference, which clearly suggests that the CDCs are doing well when compared to the average construction costs for their city. It could be said that on average a single family home built by a CDC will get an extra $25,000 value for their purchase. The total average RS Means home construction costs are 16.10% more than the CDC actual home construction costs, and the RS Means home construction square foot costs are 17.17% lower for CDCs than the area average.

Cox (1987) states “the community may be perceived of as a place where a group of people live and conduct various activities of daily living: earn a living, buy goods and services they are unable to produce for themselves, school their children, transact their civic and governmental affairs, etc.,” (p.133). Clearly such a holistic, self-contained community is a rarity in our time. When the additional burdens of community development are place on the shoulders of CDCs it becomes clear that they are an extremely cost effective organizations who not only build homes efficiently, they are able to build community bonds with local contractors, provide jobs and services, and make owning a home more affordable for the communities residents. It appears city policy makers have been using inaccurate data and incomplete analysis in their evaluation of CDCs cost/benefit ratio. A new and more through analysis was necessary to avoid these misconceptions. The CDCs must now be given full credit for having lower than average single-family home construction costs on a square foot and total cost basis.
SECTION B
Detailed information gathered from CDC’s on their construction costs used to compare with the RS Means construction costs.

Address: 772 Frank Street
Actual Hard Construction costs: $119597
Stories: 2
Square feet of living space: 1,416
Base cost with Unfinished basement $80.90

Square Feet x1416
Means Subtotal $114554.40
Number of Bathrooms: 1/2 $2158
Two Car Detached Garage $15395
Open Front Porch $2286.9
2 Vanities $350
2 Vanity Bases $730
Range $355
Dishwasher $330
Range Hood $108
Fridge $630
Vinyl/Wood Siding Difference -$5000
St. Paul Commercial Location Factor x 1.08
Means Estimated Hard Construction Cost $142449.08
Means Estimated Square Foot Cost $100.60
Actual Per Square Foot $84.46
Address:  1101 Ross Avenue  
Actual Hard Construction costs:  $132,115  
Stories:  2  
Square feet of living space:  1,660  
Base cost with Unfinished basement $78.45  
Square Feet x1660  
Means Subtotal $130227  
Number of Bathrooms:  2 $3514  
Two Car Detached Garage $15395  
Open Front Porch (96 sq feet) $1632  
2 Vanities $350  
2 Vanity Bases $730  
Range $355  
Dishwasher $330  
Range Hood $108  
Fridge $630  
Vinyl/Wood Siding Difference -$5000  
St. Paul Commercial Location Factor x 1.08  
Means Estimated Hard Construction Cost $160132.65  
Means Estimated Square Foot Cost $96.47  
Actual Per Square Foot $79.59
Address: 1058 East Sixth Street
Actual Hard Construction costs: $125665
Stories: 2
Square feet of living space: 1660
Base cost with Unfinished basement $78.45
Square Feet x1660
Means Subtotal $130227
Number of Bathrooms: 2 $3514
Two Car Detached Garage $15395
Open Front Porch (96 sq feet) $1632
2 Vanities $350
2 Vanity Bases $730
Range $355
Dishwasher $330
Range Hood $108
Fridge $630
Vinyl/Wood Siding Difference -$5000
St. Paul Commercial Location Factor x 1.08
Means Estimated Hard Construction Cost $160132.65
Means Estimated Square Foot Cost $96.47
Actual Per Square Foot $75.70

Address: 1048 Margaret Street
Actual Hard Construction costs: $129262
Stories: 1 1/2
Square feet of living space: 1707
Base cost with Unfinished basement $73.40
Square Feet x1707
Means Subtotal $125293.8
Number of Bathrooms: 1 1/2 $2158
Two Car Detached Garage $15395
Open Front Porch (88 sq feet) $2358.4
2 Vanities $350
2 Vanity Bases $730
Range $355
Dishwasher $330
Range Hood $108
Fridge $630
Dormer $2128
Vinyl/Wood Siding Difference -$5000
St. Paul Commercial Location Factor x 1.08
Means Estimated Hard Construction Cost $154092.46
Means Estimated Square Foot Cost $90.27
Actual Per Square Foot $75.72
**Address:** 1032 Conway Street  
**Actual Hard Construction costs:** $132281  
**Stories:** 1 1/2  
**Square feet of living space:** 1665  
Base cost with Unfinished basement $75.70  
**Square Feet** x1665  
Means Subtotal $126040.50  
Number of Bathrooms: 1 1/2 $2158  
Two Car Detached Garage $15395  
Open Front Porch $3001.60  
2 Vanities $350  
2 Vanity Bases $730  
Range $355  
Dishwasher $330  
Range Hood $108  
Fridge $630  
Vinyl/Wood Siding Difference -$5000  
St. Paul Commercial Location Factor x 1.08  
**Means Estimated Hard Construction Cost** $157737.35  
**Means Estimated Square Foot Cost** $94.73  
**Actual Per Square Foot** $79.45

**Address:** 682 Mendota Street  
**Actual Hard Construction costs:** $123680  
**Stories:** 2  
**Square feet of living space:** 1632  
Base cost with Unfinished basement $78.45  
**Square Feet** x1632  
Means Subtotal $128030.40  
Number of Bathrooms: 1 1/2 $2158  
Two Car Detached Garage $15395  
Open Front Porch (154 sq feet) $3434.2  
2 Vanities $350  
2 Vanity Bases $730  
Range $355  
Dishwasher $330  
Range Hood $108  
Fridge $630  
Vinyl/Wood Siding Difference -$5000  
St. Paul Commercial Location Factor x 1.08  
**Means Estimated Hard Construction Cost** $158242.25  
**Means Estimated Square Foot Cost** $96.96  
**Actual Per Square Foot** $75.78
Address: 532 Mendota Street
Actual Hard Construction costs: $123680
Stories: 2
Square feet of living space: 1422
Base cost with Unfinished basement $80.90
Square Feet x1422
Means Subtotal $115039.80
Number of Bathrooms: 1 1/2 $2158
Two Car Detached Garage $15395
2 Vanities $350
2 Vanity Bases $730
Range $355
Dishwasher $330
Range Hood $108
Fridge $630
Vinyl/Wood Siding Difference -$5000
St. Paul Commercial Location Factor x 1.08
Means Estimated Hard Construction Cost $140503.46
Means Estimated Square Foot Cost $98.81
Actual Per Square Foot $86.98

Address: 412 Hope Street
Actual Hard Construction costs: $124614
Stories: 2
Square feet of living space: 1422
Base cost with Unfinished basement $80.90
Square Feet x1422
Means Subtotal $115039.80
Number of Bathrooms: 1 1/2 $2158
Two Car Detached Garage $15395
Open Front Porch (154 sq feet) $3434.20
2 Vanities $350
2 Vanity Bases $730
Range $355
Dishwasher $330
Range Hood $108
Fridge $630
Vinyl/Wood Siding Difference -$5000
St. Paul Commercial Location Factor x 1.08
Means Estimated Hard Construction Cost $144212.4
Means Estimated Square Foot Cost $101.42
Actual Per Square Foot $87.63
Address: 596 Vanburen  
Actual Hard Construction costs: $134425  
Stories: 1 1/2  
Square feet of living space: 1851  
Base cost with Unfinished basement $73.40  
Square Feet x1851  
Means Subtotal $135863.40  
Number of Bathrooms: 2 $3514  
Two Car Detached Garage $15395  
Open Front Porch (147 sq feet) $3939.6  
Vanities $864  
Range $355  
Dishwasher $330  
Range Hood $108  
Fridge $630  
Vinyl/Wood Siding Difference -$5000  
St. Paul Commercial Location Factor x 1.08  
Means Estimated Hard Construction Cost $169645.32  
Means Estimated Square Foot Cost $91.65  
Actual Per Square Foot $72.62

Address: 726 Sherborne  
Actual Hard Construction costs: $139325  
Stories: bi level (3)  
Square feet of living space: 1899  
Base cost with Unfinished basement $66.50  
Square Feet x1899  
Means Subtotal $126283.50  
Number of Bathrooms: 2 $2158  
Two Car Detached Garage $15395  
Porch (107 sq feet) $2867.60  
2 Vanities $350  
2 Vanity Bases $730  
Range $355  
Dishwasher $330  
Range Hood $108  
Fridge $630  
Vinyl/Wood Siding Difference -$5000  
St. Paul Commercial Location Factor x 1.08  
Means Estimated Hard Construction Cost $157309.69  
Means Estimated Square Foot Cost $82.83  
Actual Per Square Foot $73.37
Address: 393 Sherborne
Actual Hard Construction costs: $128830
Stories: 2
Square feet of living space: 1566
Base cost with Unfinished basement $78.45
Square Feet x1566
Means Subtotal $122852.70
Number of Bathrooms: 1 1/2 $2158
Two Car Detached Garage $15395
Open Front Porch (128 sq feet) $3430.40
Vanities $864
Range $355
Dishwasher $330
Range Hood $108
Fridge $630
Vinyl/Wood Siding Difference - $5000
St. Paul Commercial Location Factor x 1.08
Means Estimated Hard Construction Cost $153578.92
Means Estimated Square Foot Cost $98.07
Actual Per Square Foot $82.27

Address: 554 Edmund
Actual Hard Construction costs: $128175
Stories: 2
Square feet of living space: 1566
Base cost with Unfinished basement $78.45
Square Feet x1566
Means Subtotal $122852.70
Number of Bathrooms: 1 1/2 $2158
Two Car Detached Garage $15395
Open Front Porch (128 sq feet) $3430.40
Vanities $864
Range $355
Dishwasher $330
Range Hood $108
Fridge $630
Vinyl/Wood Siding Difference - $5000
St. Paul Commercial Location Factor x 1.08
Means Estimated Hard Construction Cost $153579.35
Means Estimated Square Foot Cost $98.07
Actual Per Square Foot $81.85
Address: 675 Blair  
Actual Hard Construction costs: $129330  
Stories: 2  
Square feet of living space: 1566  
Base cost with Unfinished basement $78.45  
**Square Feet** x1566  
Means Subtotal $122852.7  
Number of Bathrooms: 1 1/2 $2158  
Two Car Detached Garage $15395  
Open Front Porch (128 sq feet) $3430.4  
Vanities $864  
Range $355  
Dishwasher $330  
Range Hood $108  
Fridge $630  
Vinyl/Wood Siding Difference -$5000  
St. Paul Commercial Location Factor x 1.08  
**Means Estimated Hard Construction Cost** $153579.35  
**Means Estimated Square Foot Cost** $98.07  
Actual Per Square Foot $82.59  

Address: 726 Thomas  
Actual Hard Construction costs: $126675  
Stories: 2  
Square feet of living space: 1566  
Base cost with Unfinished basement $78.45  
**Square Feet** x1566  
Means Subtotal $122852.7  
Number of Bathrooms: 1 1/2 $2158  
Two Car Detached Garage $15395  
Open Front Porch (128 sq feet) $3430.40  
Vanities $864  
Range $355  
Dishwasher $330  
Range Hood $108  
Fridge $630  
Vinyl/Wood Siding Difference -$5000  
St. Paul Commercial Location Factor x 1.08  
**Means Estimated Hard Construction Cost** $153795.60  
**Means Estimated Square Foot Cost** $98.07  
Actual Per Square Foot $80.89
Address: 37 Lyton
Actual Hard Construction costs: $15903
Stories: 2
Square feet of living space: 1464
Base cost with Unfinished basement $80.90
Square Feet \( \times 1464 \)
Means Subtotal $118437.6
Number of Bathrooms: 2 $3514
Two Car Detached Garage $15395
Open Front Porch (90 sq feet) $2412
Vanities $1356
Range $355
Dishwasher $330
Range Hood $108
Fridge $630
Vinyl/Wood Siding Difference -$5000
St. Paul Commercial Location Factor \( \times 1.08 \)
Means Estimated Hard Construction Cost $150107.07
Means Estimated Square Foot Cost $102.53
Actual Per Square Foot $79.17

Address: 39 Lyton
Actual Hard Construction costs: $116453
Stories: 2
Square feet of living space: 1428
Base cost with Unfinished basement $81.1
Square Feet \( \times 1428 \)
Means Subtotal $115810.8
Number of Bathrooms: 1 1/2 $2158
Two Car Detached Garage $15395
Open Front Porch (90 sq feet) $2412
Vanities $1356
Range $355
Dishwasher $330
Range Hood $108
Fridge $630
Vinyl/Wood Siding Difference -$5000
St. Paul Commercial Location Factor \( \times 1.08 \)
Means Estimated Hard Construction Cost $153795.60
Means Estimated Square Foot Cost $98.07
Actual Per Square Foot $80.89
Address: 65 Lyton
Actual Hard Construction costs: $117058
Stories: 2
Square feet of living space: 1566
Base cost with Unfinished basement $78.45
Square Feet x1566
Means Subtotal $122852.7
Number of Bathrooms: 1 1/2 $2158
Two Car Detached Garage $15395
Open Front Porch (155.4 sq feet) $3465.42
Vanities $1356
Range $355
Dishwasher $330
Range Hood $108
Fridge $630
Vinyl/Wood Siding Difference -$5000
St. Paul Commercial Location Factor x 1.08
Means Estimated Hard Construction Cost $154546.53
Means Estimated Square Foot Cost $98.69
Actual Per Square Foot $74.88

Address: 1304 Hubbard
Actual Hard Construction costs: $135837
Stories: 1 1/2
Square feet of living space: 1685
Base cost with Unfinished basement $75.60
Square Feet x1685
Means Subtotal $127386
Number of Bathrooms: 1 3/4 $3237
Two Car Detached Garage $15395
Open Front Porch (126 sq feet) $3366.75
Vanities $1356
Range $355
Dishwasher $330
Range Hood $108
Fridge $630
Wood Shakes Difference -$1800
Vinyl/Wood Siding Difference -$5000
St. Paul Commercial Location Factor x 1.08
Means Estimated Hard Construction Cost $160457.49
Means Estimated Square Foot Cost $95.23
Actual Per Square Foot $80.62
Address: 1451 Sherburne Ave
Actual Hard Construction costs: $135197
Stories: 1 1/2
Square feet of living space: 1638
Base cost with Unfinished basement $75.70
Square Feet \[\times 1638\]
Means Subtotal $123996.60
Number of Bathrooms: 1 1/2 $2158
Two Car Detached Garage $15395
Open Front Porch (88 sq feet) $2358.40
Vanities $678
Range $355
Dishwasher $330
Range Hood $108
Fridge $630
Wood Shakes Difference -$2250
Vinyl/Wood Siding Difference -$5000
St. Paul Commercial Location Factor \[\times 1.08\]
Means Estimated Hard Construction Cost $153795.60
Means Estimated Square Foot Cost $98.07
Actual Per Square Foot $80.89

Address: 2608 Portland Ave
Actual Hard Construction costs: $155631.75
Stories: 2
Square feet of living space: 1860
Base cost with Unfinished basement $78.45
Square Feet \[\times 1566\]
Means Subtotal $122852.7
Number of Bathrooms: 1 1/2 $2158
Two Car Detached Garage $15395
Open Front Porch (154 sq feet) $3434.2
Vanities, Range,Dishwasher, Range Hood, Fridge $3636
Vinyl/Wood Siding Difference -$5000
St. Paul Commercial Location Factor \[\times 1.12\]
Means Estimated Hard Construction Cost $176113.50
Means Estimated Square Foot Cost $94.66
Actual Per Square Foot $83.67
Address: 2630 Portland Ave
Actual Hard Construction costs: $155099.75
Stories: 2
Square feet of living space: 1860
Base cost with Unfinished basement $75.15
Square Feet x1860
Means Subtotal $139779
Number of Bathrooms: 1 1/2 $2158
Two Car Detached Garage $15395
Open Front Porch (154 sq feet) $3434.20
Vanities, Range, Dishwasher, Range Hood, Fridge $3636
Vinyl/Wood Siding Difference -$5000
St. Paul Commercial Location Factor x 1.12
Means Estimated Hard Construction Cost $176113.50
Means Estimated Square Foot Cost $94.68
Actual Per Square Foot $83.39

Address: 2620 Portland Ave
Actual Hard Construction costs: $160756.75
Stories: 2
Square feet of living space: 1805
Base cost with Unfinished basement $78.45
Square Feet x1566
Means Subtotal $122852.7
Number of Bathrooms: 1 3/4 $2158
Two Car Detached Garage $15395
Open Front Porch (182 sq feet) $3430.40
Dishwasher, washer, dryer, air conditioner, garbage disposal $4400
Dormer $2000
Vinyl/Wood Siding Difference -$5000
St. Paul Commercial Location Factor x 1.12
Means Estimated Hard Construction Cost $176175.27
Means Estimated Square Foot Cost $97.60
Actual Per Square Foot $89.06
SECTION C
LIEP File Information

XXXX Emerald lane.
The builder estimated $90,000. The state re-estimated $107,961.76 dollars. The contents of the file contain general permits. Square feet of 1258 crossed off and 2600 put in. Yes on basement and attached garage.

XXX Hope Drive
Cost estimation of $182,000 dollars and wood frame single-family home of 1631 square feet.

XXXX So. Mcknight Rd
Cost estimate of $150,000. Wood Frame 1 story home with the total floor area including basement is 2940. An attached garage and a 4 season porch and deck. Each measure 17.5 x 9ft

XX Atwater St.
Cost estimate of $100,000 dollars. Includes an unattached garage and a front porch. No scale of measurement of either.

XXX Stellar St.
Cost estimate of $8866.88 dollars for the garage and $82,506 dollars for the house. The dimentions for neither are specified.

XX upper Afton Terrace
Cost estimate of $130,000 dollars. Wood frame single family home. One document said there is a basement, another says there is not. Attached garage. There is no measure of how many square feet or stories.

XXXX Falcon Ave
Cost estimate of $78,000 dollars. General building permit describing it as a single family home. Dimenstions are all listed. There is detailed information in this file from building loads to electrical permits.

XXXX Londin Lane
Cost estimate of $141,000 dollars. It is described as a wood frame house including a basement. No measure or details about a garage.

XXX Belvidere
Cost estimate is only $22,500 dollars. All of the permits listed cost ten times as much as the norm. This house is listed as being modular. There is also a form from the board of zoning apppeals resolution that details applying for a variance. Included, an extremely general layout that does not include any scale for measure.
XXXX Emerald Lane
Cost estimate of $100,000 dollars and a state estimate of $125,236 dollars. The square feet and number of stories are included. A diagram is included that appears to show a garage, but the numbers are illegible.

XXX Mount Home Dr.
Cost estimate of $120,000 dollars and the state estimate is $120,693 dollars. Square feet, stories and basement are all listed. Another diagram that appears to have a garage.

**LIEP File Contents for CDC Properties.**

772 Frank St.
Cost estimate of $90,000.00. The state estimate is $80,500 dollars, indicating that the CDC overestimated. Square feet including basement is 2688. There is also a separate permit for a garage at $9500 dollars. There is a certificate of survey and a remodel permit for $1,800 dollars.

1101 Ross Ave.
Cost estimate of $120,000 dollars. There are plans for the home which list total square feet, stories, a scale of measure, no basement, 2 car garage, ect.

1058 East Sixth St.
Only has heating information

1048 Margaret St.
Cost estimate of $120,000 dollars. The garage has a separate estimate of $9672.96 dollars. There are plenty of plans and design information including a view from above and measurements.

1032 Conway St.
Cost estimate of $120,000 and the garage is estimated at $9672.96 dollars. No diagrams, but square feet and basement are listed.

682 Mendota
Cost estimate of $120,000 and the garage is estimated at $9672.96 dollars. No diagrams, but square feet and basement are listed.

532 Mendota
Cost estimate of $120,000 and the garage is estimated at $9672.96 dollars. No diagrams, but square feet and basement are listed.

554 Edmund
Cost estimate of $50,000 dollars. A state estimate of $125,000 dollars.

675 Blair
Cost estimate of $122,000 dollars.

**Square Foot Construction Cost**  
**RSMeans Estimate and Actual**

<table>
<thead>
<tr>
<th>CDC Properties</th>
<th>RSMeans Estimate</th>
<th>CDC Costs</th>
<th>Total Difference</th>
<th>Percent Decrease</th>
</tr>
</thead>
<tbody>
<tr>
<td>772 Frank St.</td>
<td>$100.60</td>
<td>$84.46</td>
<td>$-16.04</td>
<td>16.04%</td>
</tr>
<tr>
<td>1101 Ross Ave</td>
<td>$99.66</td>
<td>$79.59</td>
<td>$-20.07</td>
<td>20.14%</td>
</tr>
<tr>
<td>1058 East Sixth St.</td>
<td>$96.47</td>
<td>$75.70</td>
<td>$-20.77</td>
<td>21.53%</td>
</tr>
<tr>
<td>1048 Margaret St.</td>
<td>$90.27</td>
<td>$75.72</td>
<td>$-14.55</td>
<td>16.12%</td>
</tr>
<tr>
<td>1032 Conway St.</td>
<td>$94.73</td>
<td>$79.45</td>
<td>$-15.28</td>
<td>16.13%</td>
</tr>
<tr>
<td>682 Mendota St.</td>
<td>$96.96</td>
<td>$75.78</td>
<td>$-21.18</td>
<td>21.84%</td>
</tr>
<tr>
<td>532 Mendota St.</td>
<td>$98.81</td>
<td>$86.98</td>
<td>$-11.83</td>
<td>11.97%</td>
</tr>
<tr>
<td>412 Hope St.</td>
<td>$105.21</td>
<td>$87.63</td>
<td>$-17.58</td>
<td>16.71%</td>
</tr>
<tr>
<td>596 Van Buren</td>
<td>$91.65</td>
<td>$72.62</td>
<td>$-19.03</td>
<td>20.76%</td>
</tr>
<tr>
<td>726 Sherburne</td>
<td>$82.83</td>
<td>$73.37</td>
<td>$-9.46</td>
<td>11.42%</td>
</tr>
<tr>
<td>393 Sherburne</td>
<td>$101.52</td>
<td>$82.27</td>
<td>$-19.25</td>
<td>18.96%</td>
</tr>
<tr>
<td>554 Edmund</td>
<td>$101.52</td>
<td>$81.85</td>
<td>$-19.67</td>
<td>19.38%</td>
</tr>
<tr>
<td>675 Blair</td>
<td>$101.52</td>
<td>$82.59</td>
<td>$-18.93</td>
<td>18.65%</td>
</tr>
<tr>
<td>726 Thomas</td>
<td>$101.52</td>
<td>$80.89</td>
<td>$-20.63</td>
<td>20.32%</td>
</tr>
<tr>
<td>Address</td>
<td>Current Price</td>
<td>Previous Price</td>
<td>Change</td>
<td>Percentage</td>
</tr>
<tr>
<td>-------------------</td>
<td>---------------</td>
<td>----------------</td>
<td>----------</td>
<td>------------</td>
</tr>
<tr>
<td>37 Lyton</td>
<td>$102.53</td>
<td>$79.17</td>
<td>$-23.36</td>
<td>22.78%</td>
</tr>
<tr>
<td>39 Lyton</td>
<td>$102.10</td>
<td>$81.55</td>
<td>$-20.55</td>
<td>20.13%</td>
</tr>
<tr>
<td>65 Lyton</td>
<td>$98.69</td>
<td>$74.88</td>
<td>$-23.81</td>
<td>24.13%</td>
</tr>
<tr>
<td>1304 Hubbard</td>
<td>$95.23</td>
<td>$79.55</td>
<td>$15.68</td>
<td>16.47%</td>
</tr>
<tr>
<td>1451 Sherburne Ave</td>
<td>$92.07</td>
<td>$81.16</td>
<td>$-10.91</td>
<td>11.85%</td>
</tr>
<tr>
<td>2608 Portland Ave</td>
<td>$94.68</td>
<td>$83.67</td>
<td>$-11.01</td>
<td>11.63%</td>
</tr>
<tr>
<td>2630 Portland Ave</td>
<td>$94.68</td>
<td>$83.39</td>
<td>$-11.29</td>
<td>11.92%</td>
</tr>
<tr>
<td>2620 Portland Ave</td>
<td>$97.60</td>
<td>$89.06</td>
<td>$-8.54</td>
<td>8.75%</td>
</tr>
<tr>
<td>AVERAGE</td>
<td>$97.31</td>
<td>$80.52</td>
<td>$-16.80</td>
<td>17.17%</td>
</tr>
</tbody>
</table>
## Total Construction Cost
### RS Means Estimate and Actual

<table>
<thead>
<tr>
<th>CDC Properties</th>
<th>RSMeans Estimate</th>
<th>CDC Costs</th>
<th>Total Difference</th>
<th>Percent Decrease</th>
</tr>
</thead>
<tbody>
<tr>
<td>772 Frank St.</td>
<td>$136,897.30</td>
<td>$119,597.00</td>
<td>$-17,300.30</td>
<td>12.64%</td>
</tr>
<tr>
<td>1101 Ross Ave</td>
<td>$160,132.65</td>
<td>$132,115.00</td>
<td>$-28,017.65</td>
<td>17.50%</td>
</tr>
<tr>
<td>1058 East Sixth St.</td>
<td>$160,132.68</td>
<td>$125,665.00</td>
<td>$-34,467.68</td>
<td>21.52%</td>
</tr>
<tr>
<td>1048 Margaret St.</td>
<td>$154,092.42</td>
<td>$129,262.00</td>
<td>$-24,830.46</td>
<td>16.11%</td>
</tr>
<tr>
<td>1032 Conway St.</td>
<td>$157,737.35</td>
<td>$132,281.00</td>
<td>$-25,456.35</td>
<td>16.14%</td>
</tr>
<tr>
<td>682 Mendota St.</td>
<td>$146,520.60</td>
<td>$123,680.00</td>
<td>$-22,840.60</td>
<td>15.59%</td>
</tr>
<tr>
<td>532 Mendota St.</td>
<td>$140,503.46</td>
<td>$123,680.00</td>
<td>$-16,823.46</td>
<td>11.97%</td>
</tr>
<tr>
<td>412 Hope St.</td>
<td>$149,612.40</td>
<td>$124,614.00</td>
<td>$-24,998.40</td>
<td>16.71%</td>
</tr>
<tr>
<td>596 Vanburen</td>
<td>$169,645.32</td>
<td>$134,425.00</td>
<td>$-35,220.32</td>
<td>20.76%</td>
</tr>
<tr>
<td>726 Sherburne</td>
<td>$157,309.69</td>
<td>$139,325.00</td>
<td>$-17,984.69</td>
<td>11.43%</td>
</tr>
<tr>
<td>393 Sherburne</td>
<td>$153,578.92</td>
<td>$128,830.00</td>
<td>$-24,748.92</td>
<td>16.11%</td>
</tr>
<tr>
<td>554 Edmund</td>
<td>$153,578.92</td>
<td>$128,175.00</td>
<td>$-25,403.92</td>
<td>16.54%</td>
</tr>
<tr>
<td>675 Blair</td>
<td>$153,578.92</td>
<td>$129,330.00</td>
<td>$-24,248.92</td>
<td>15.79%</td>
</tr>
<tr>
<td>726 Thomas</td>
<td>$153,578.92</td>
<td>$126,675.00</td>
<td>$-26,903.92</td>
<td>17.52%</td>
</tr>
<tr>
<td>37 Lyton</td>
<td>$150,107.07</td>
<td>$115,903.00</td>
<td>$-34,204.07</td>
<td>22.79%</td>
</tr>
<tr>
<td>39 Lyton</td>
<td>$145,805.58</td>
<td>$116,453.00</td>
<td>$-29,352.58</td>
<td>20.13%</td>
</tr>
<tr>
<td>65 Lyton</td>
<td>$154,548.53</td>
<td>$117,058.00</td>
<td>$-37,490.53</td>
<td>24.26%</td>
</tr>
<tr>
<td>1304 Hubbard</td>
<td>$160,457.49</td>
<td>$134,037.00</td>
<td>$-26,420.49</td>
<td>16.47%</td>
</tr>
<tr>
<td>1451 Sherburne Ave</td>
<td>$150,806.88</td>
<td>$132,947.00</td>
<td>$-17,859.88</td>
<td>11.84%</td>
</tr>
<tr>
<td>Address</td>
<td>RSMeans Estimate</td>
<td>CDC Costs</td>
<td>Total Difference</td>
<td>Percent Decrease</td>
</tr>
<tr>
<td>-------------------</td>
<td>------------------</td>
<td>------------</td>
<td>------------------</td>
<td>-----------------</td>
</tr>
<tr>
<td>2608 Portland Ave</td>
<td>$176,113.50</td>
<td>$155,631.75</td>
<td>$-20,481.75</td>
<td>11.63%</td>
</tr>
<tr>
<td>CDC Properties</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2630 Portland Ave</td>
<td>$176,113.50</td>
<td>$155,099.75</td>
<td>$-21,013.75</td>
<td>11.93%</td>
</tr>
<tr>
<td>2620 Portland Ave</td>
<td>$176,175.27</td>
<td>$160,756.75</td>
<td>$-15,418.52</td>
<td>8.75%</td>
</tr>
<tr>
<td>AVERAGE</td>
<td>$156,228.52</td>
<td>$131,160.92</td>
<td>$-25,067.60</td>
<td>16.10%</td>
</tr>
</tbody>
</table>

The University of Minnesota is committed to the policy that all persons shall have equal access to its programs, facilities, and employment without regard to race, color, creed, religion, national origin, sex, age, marital status, disability, public assistance status, veteran status, or sexual orientation.