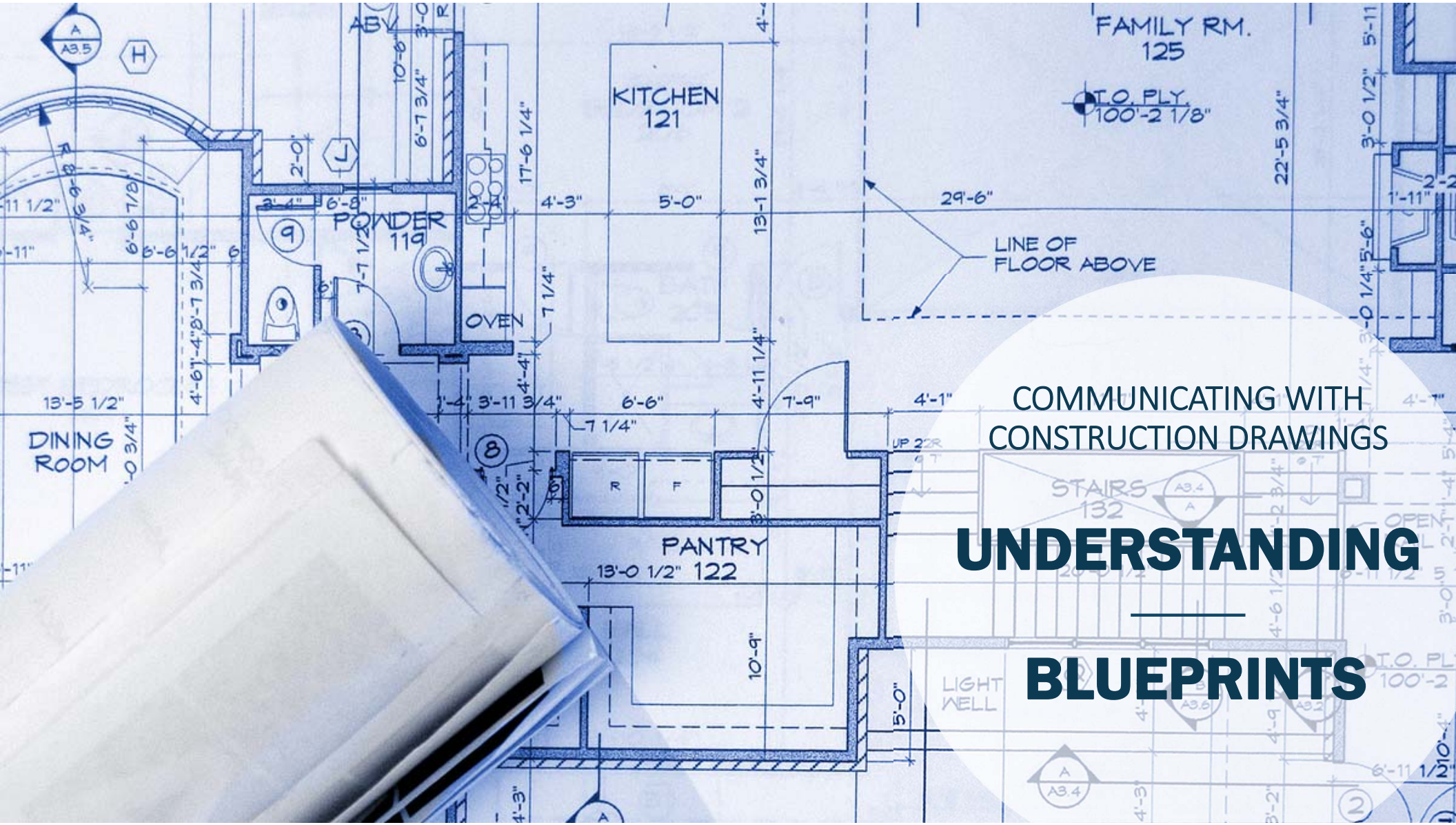
CREATING SUSTAINABLE NEIGHBORHOOD DEVELOPERS PROGRAM

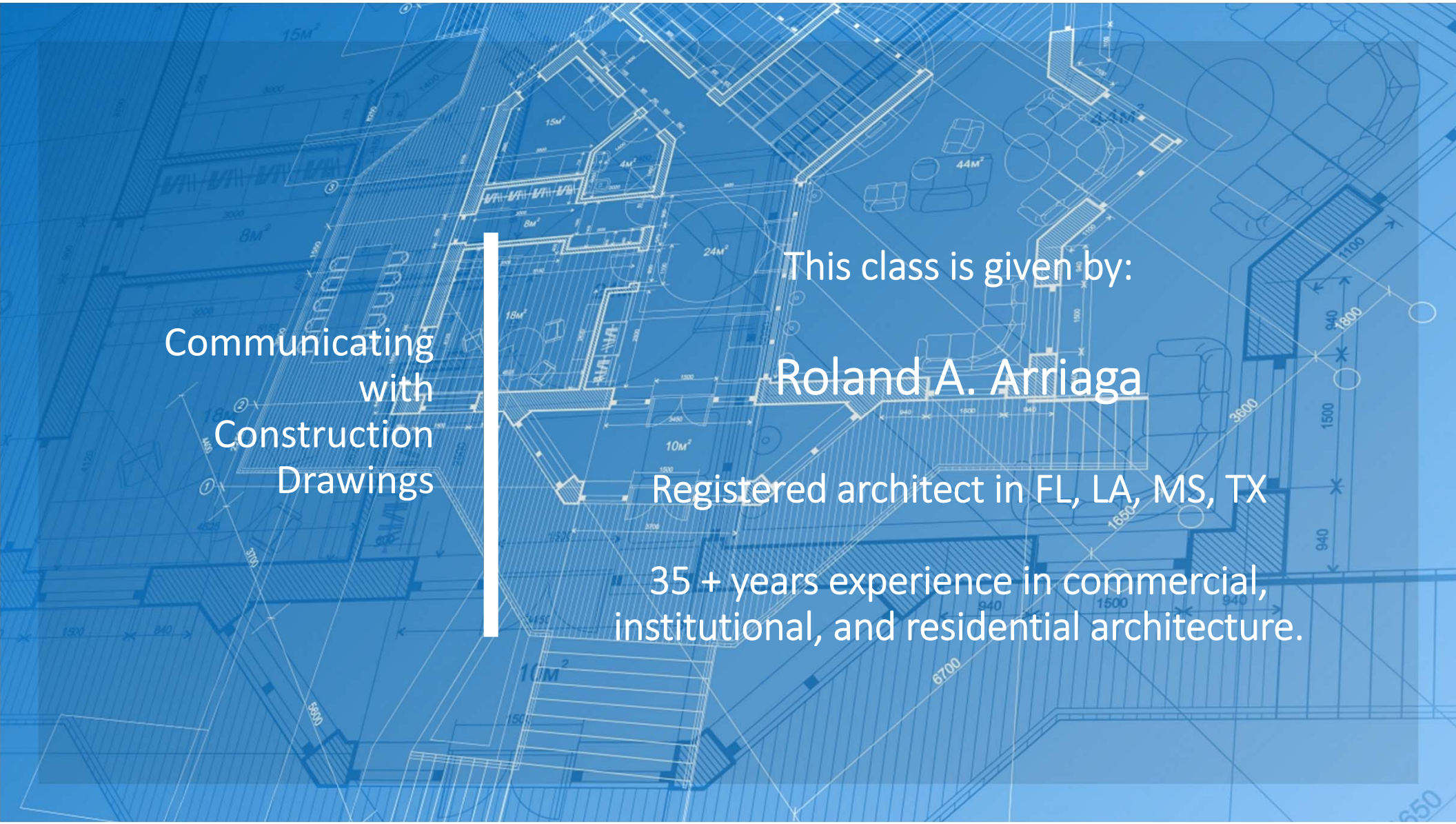
@ SOUTHERN UNIVERSITY EDA UNIVERSITY CENTER

WEEK 4
Saturday
Sep. 12
9:00 AM-1:00 PM

Course 4: Design: Understanding Construction Drawings & Construction beyond the Housing Development Award in a present and post COVID World.

9:00	Welcome & Introduction *Eric Porter* Co-founder, CSND at Southern University EDAUC
9:10	**Design: Understanding Construction Drawings** *Roland Arriaga* AIA Architect, Archi-Dinamica Architects, LLC New Orleans, LA
10:15	Introduction *Dr. Donald Andrews* Dean, College of Business, SUBR
10:20	**Construction beyond the Housing Development** *David Timoll* Neighborhood Restoration of Baton Rouge, LA. *Brett Blake* CEO, Crest Developers
11:35	**Break**
11:40	Introduction *Eric Porter*
11:45	**Construction beyond the Housing Development** *J.C. Ceasar* President, Republic Development Partners, President, Red Horse Infrastructure Group
12:55	Closing *Sung No* Co-director, Southern University EDA University Center


FAMILY RM.
125
T.O. PLY.
100'-2 1/8"
KITCHEN
121
POWDER
119
OVEN
LINE OF
FLOOR ABOVE
29'-6"
DINING
ROOM
PANTRY
13'-0 1/2" 122
STAIRS
132
LIGHT
WELL
COMMUNICATING WITH
CONSTRUCTION DRAWINGS
UNDERSTANDING
BLUEPRINTS



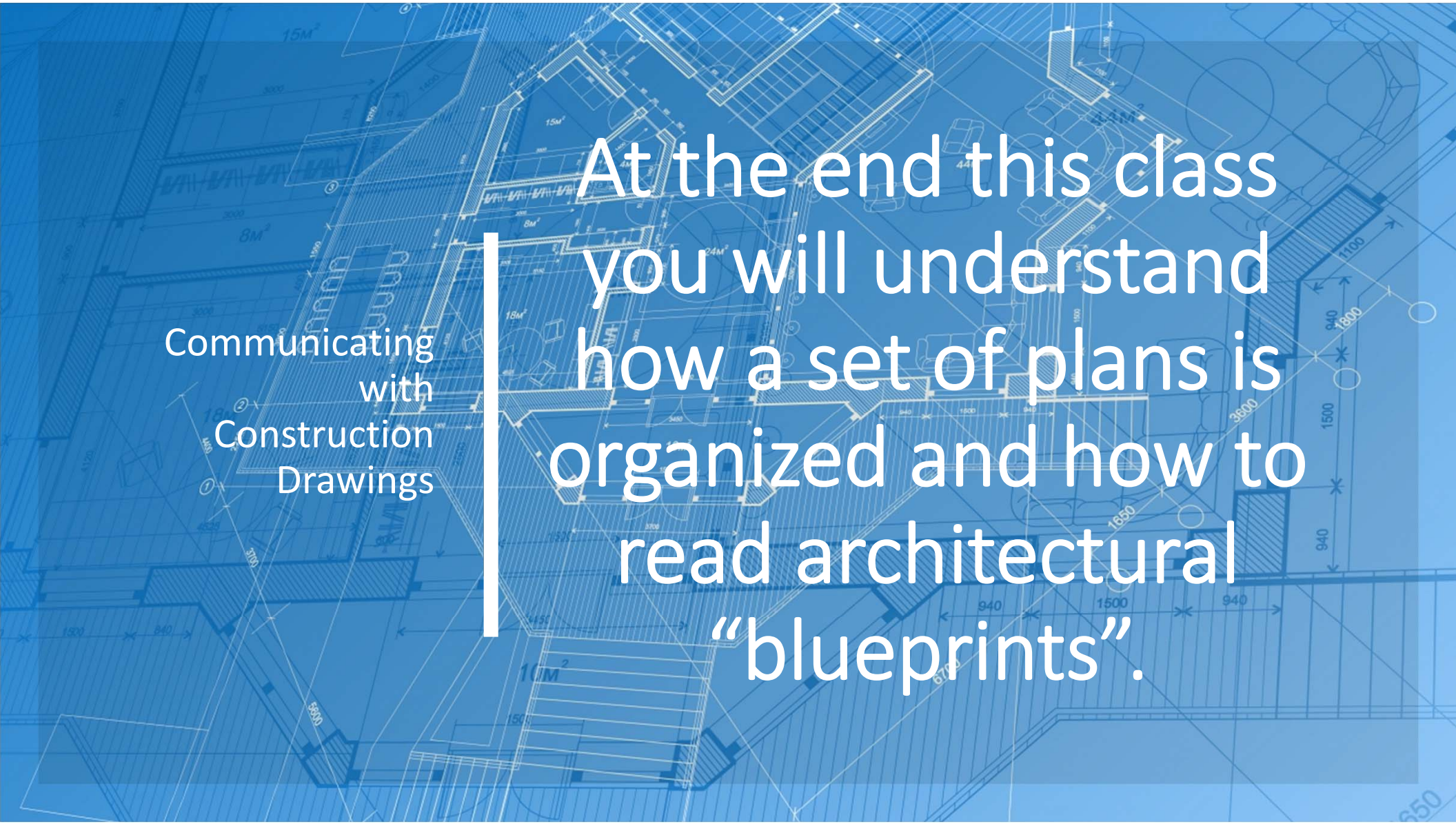
Communicating with Construction Drawings

This class is given by:

Roland A. Arriaga

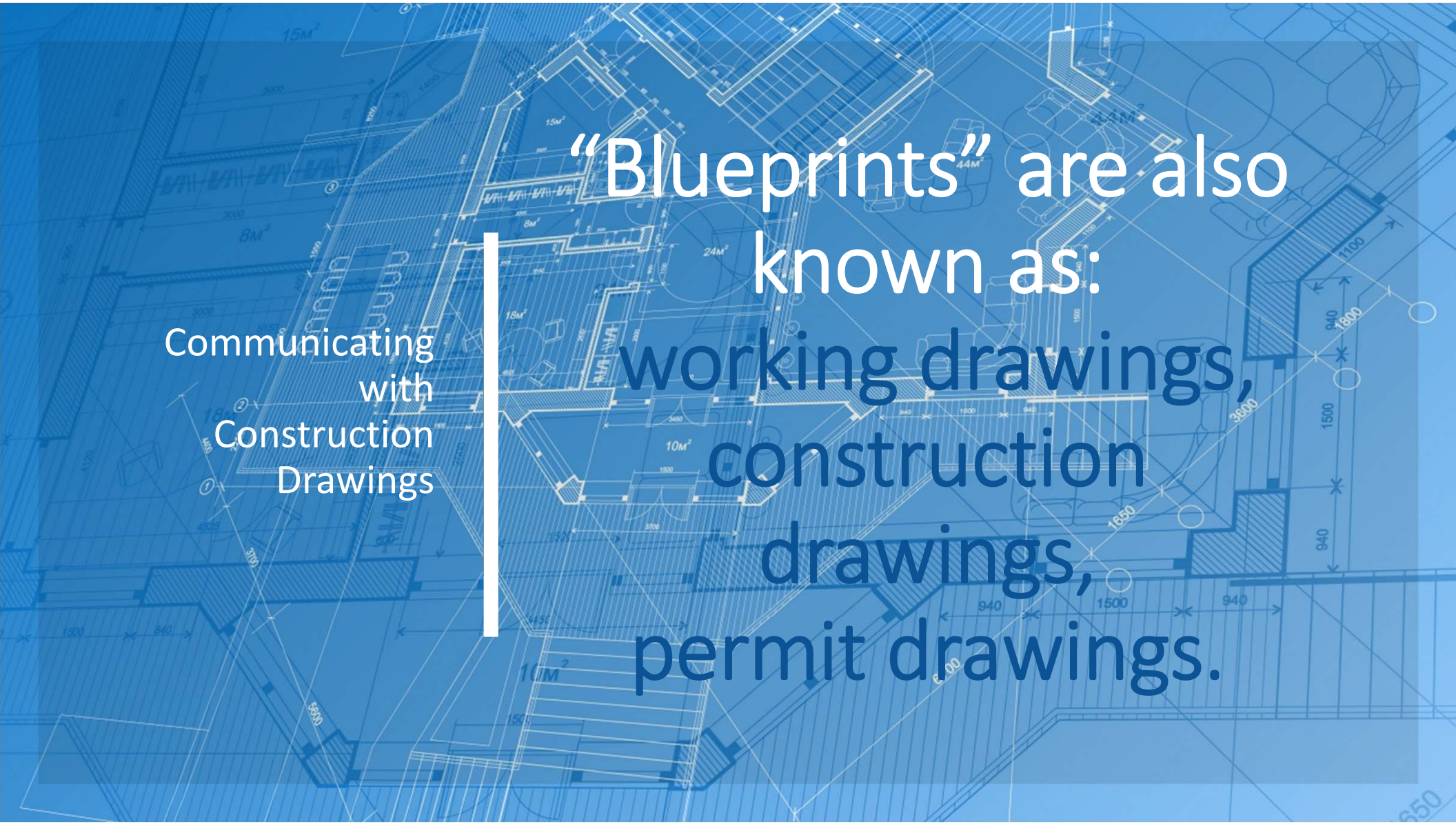
Registered architect in FL, LA, MS, TX

35 + years experience in commercial, institutional, and residential architecture.



Communicating with Construction Drawings

At the end this class you will understand how a set of plans is organized and how to read architectural “blueprints”.



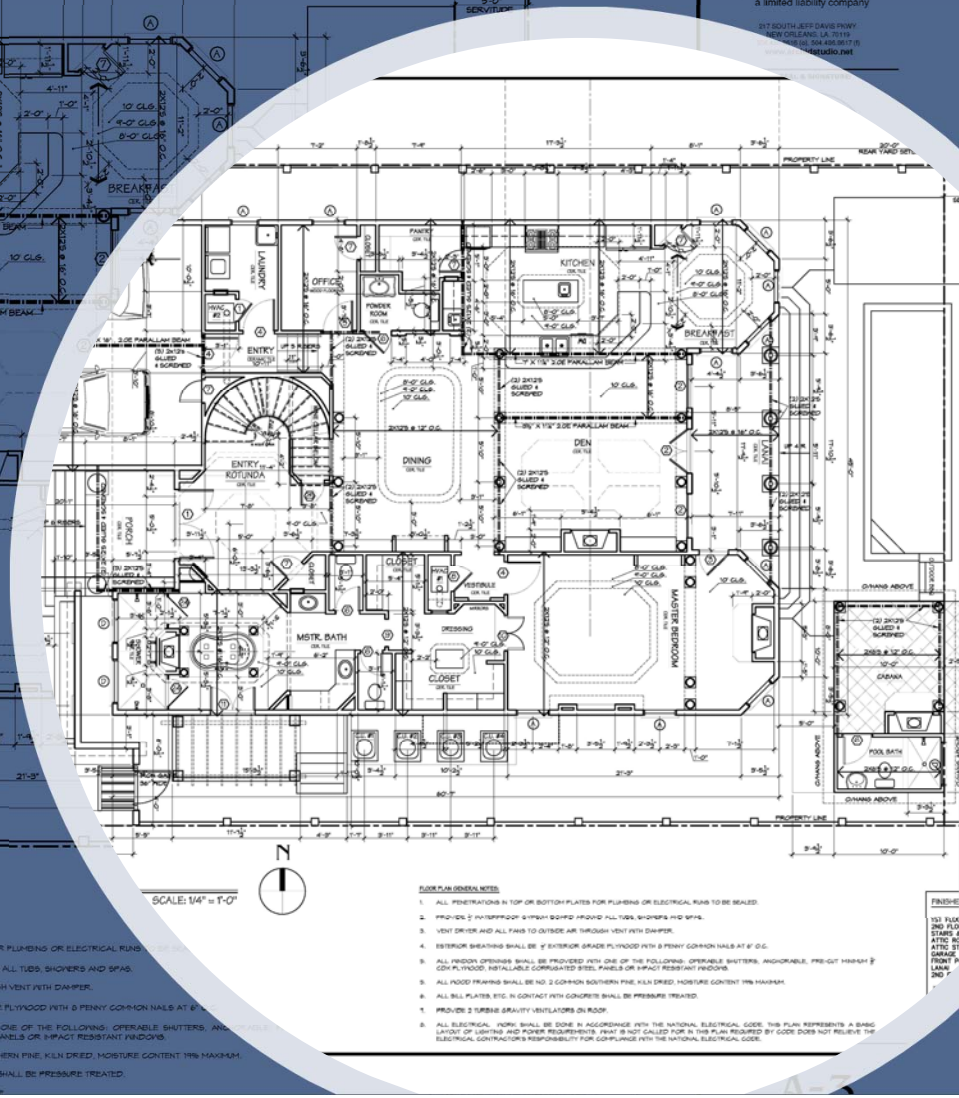
Communicating with Construction Drawings

“Blueprints” are also known as:

working drawings, construction drawings, permit drawings.

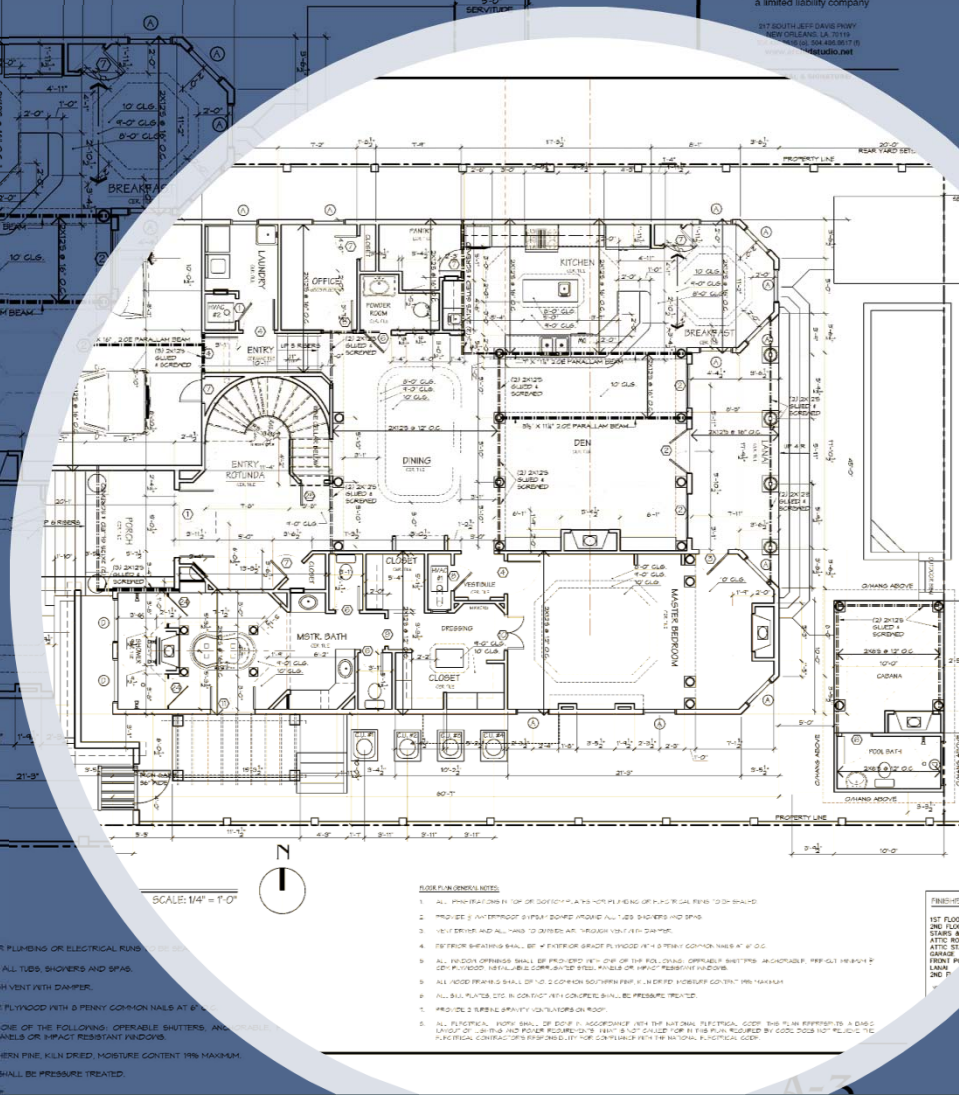
Introduction

- The complexity behind a single building can be translated into a set of construction drawings.
- Blueprints also known as construction drawings or working drawings are composites of several plans assembled into a set of drawings.
- Construction drawings are the main vehicle used in construction communication.
- Working Drawings are any drawings used as a basis for construction and includes all the necessary information concerning the size, shape, and materials used in a building.



Why Construction Drawings?

- As buildings and the systems within them have become increasingly complex, so have the two-dimensional drawings that describe all the details of the project. From a simple residence to a large commercial building project, the same basic drawings and related information are required in order to obtain permits, estimate costs, establish a construction schedule, and ultimately construct the project.



COMMUNICATING WITH CONSTRUCTION DRAWINGS

PART ONE

THE BASICS

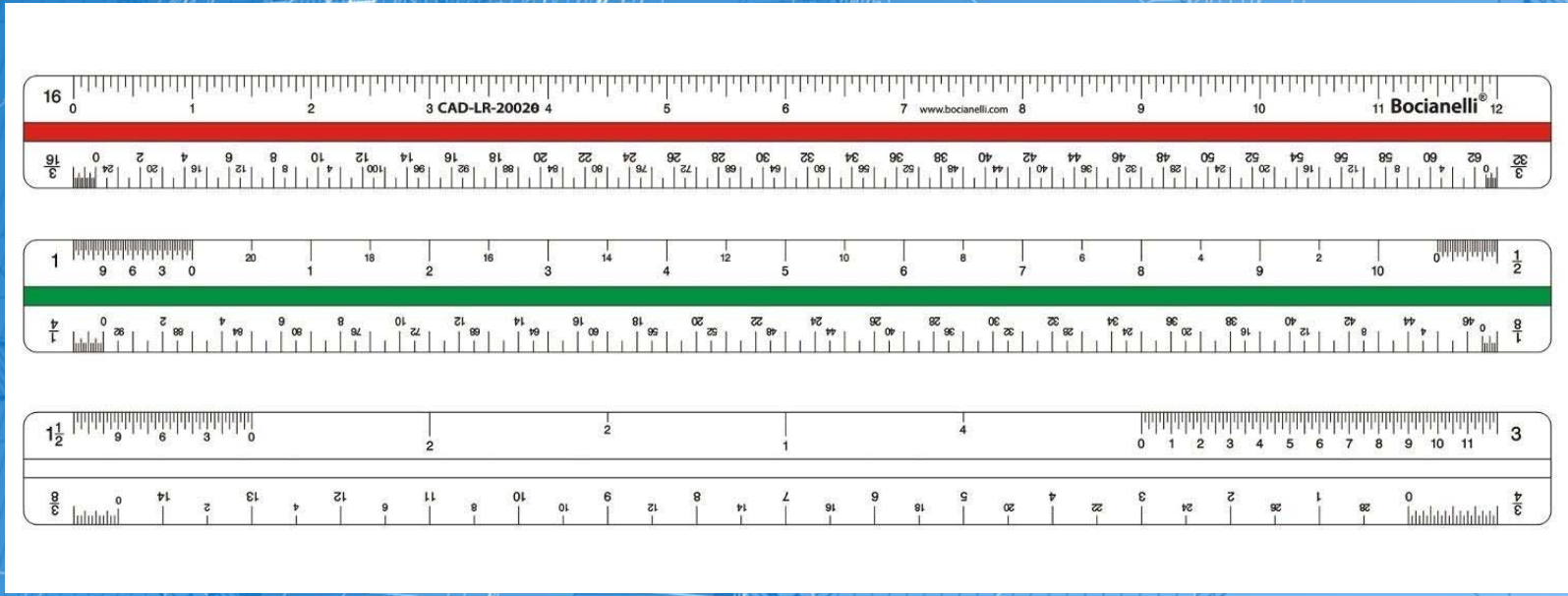
SCALES

A knowledge of the scales on construction drawings is essential for the accurate interpretation of drawings. Three types of measuring scales are used in determining measurements in construction drawings:

- Architect's SCALE
- Engineer's SCALE
- Metric SCALE

The Architect's Scale

- Architect's scale is either triangular type or bevel type:



Using the Architect's scale

Architect's scale combinations and sample measurements at different scales.

The triangular architect's scale contains 11 different scales. On ten of them, each inch represents a foot and is subdivided into multiples of 12 parts to represent inches and fractions of an inch.

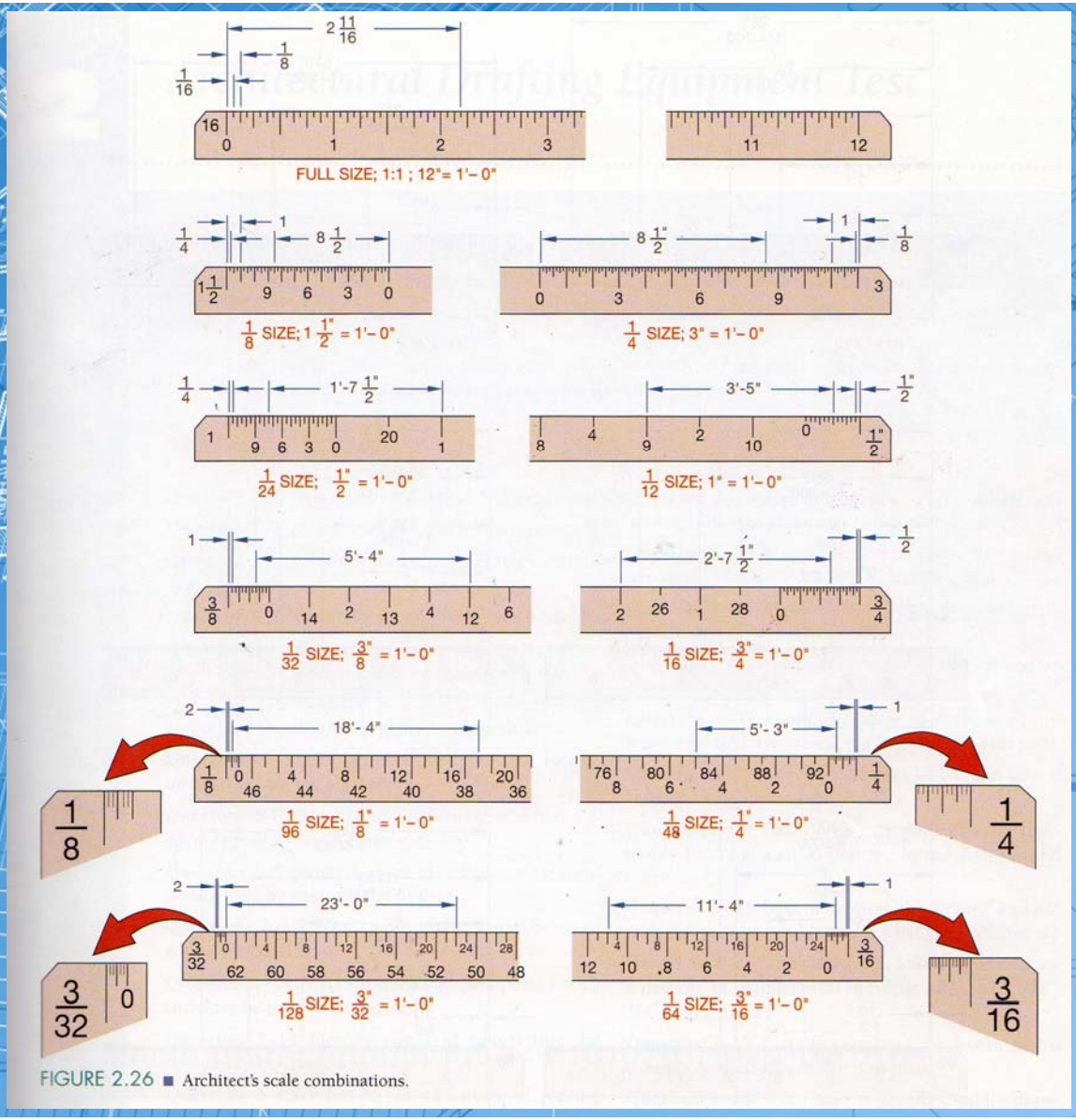
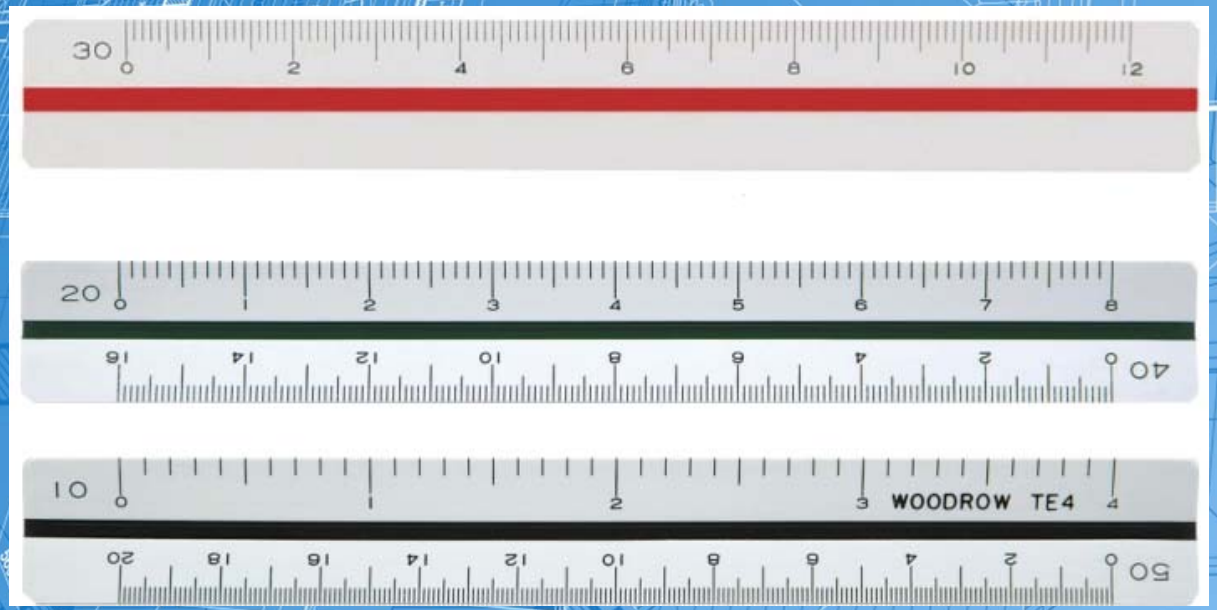


FIGURE 2.26 ■ Architect's scale combinations.

The Engineer's Scale

- The Engineer's scale is either triangular type or bevel type:



Using the Engineer's scale

Engineer's scale combinations and sample measurements at different scales.

The Engineer's Scale is often used for plot plans, surveys, and other large land tract plans.

The Engineer's Scale is calibrated in multiples of 10 with each space representing a foot.

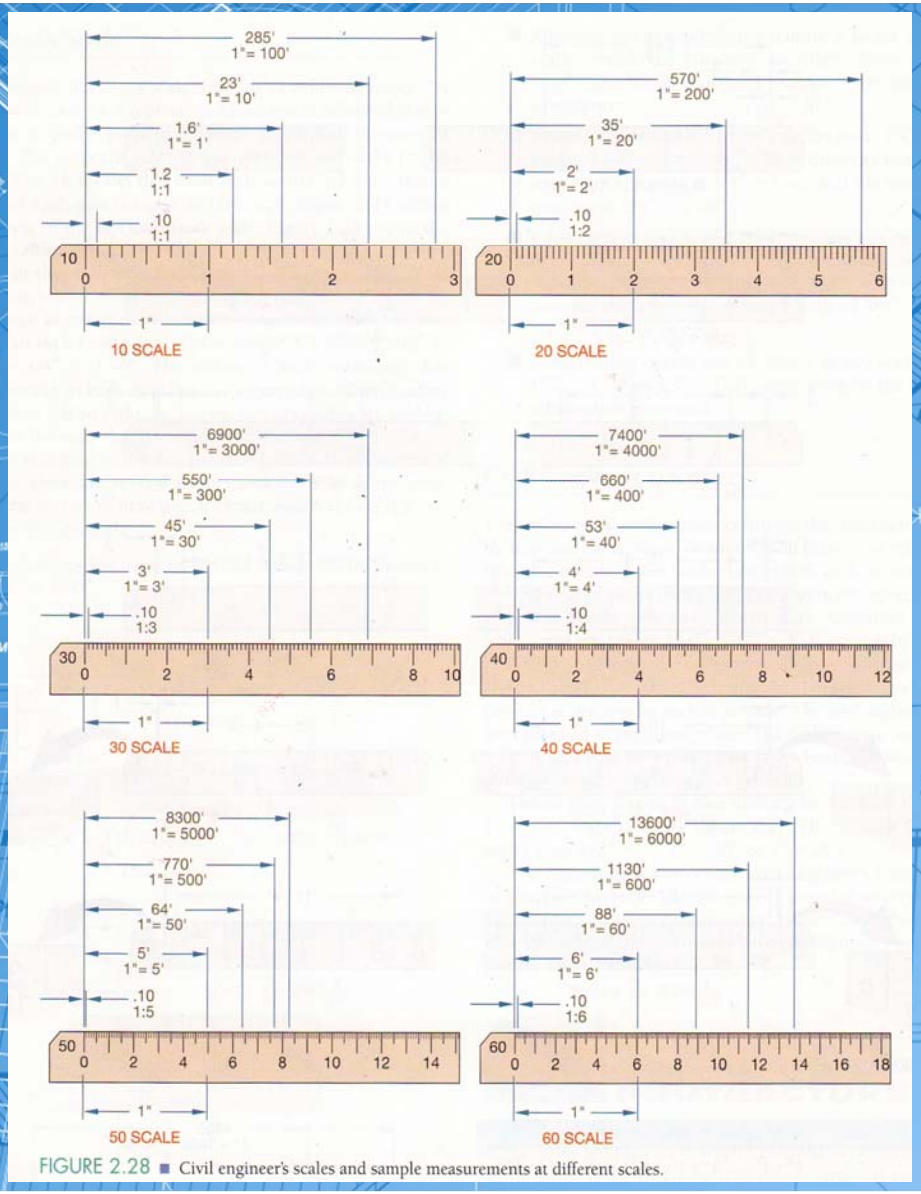
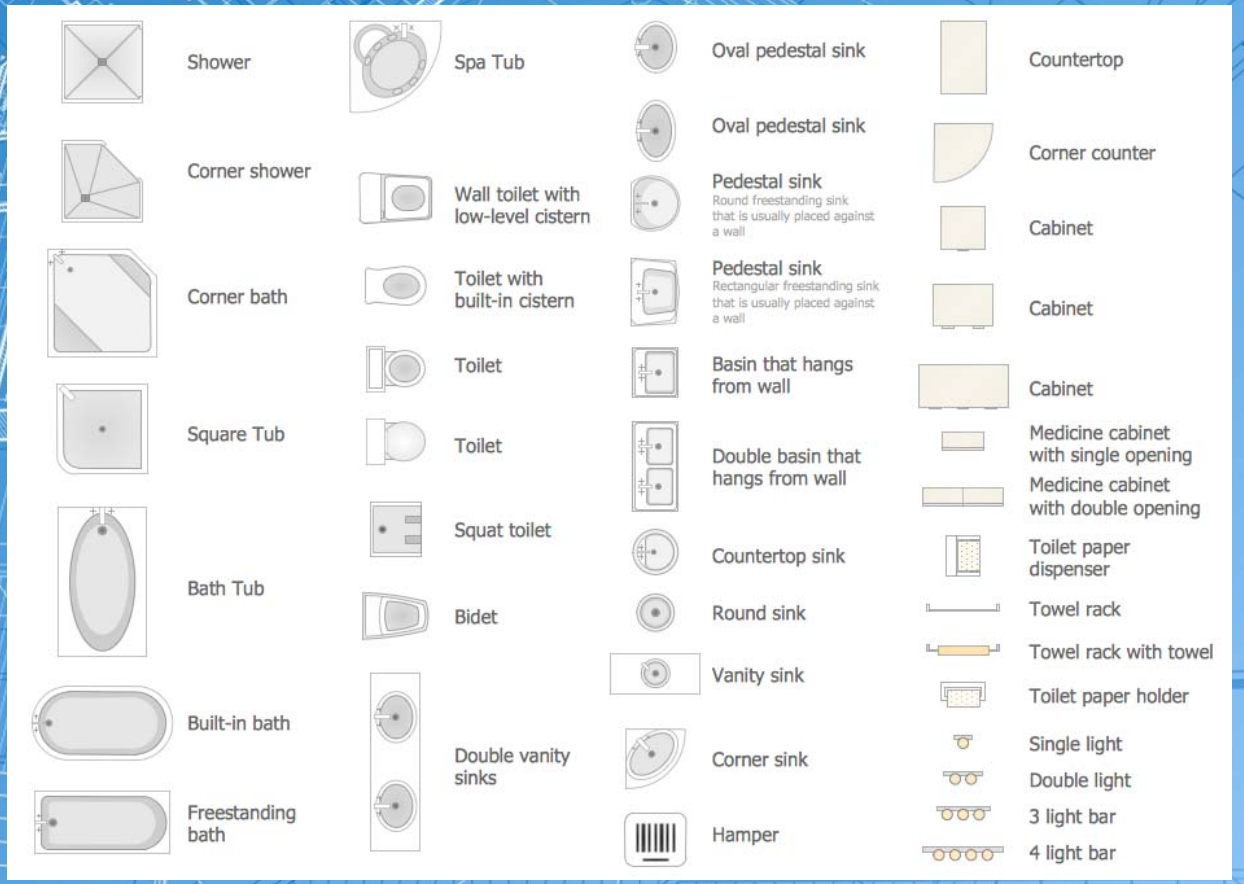


FIGURE 2.28 ■ Civil engineer's scales and sample measurements at different scales.

Architectural Blueprint Symbols & Lines

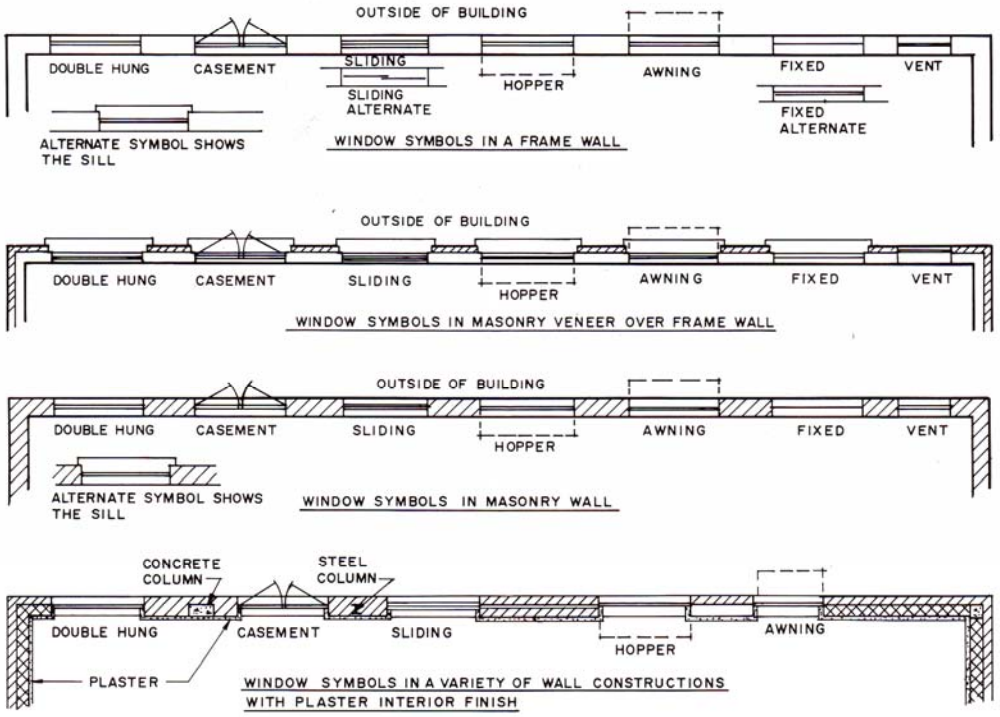
- Architects & Engineers use symbols for materials, plumbing fixtures, doors, windows, stairs, and walls.



Architectural Blueprint Symbols & Lines

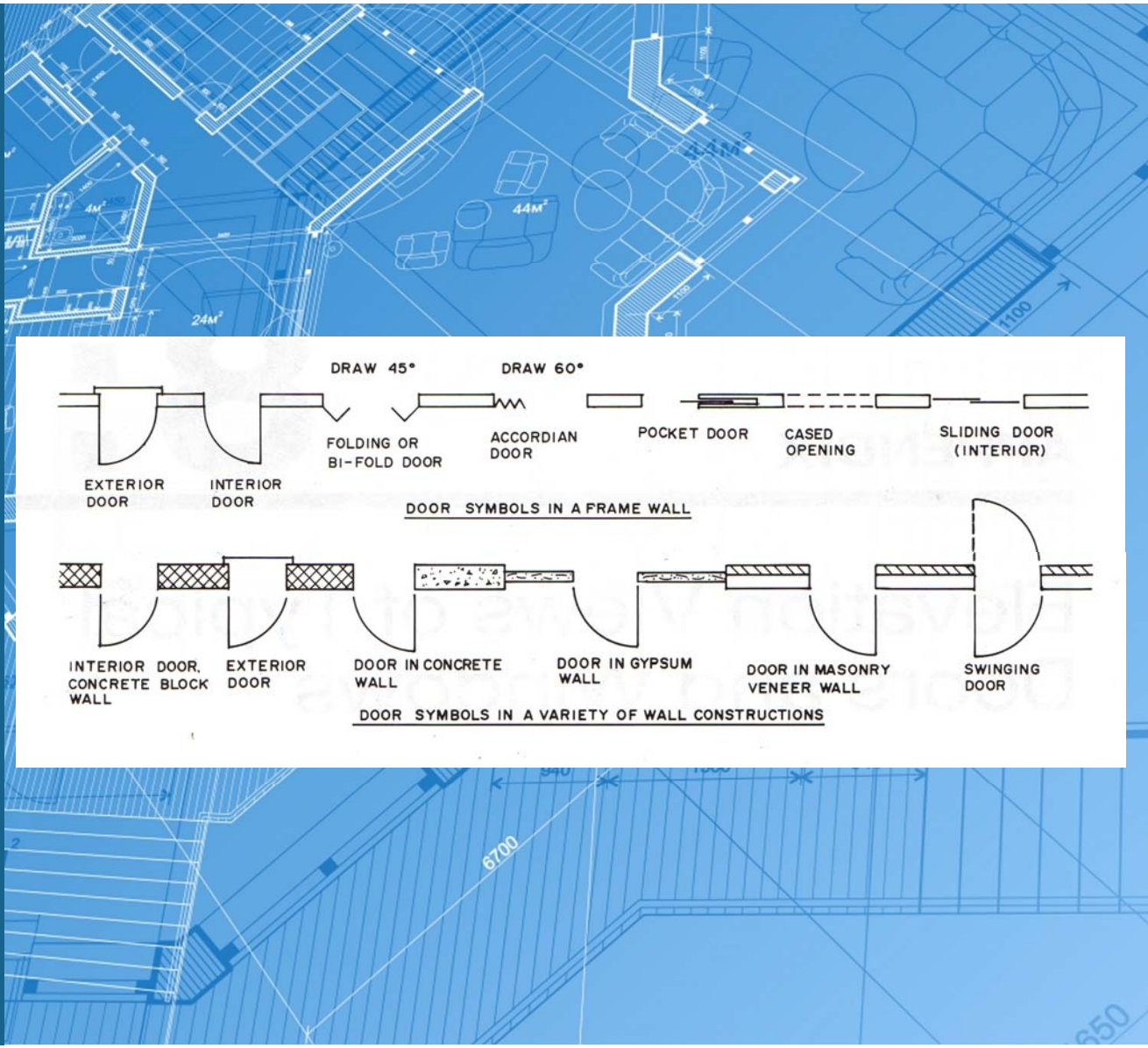
- Hundreds of abbreviations and symbols are used to convey building components such as doors, windows, and related information.

Door and Window Symbols in Plan View



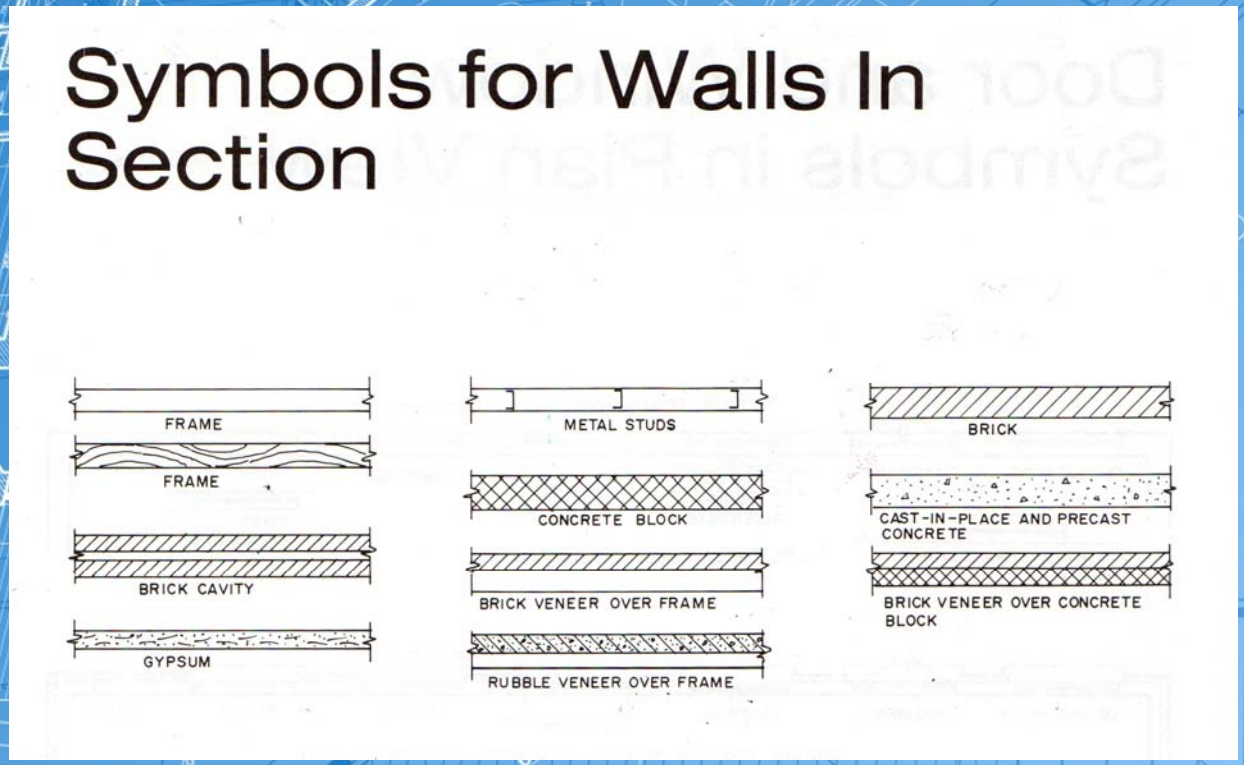
Architectural Blueprint Symbols & Lines

- Symbols provide a “common language” for plan reading through the US and abroad and they are created according to relevant standards and conventions.



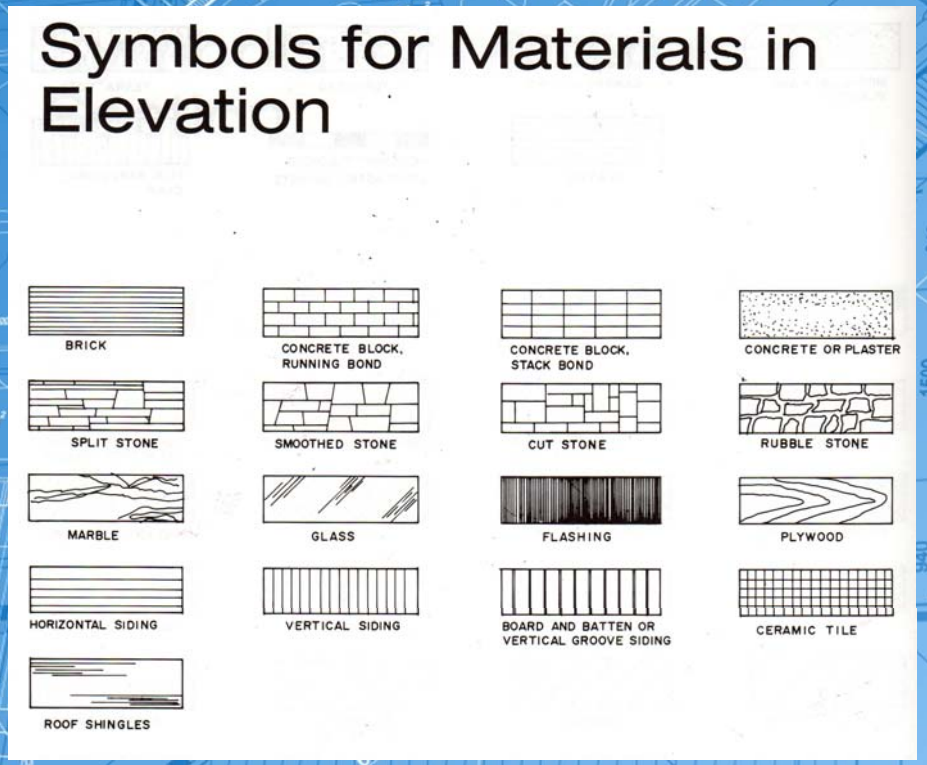
Architectural Blueprint Symbols & Lines

- Different types of lines are used on floor plans to show wall thicknesses. Walls are shown as two parallel lines.
- Each line type conveys a meaning in the way it is represented and its placement on the drawing.
- The addition of veneers and exterior material is shown with additional lines containing the symbol for the material used.



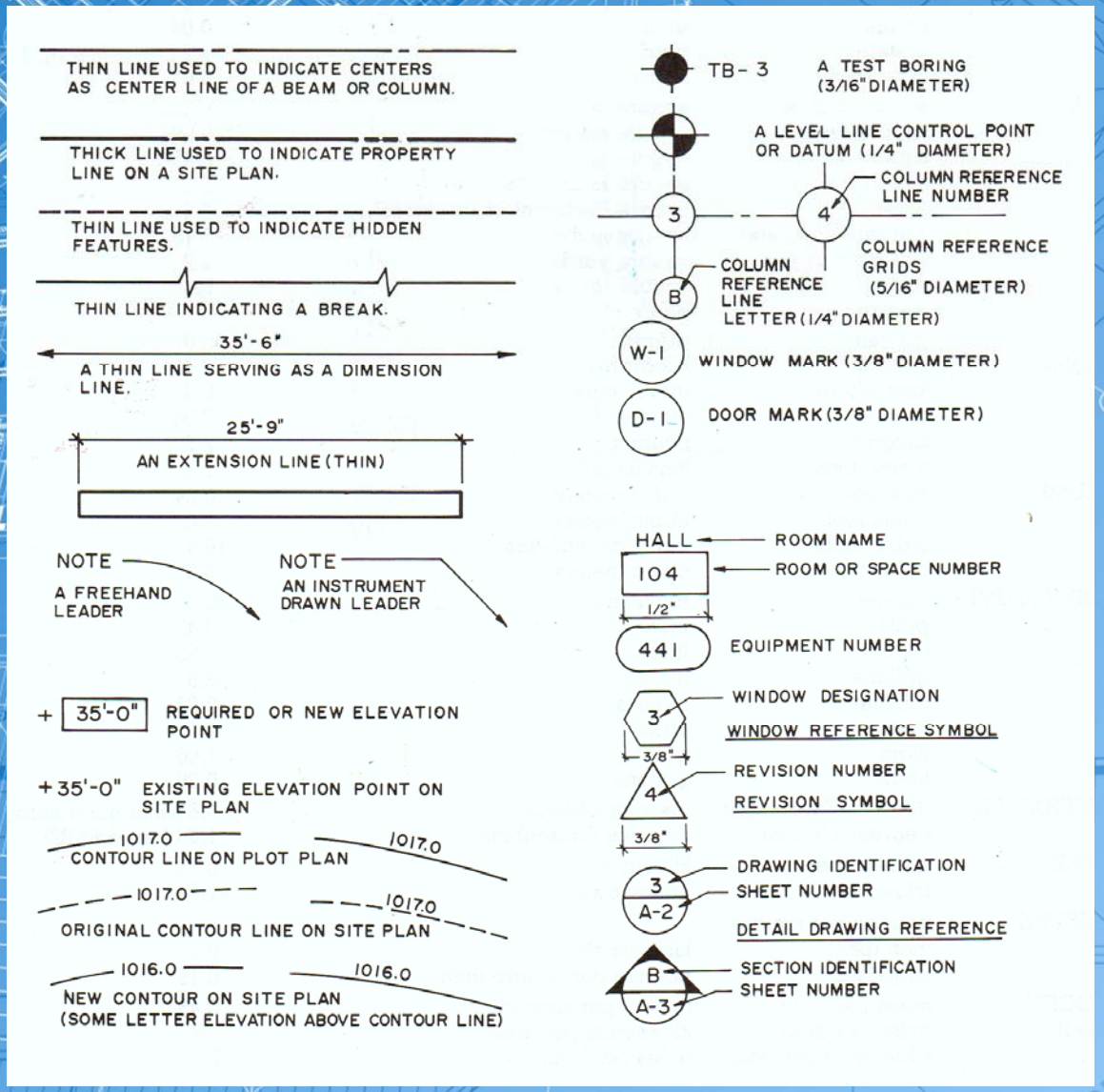
Architectural Blueprint Symbols & Lines

- Architects and engineers use basic graphics to describe specific building elements and materials. For example, a masonry wall when viewed in section will normally be shown with a 45-degree cross-hatching through the wall. These standardized graphics help the architect, engineer and builder communicate more clearly.



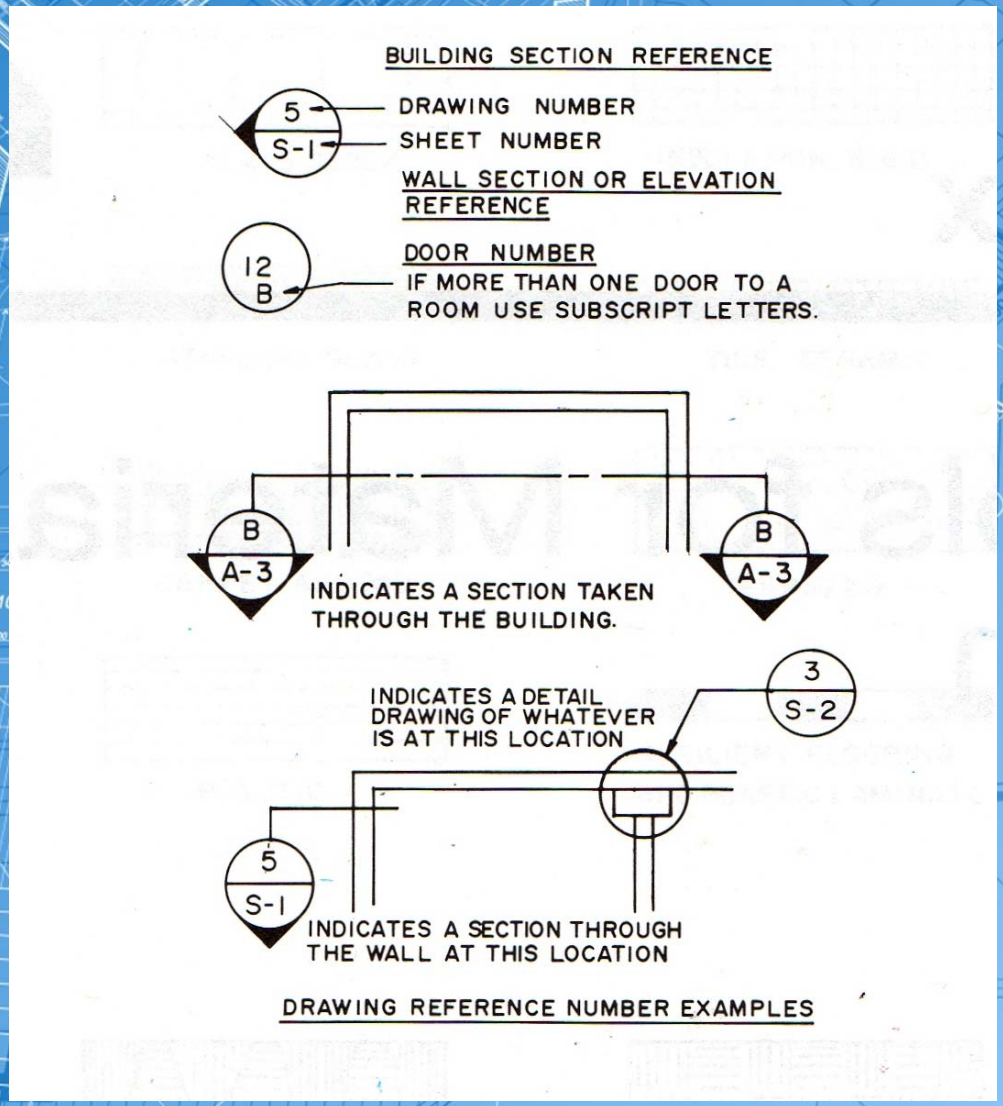
Architectural Blueprint Symbols & Lines

- Symbols are typically standardized; abbreviations and symbols can differ from one architect or engineer to another and from one discipline to another.



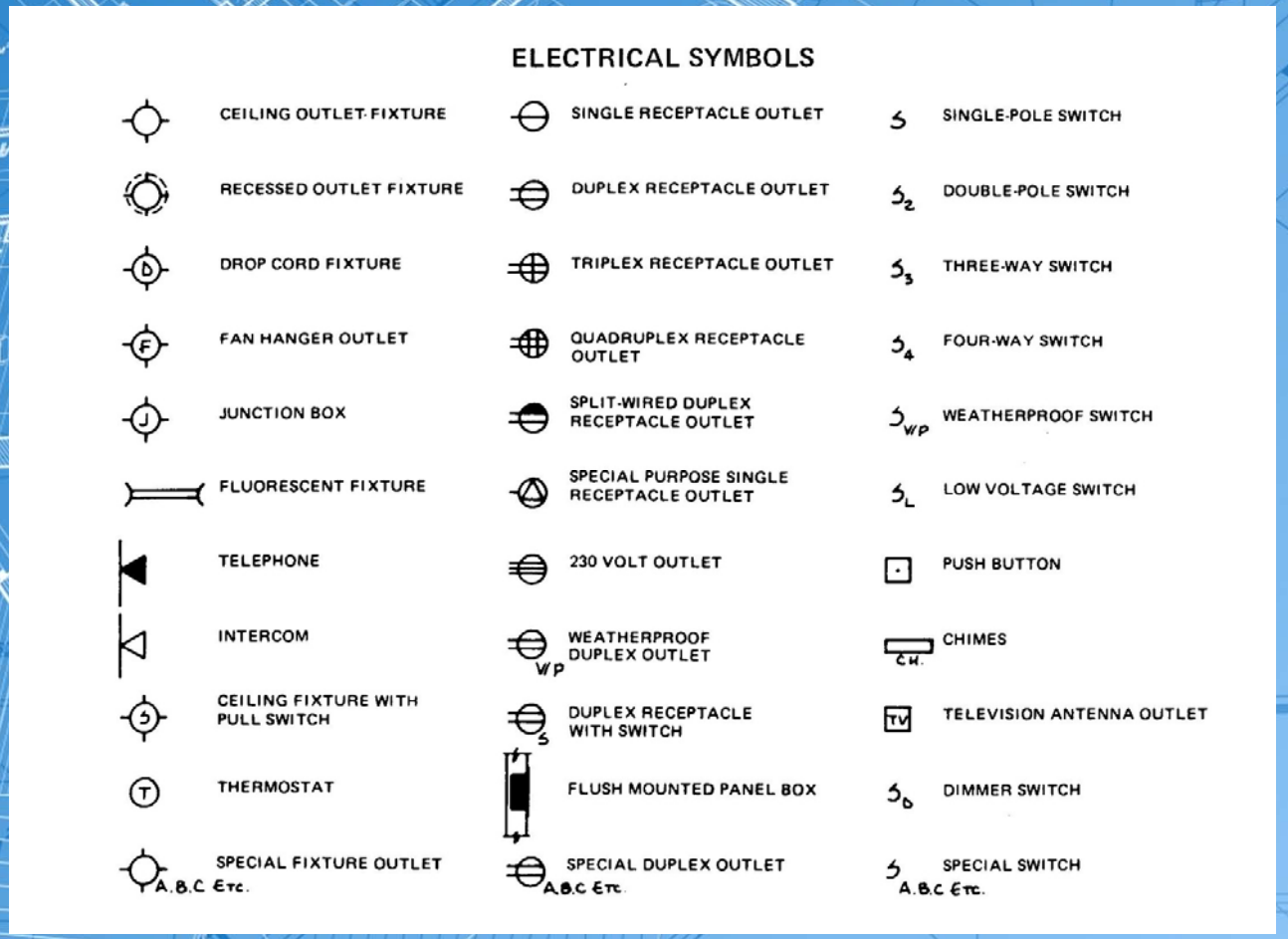
Architectural Blueprint Symbols & Lines

- To clarify their intent, the architect provides a legend, typically on the first sheet, that relates the symbols and their intended meaning.



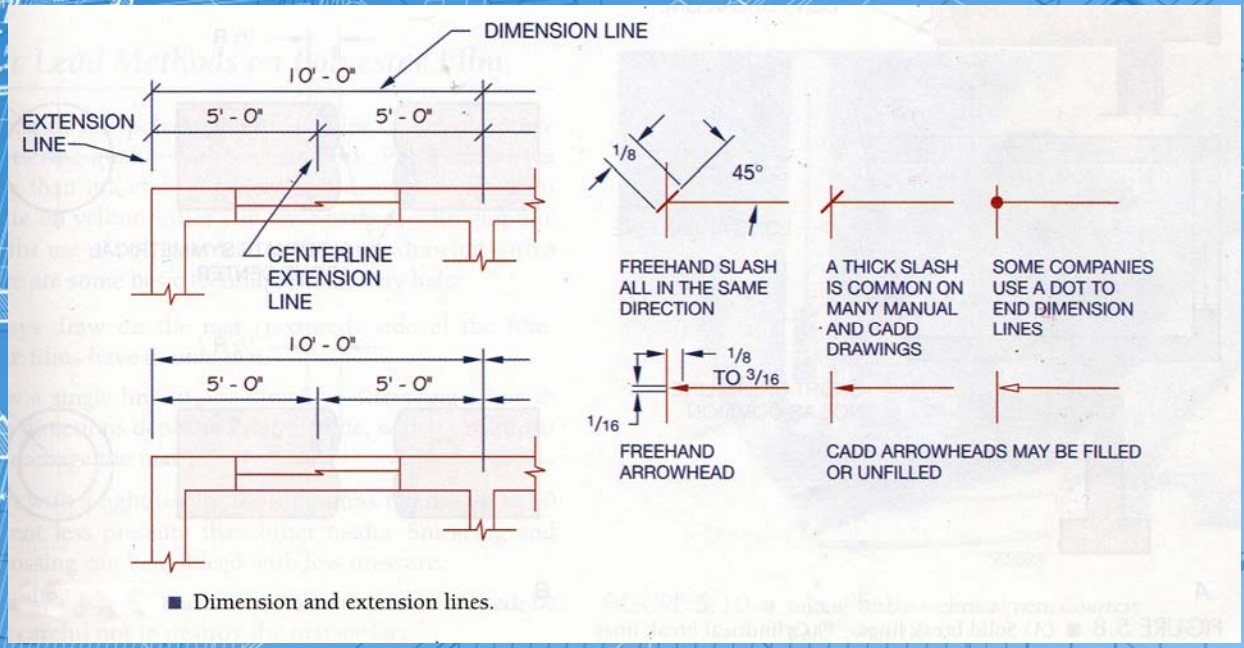
Architectural Blueprint Symbols & Lines

- Electrical symbols on power and lighting plans



Reading architectural dimensions

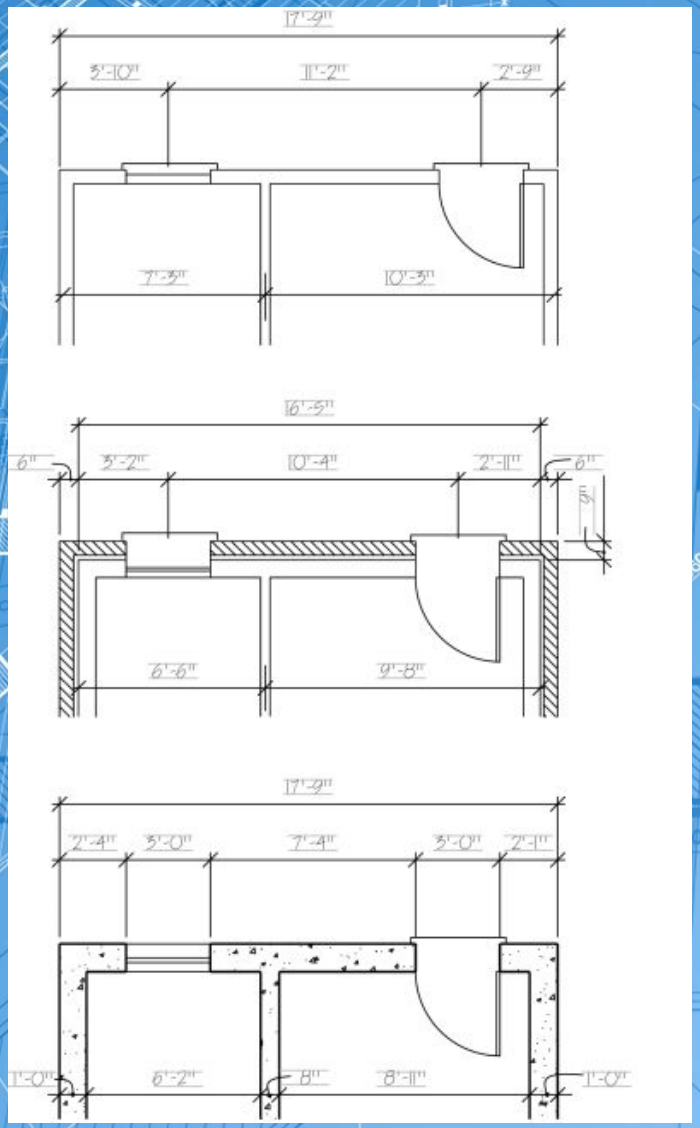
- Extension lines show the extent of a dimension.
- Dimension lines show the length of the dimension an terminate at the related lines with slashes, arrowheads, or dots.



■ Dimension and extension lines.

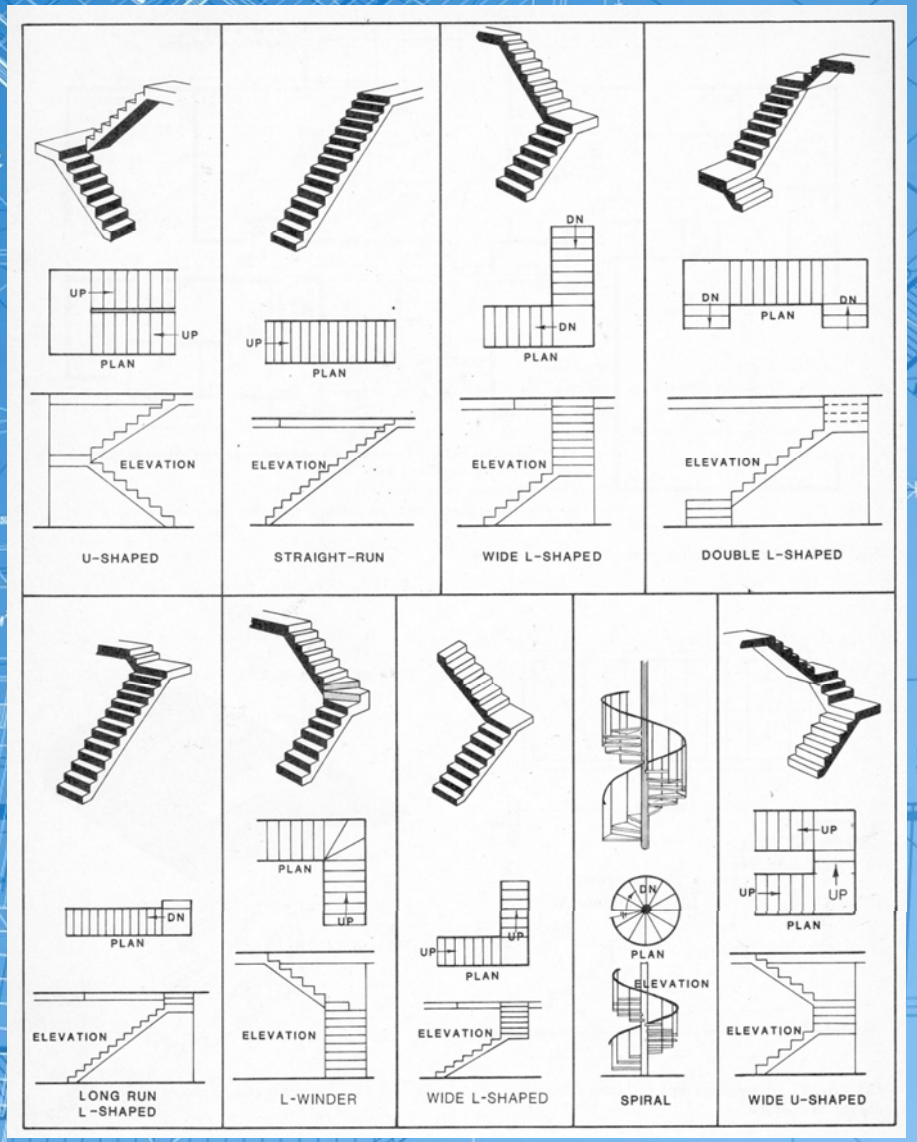
Reading architectural dimensions

- Wood frame buildings are dimensioned from the face of exterior stud to the center of openings to the center of the interior stud.
- Masonry (units of brick, block or stone) are dimensioned to their edges.

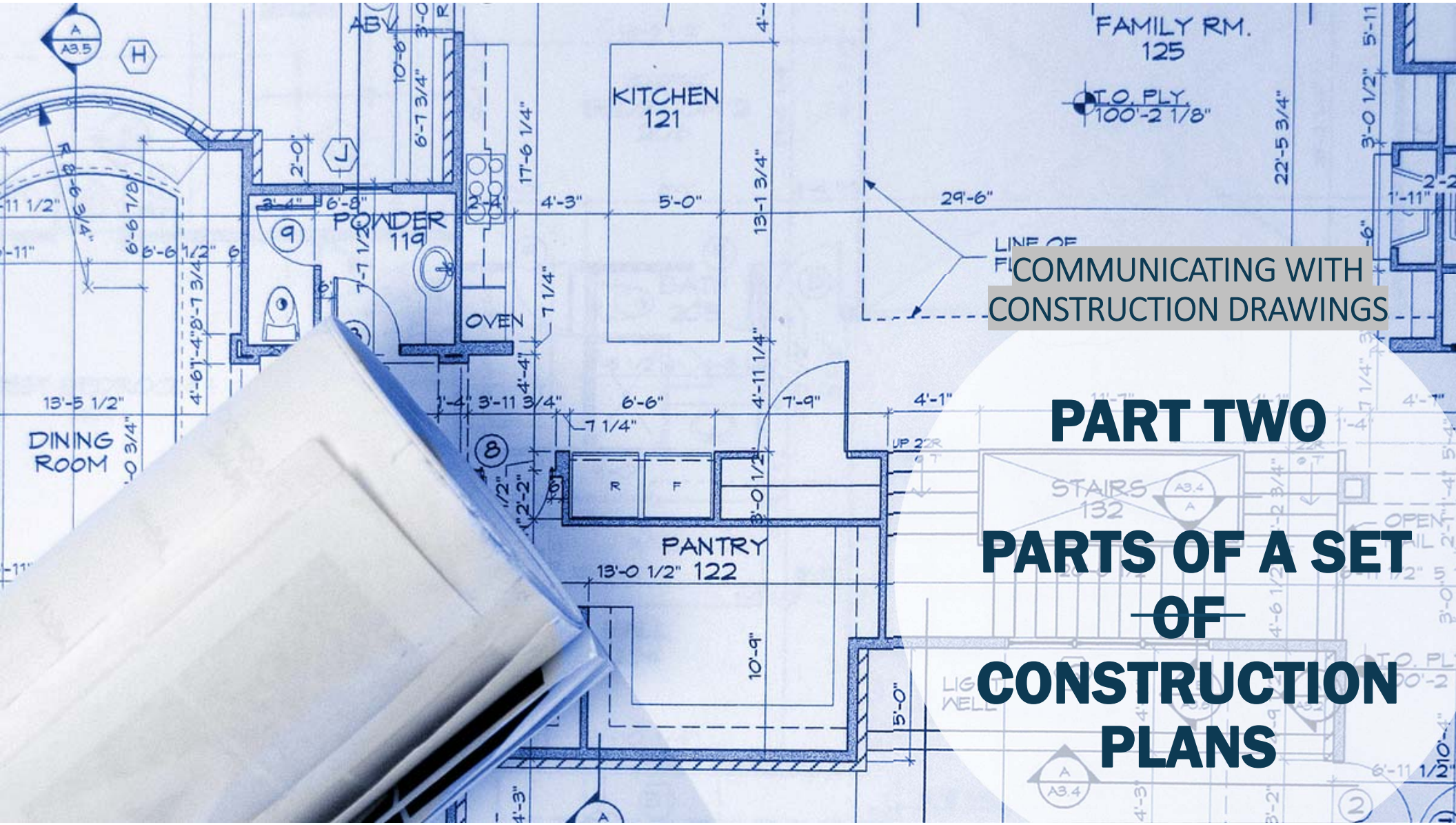


Stairs

- Stairs on plan will be drawn as a straight run, open, and U-shaped stair layouts.
- Masonry (units of brick, block or stone) are dimensioned to their edges.



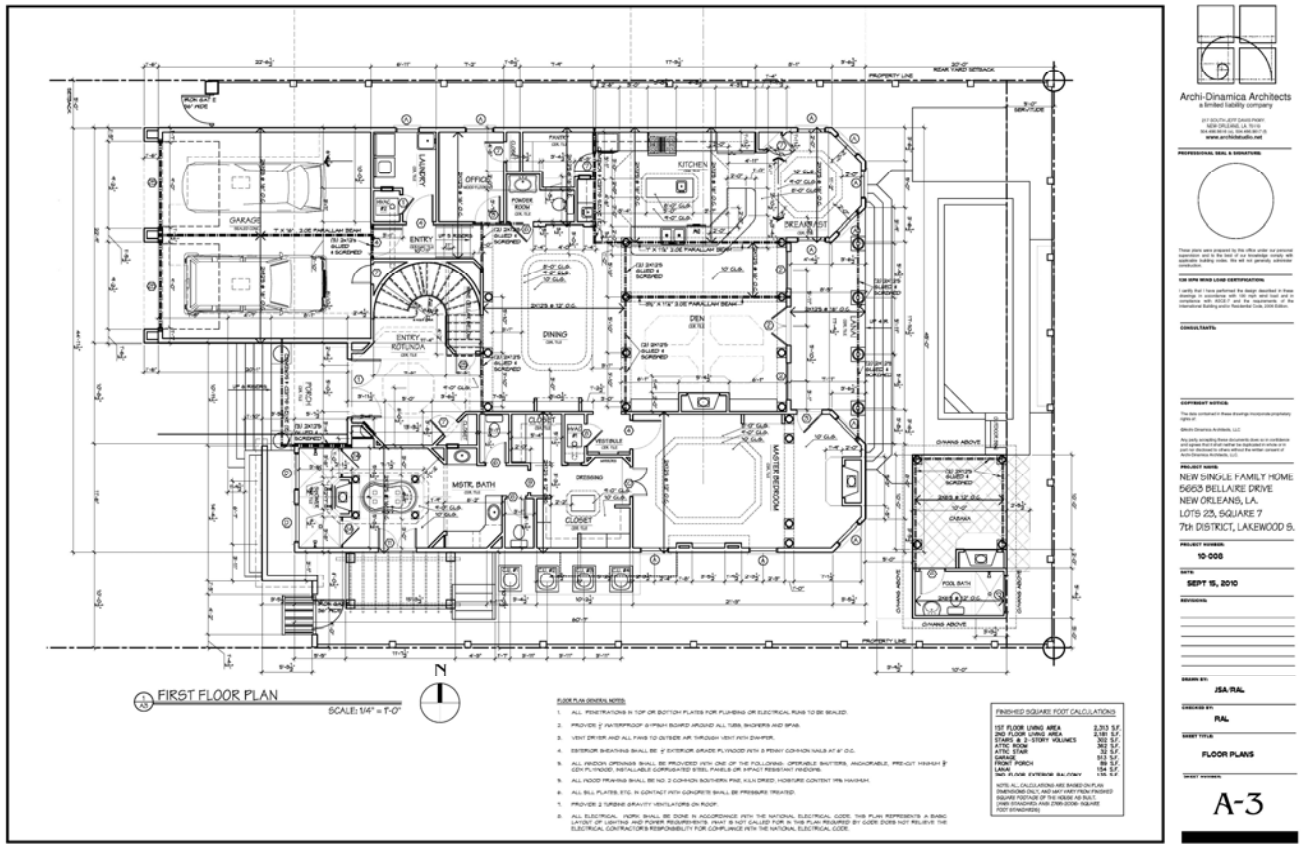
Stairs



COMMUNICATING WITH CONSTRUCTION DRAWINGS

PART TWO

PARTS OF A SET ~~OF~~ CONSTRUCTION PLANS



Basic Parts of a Drawing sheet

- Title Block
- Border
- Drawing area
- Revision block
- Legend

A residential drawing set is composed of 8 major types of drawings.

- Title Sheet
- Project Information Sheet
- Site Plan
- Foundation Plan
- Floor Plans
- Exterior Elevations
- Electrical & Lighting Plan
- Building Sections & Construction Details.

Sometimes Landscape, HVAC, and Plumbing Plans are included in the drawing set for public bid projects.

1036 BROOKLYN STREET

NEW SINGLE FAMILY HOME FOR
SEAN MURPHY & ALLISON MANKER
NEW ORLEANS, LA.

REVISED PERMIT READY SET
OCT. 14, 2019 REVISED PERMIT SET

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
A-1	TITLE SHEET
A-2	PROJECT INFORMATION
A-3	FOUNDATION PLAN & DETAILS
A-4	SITE PLAN, FLOOR PLANS
A-5	ROOF PLAN, OUTDOOR STAIR DETAIL, SCHEDULES
A-6	FRAMING PLANS
A-7	ELECTRICAL POWER & LIGHTING PLANS
A-8	3D VIEWS
A-9	EXTERIOR ELEVATIONS
A-10	BUILDING SECTIONS AND DETAILS

130 MPH WIND LOAD CERTIFICATION

I certify that I have performed the design described in these drawings in accordance with 130 mph wind load (R301.2.(4) and in compliance with ASCE 07-10 and the requirements of the International Residential Code, 2015 Edition.

10-11-2019

STATEMENT OF RESPONSIBILITY

10-11-2019

ROLAND A. ARRAGA, ARCHITECT LIC. NO. 38913 - LA
ARCHDINAMICA ARCHITECTS, LLC

A·D ARCHITECTS, LLC

10-11-2019

PROJECT NAME:
NEW SINGLE FAMILY HOME FOR
SEAN MURPHY & ALLISON MANKER
1036 BROOKLYN AVE.
NEW ORLEANS, LA.

PROJECT NUMBER:
19-012

DATE:
OCT. 11, 2019

REVISIONS:

DRAWN BY:
RAI/JSA

CHECKED BY:
JSA

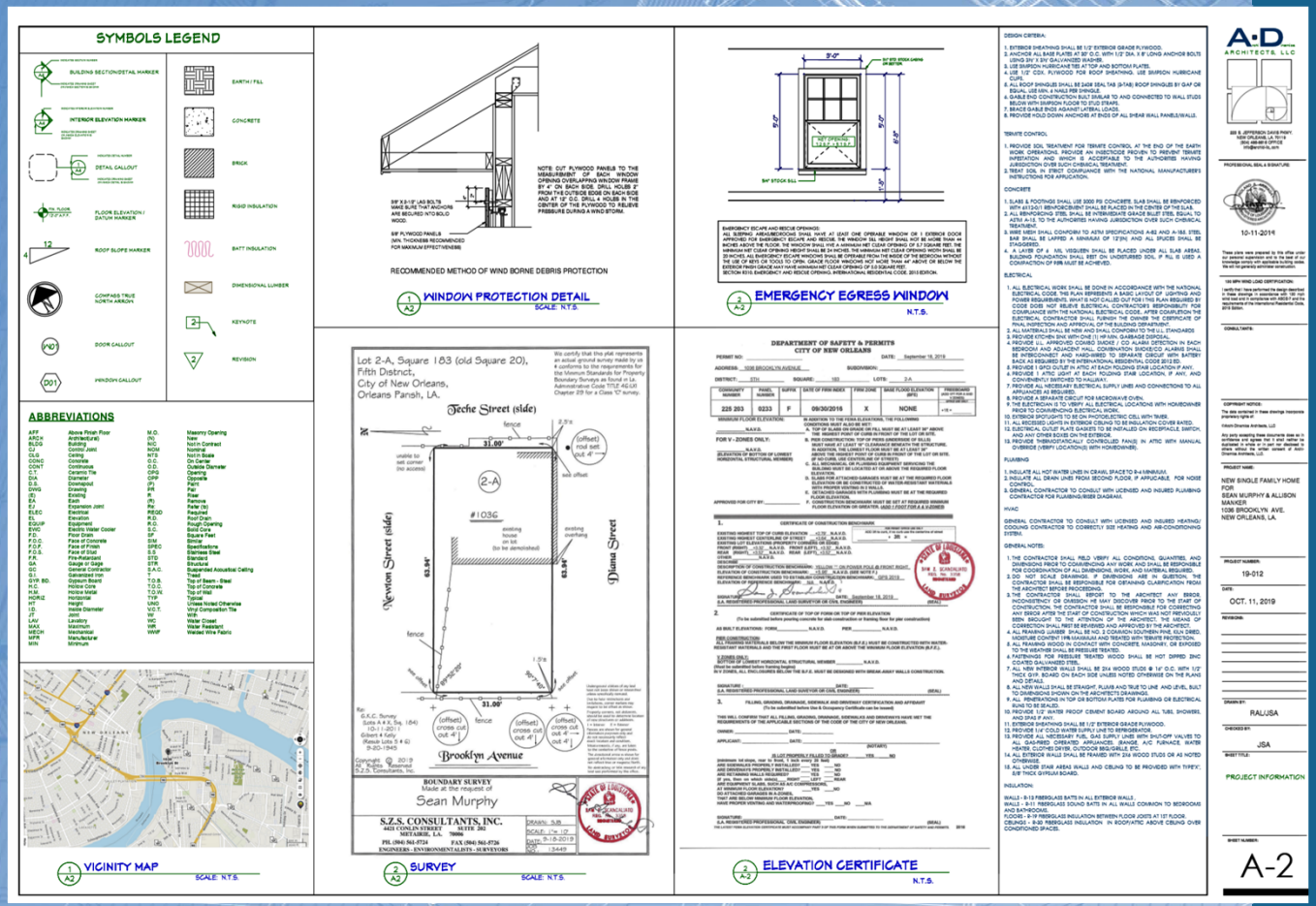
SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
A-1

Title Sheet

The Title Sheet contains

- Sheet index
- Rendering of project
- Title of project
- Responsibility Statements

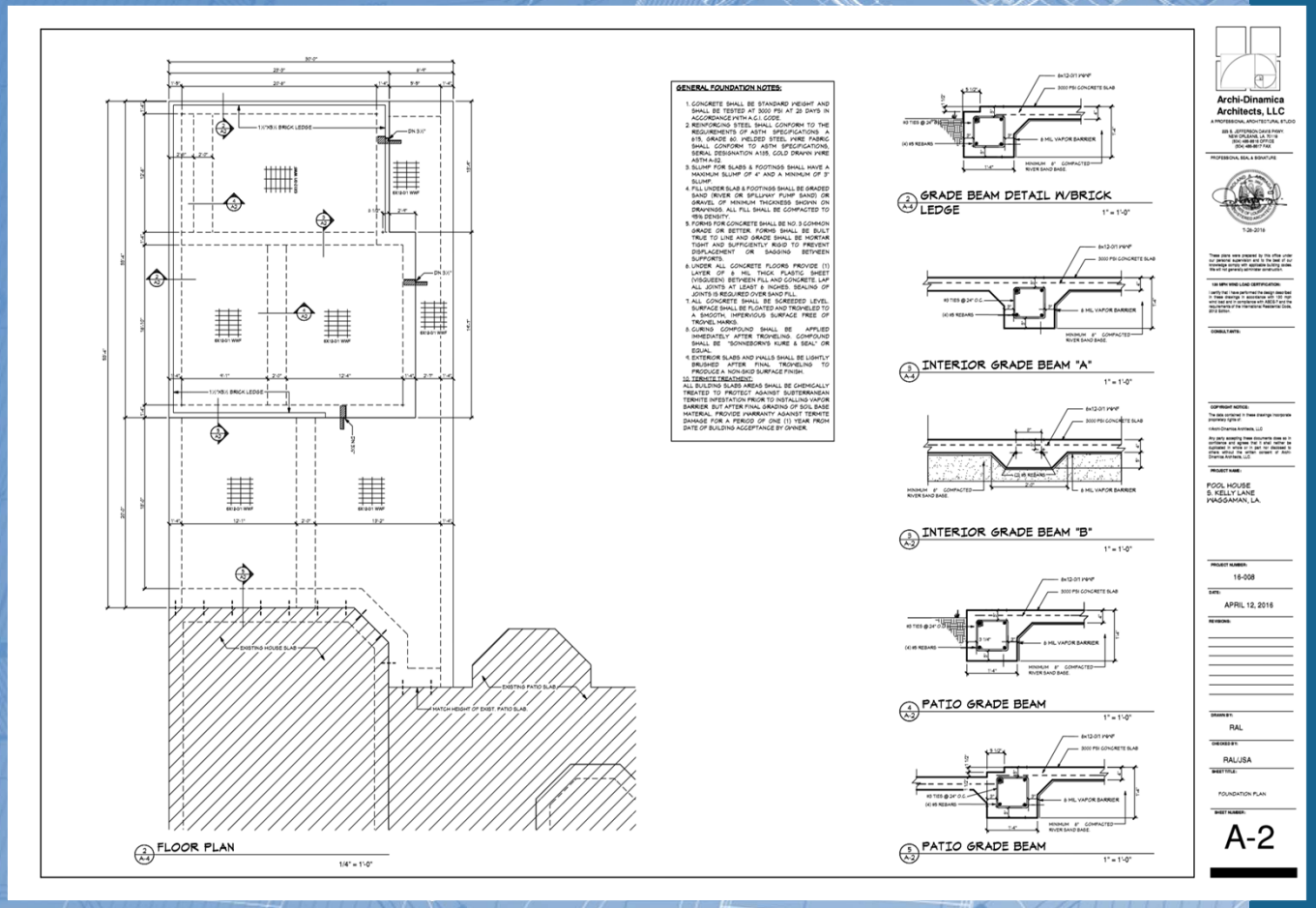


Project Information Sheet

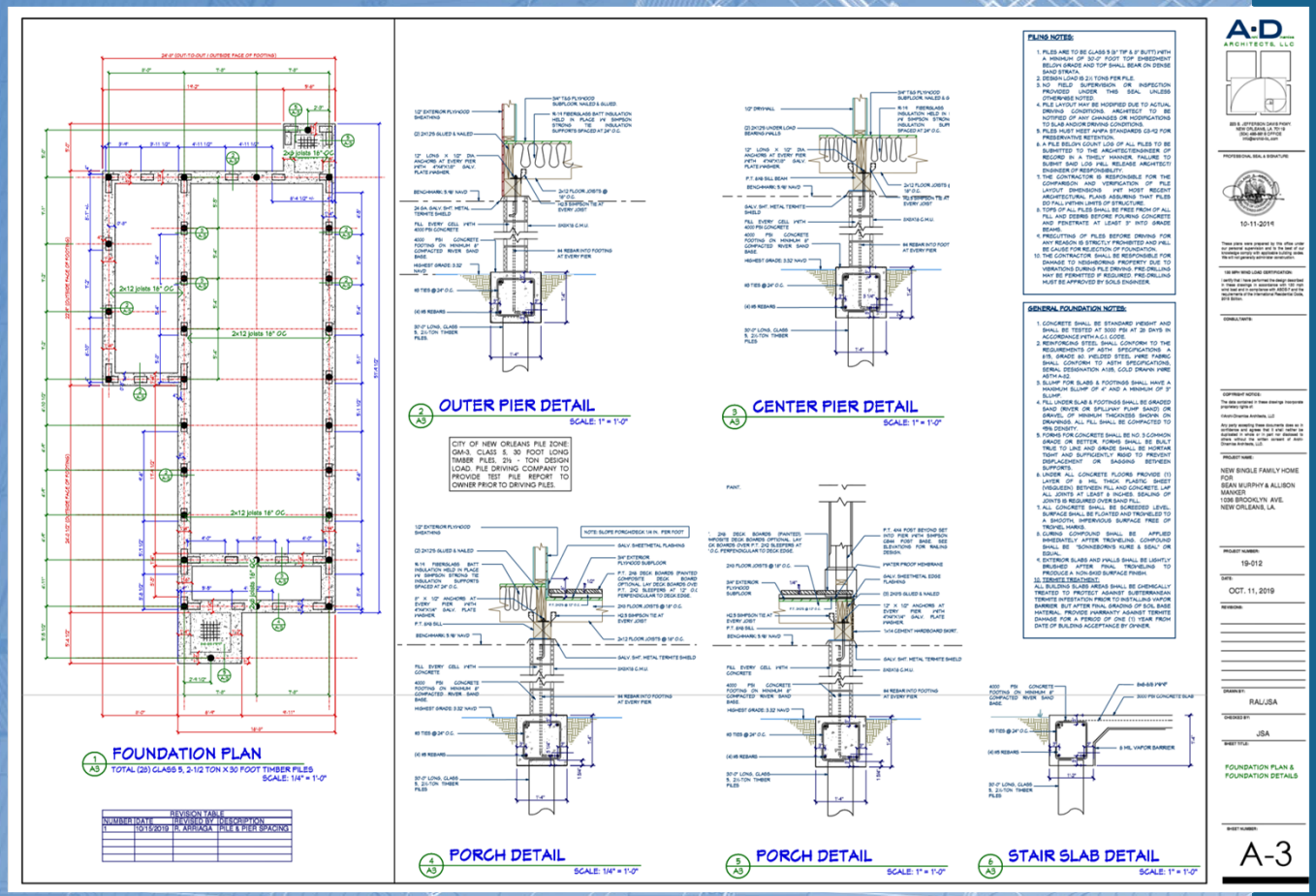
The Project Information Sheet contains

- General building code requirements
- Copy of the land survey
- FEMA certificate
- Symbols and Materials Legend

Slab On-Grade Foundation

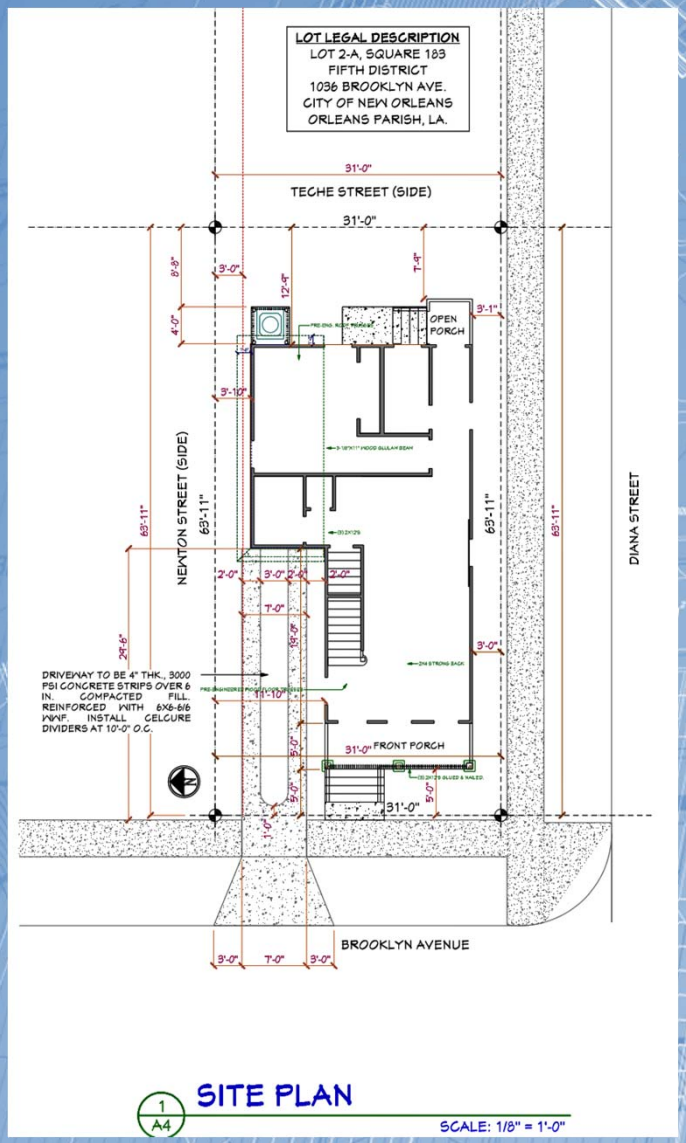


The Slab-on-Grade Foundation Plan shows the location of all piling and reinforcing associated with the plan. It is poured on compacted sand or soil.



Raised Foundation

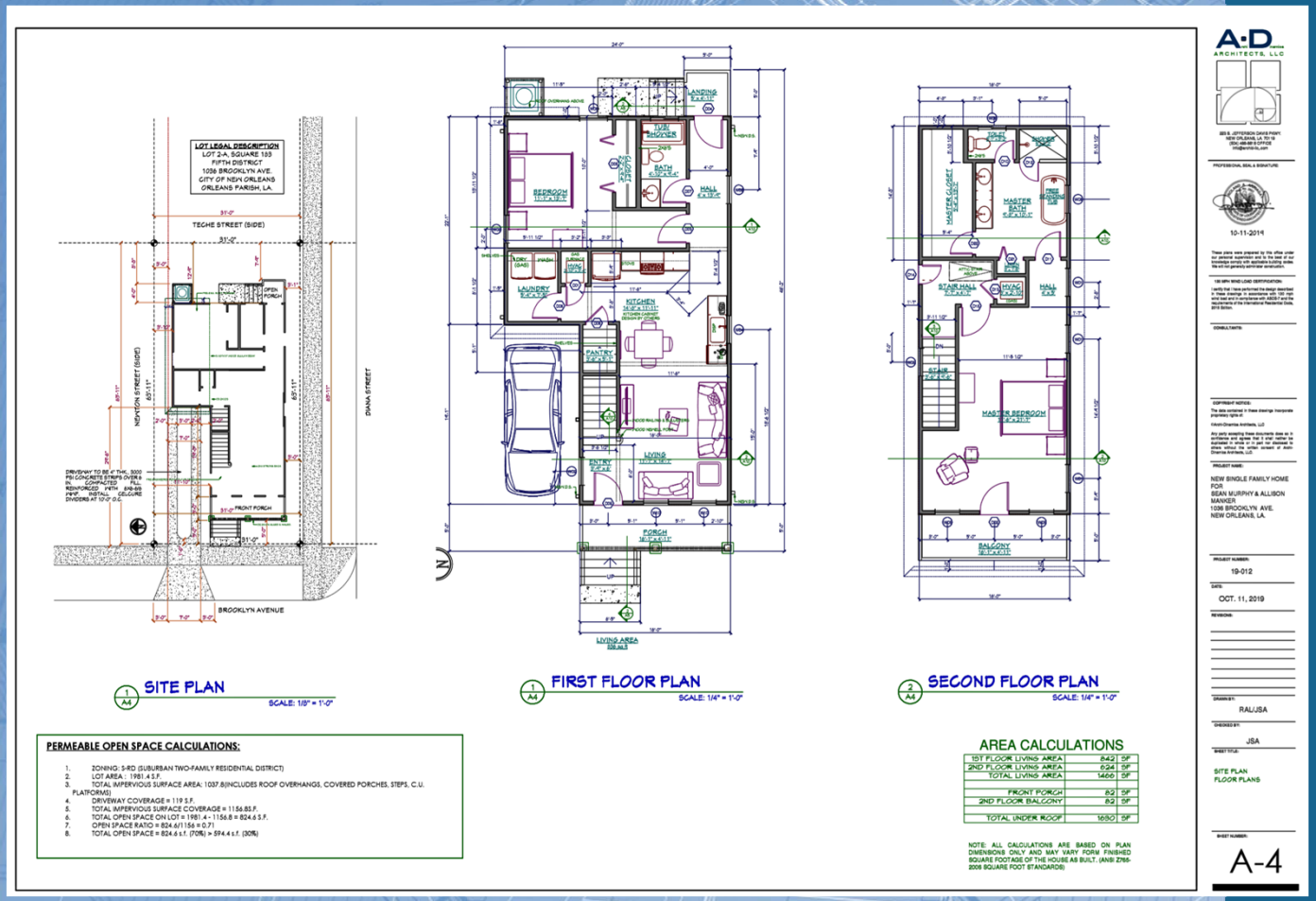
The Raised Foundation Plan shows an elevation structure above the Base Floor Elevation. Typically a raised foundation is called a pier foundation. The pier are constructed with concrete cinder blocks.



Site Plan

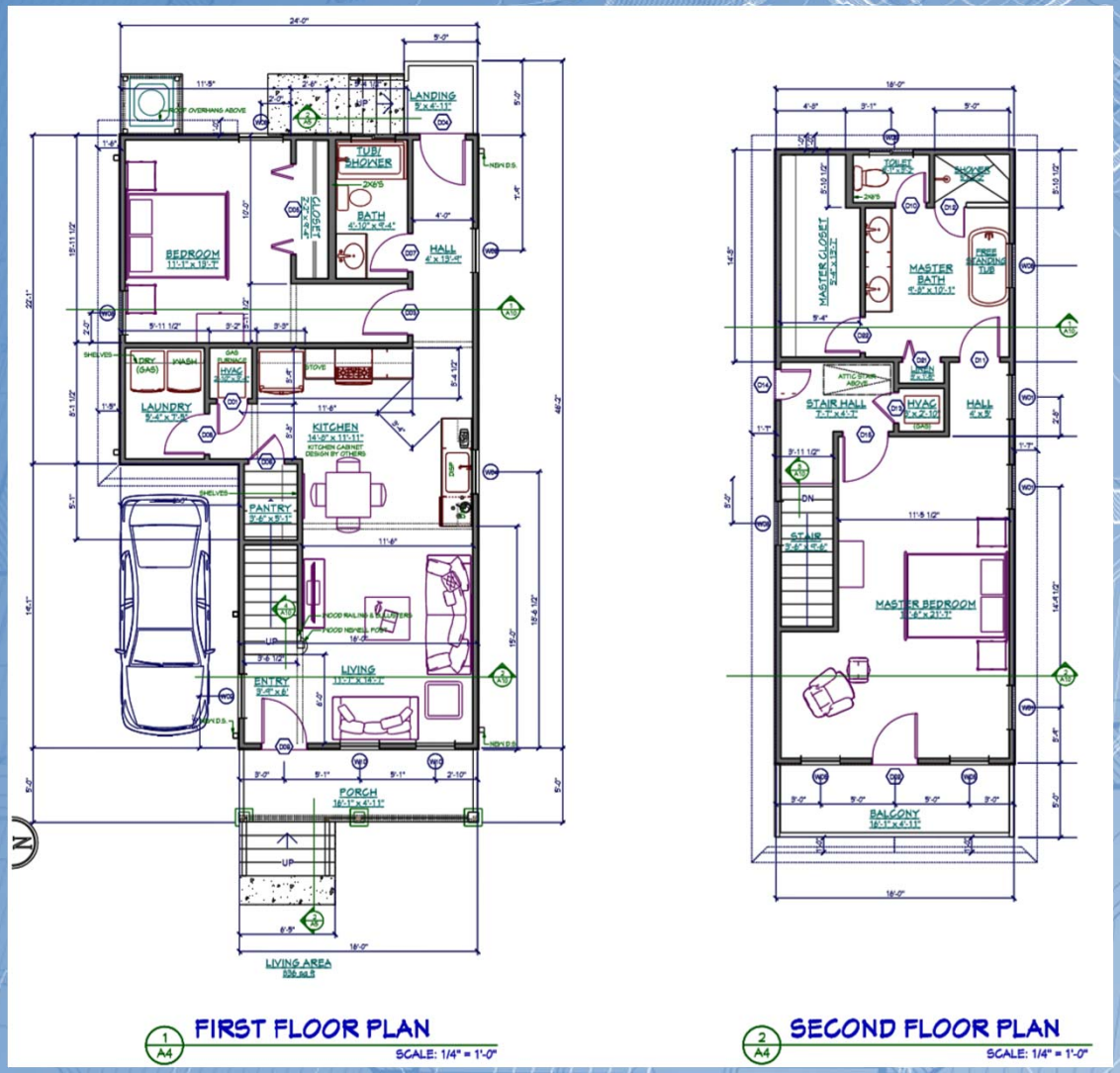
The Site Plan locates the building 'footprint' on the actual site and describes the required site work. The Site Plan shows sidewalks, driveways, flatwork, and all details related to site work.

Floor Plan View



FLOOR PLAN FOR A HOUSE

Floor plans are simply that. Each floor of the building is drawn to scale (usual a ⅛" or ¼" scale). These plans show interior and exterior walls, door and window locations, room dimensions, stairs, cabinets, toilets and sinks, and other relevant information.



Close up of Floor Plan View

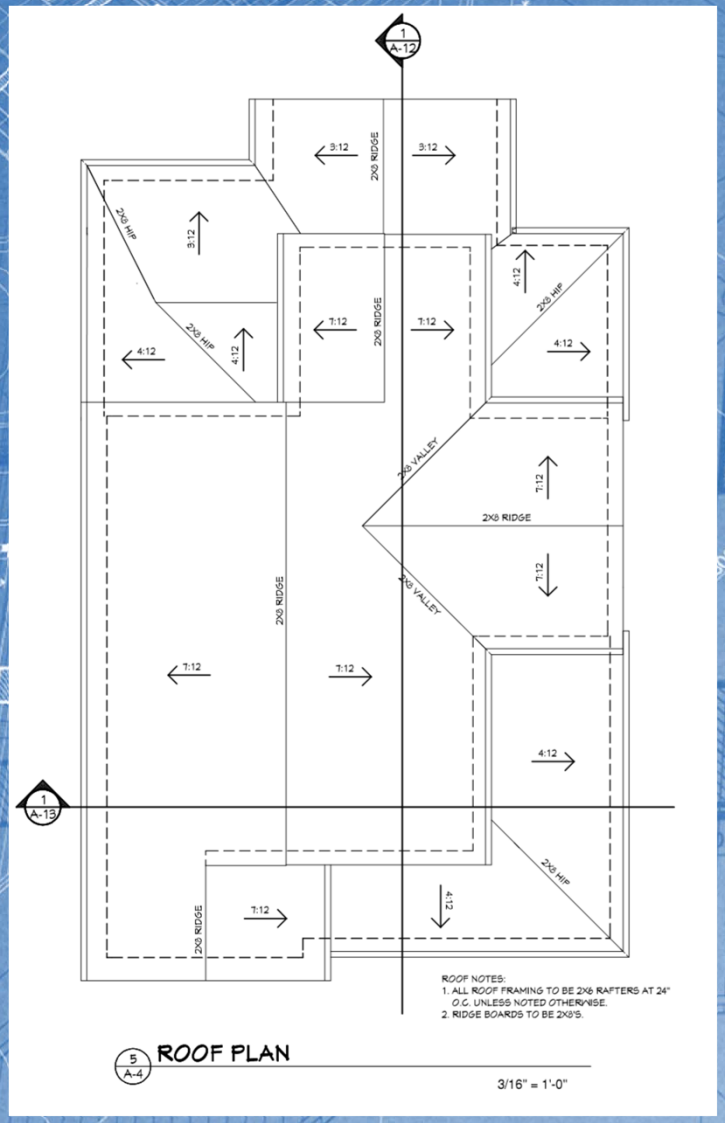
FLOOR PLAN FOR A HOUSE

Floor plans are simply that. Each floor of the building is drawn to scale (usual a ⅛" or ¼" scale). These plans show interior and exterior walls, door and window locations, room dimensions, stairs, cabinets, toilets and sinks, and other relevant information.

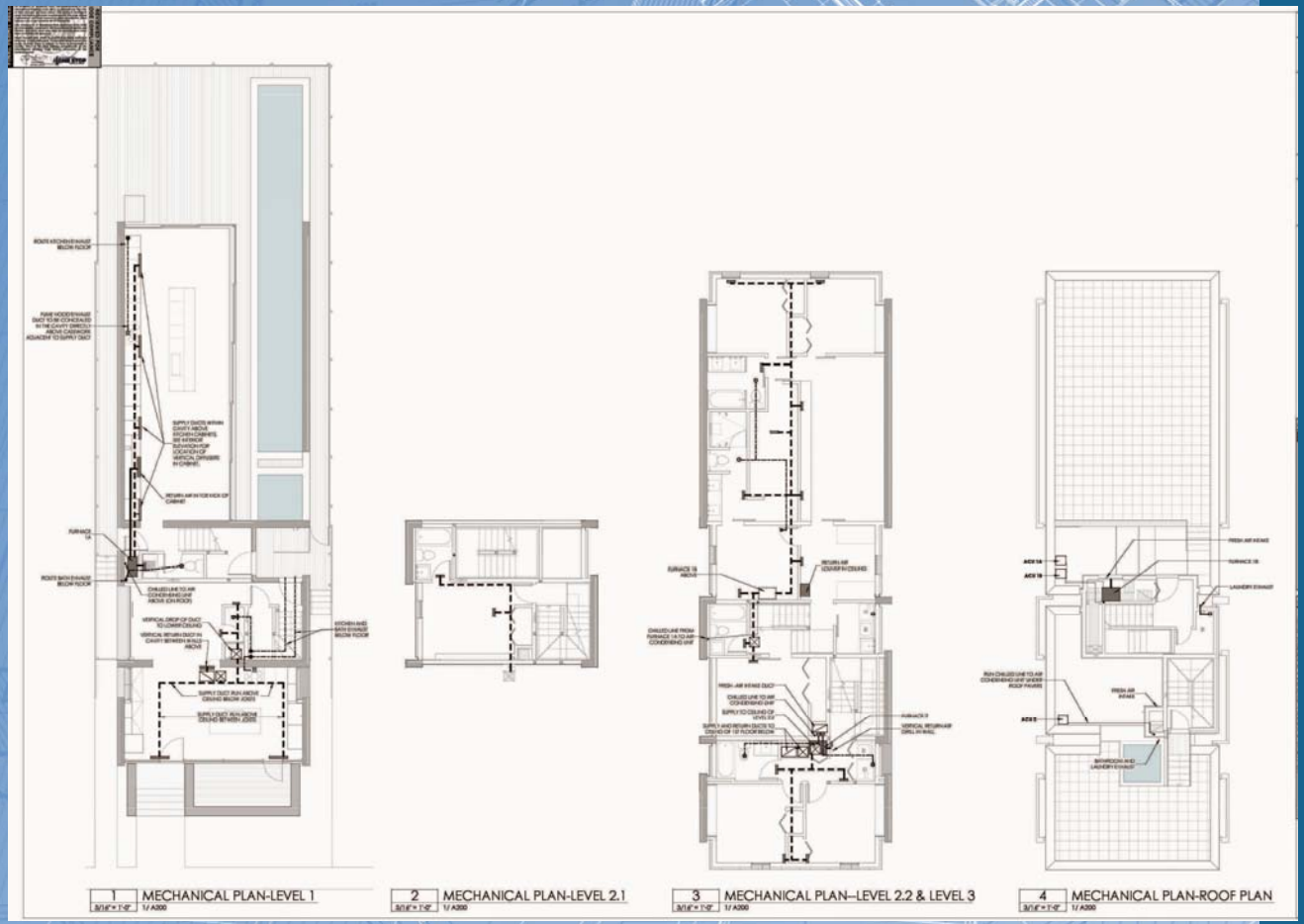
Roof Plan View

ROOF PLAN FOR A HOUSE

Roof plans show dormers, hips, valleys, roof slope, roof pitch, roof-mounted equipment and other related details such as materials to be used and roof penetrations like plumbing or exhaust vents.



Air Conditioning Duct Layout



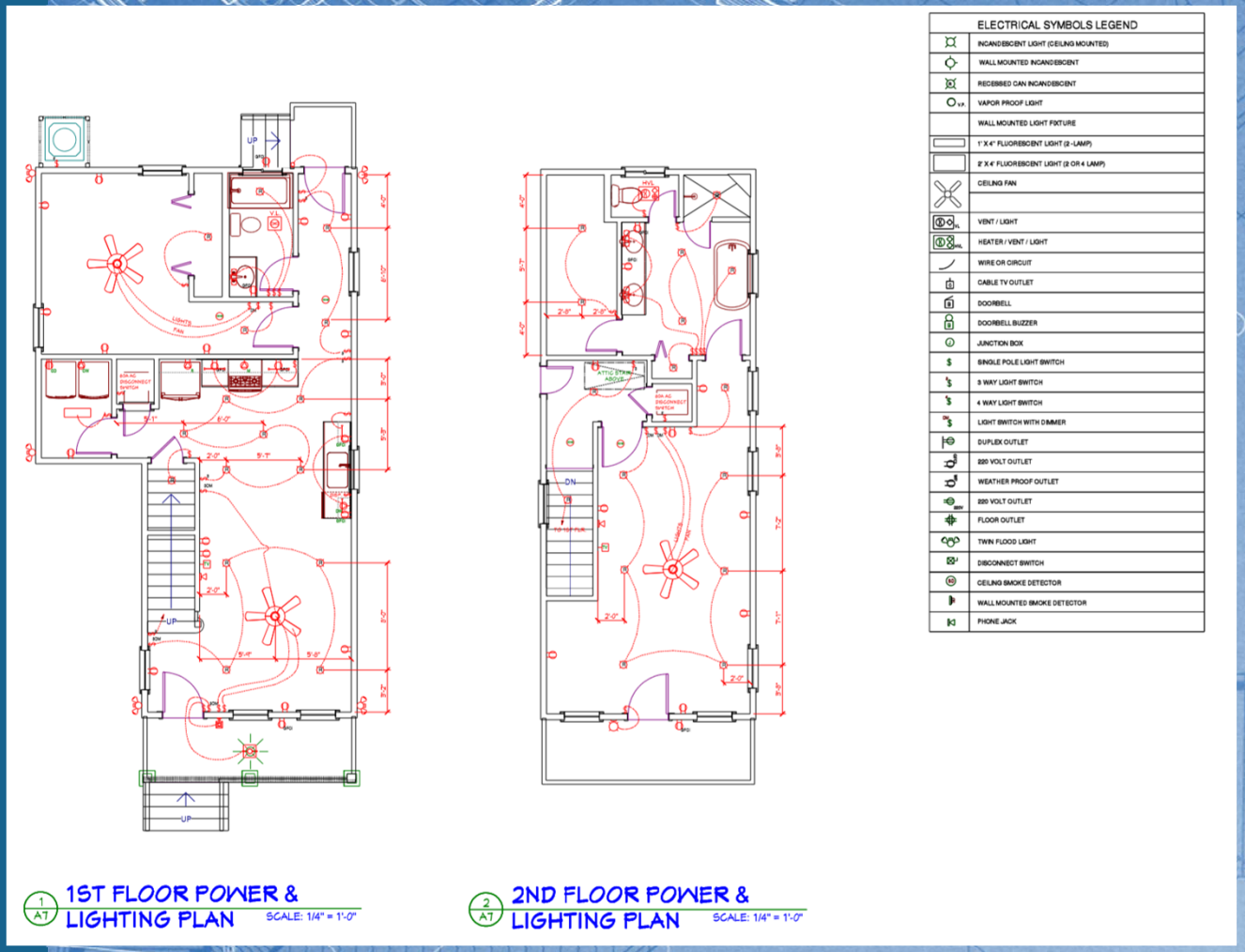
MEP - MECHANICAL, ELECTRICAL, PLUMBING PLANS FOR A RESIDENTIAL PROJECT

Plumbing, mechanical and electrical plans are usually needed for larger projects, but under certain public bid circumstances in housing projects each individual discipline can be shown on separate sheets without making the Architectural Plan too crowded and difficult to understand.

Electrical & Lighting Plan View

ELECTRICAL & LIGHTING PLAN FOR A RESIDENTIAL BUILDING

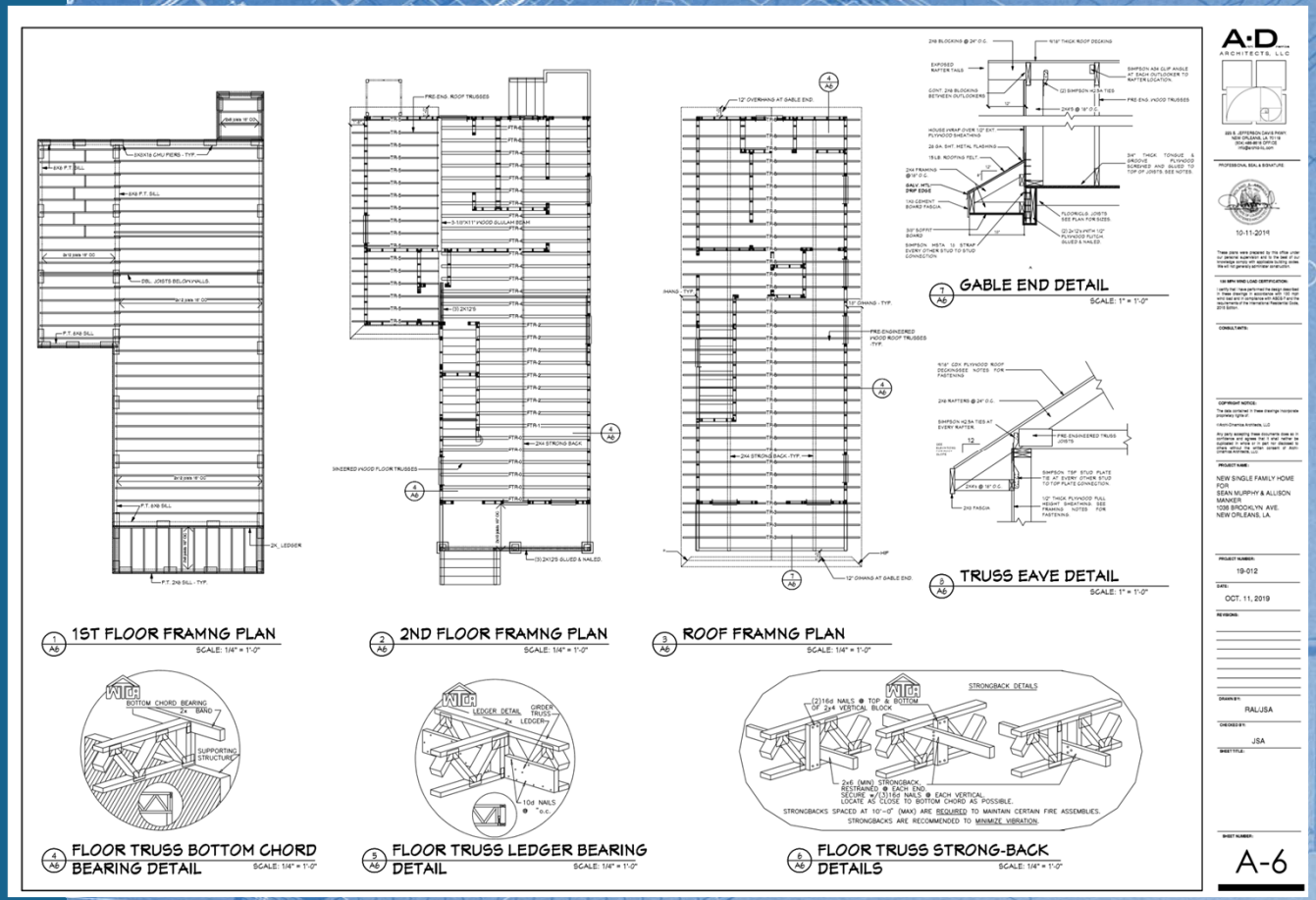
The lighting plan shows locations of all light fixtures, switches, emergency lighting, and special lighting.

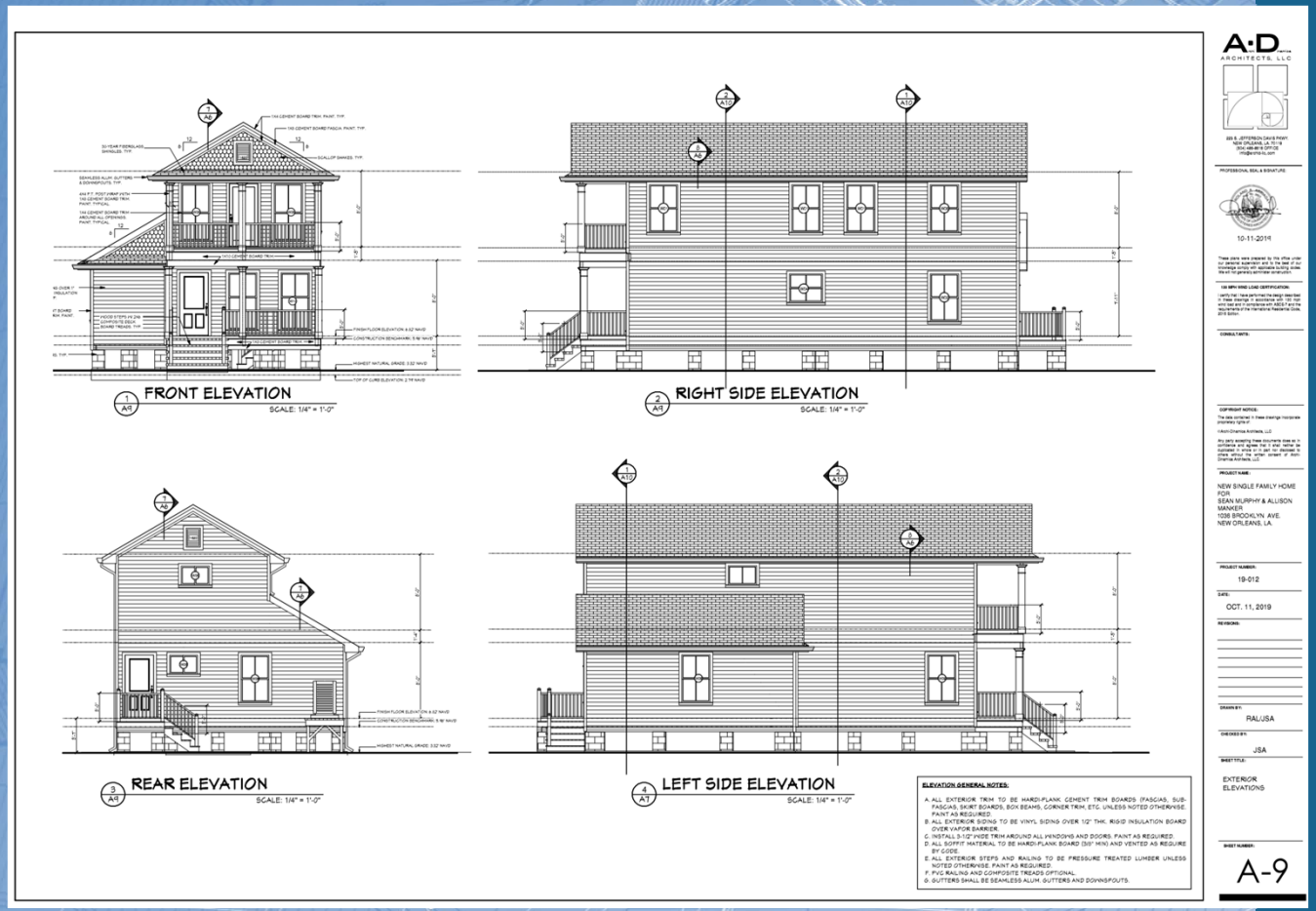


Plan View

STRUCTURAL FRAMING PLANS

The framing plans shows the framing member sizes and location of all beams and columns and framing details relevant to the framing type specified.





Elevations

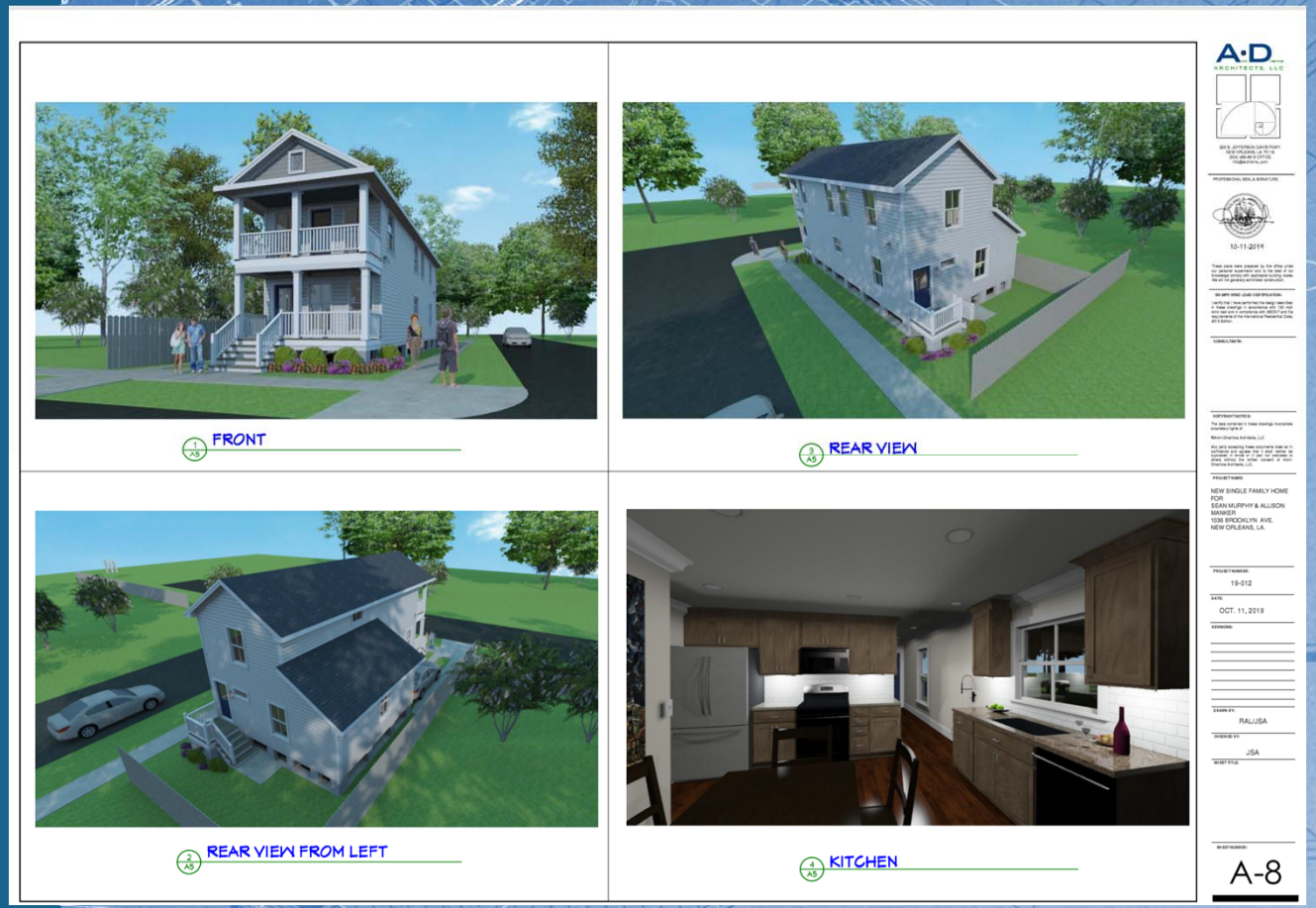
ELEVATIONS

Elevations are side views showing each of the exterior walls of the building. Usually the elevations are noted north, south, east, and west and they should be cross-referenced on the First Floor Plan.

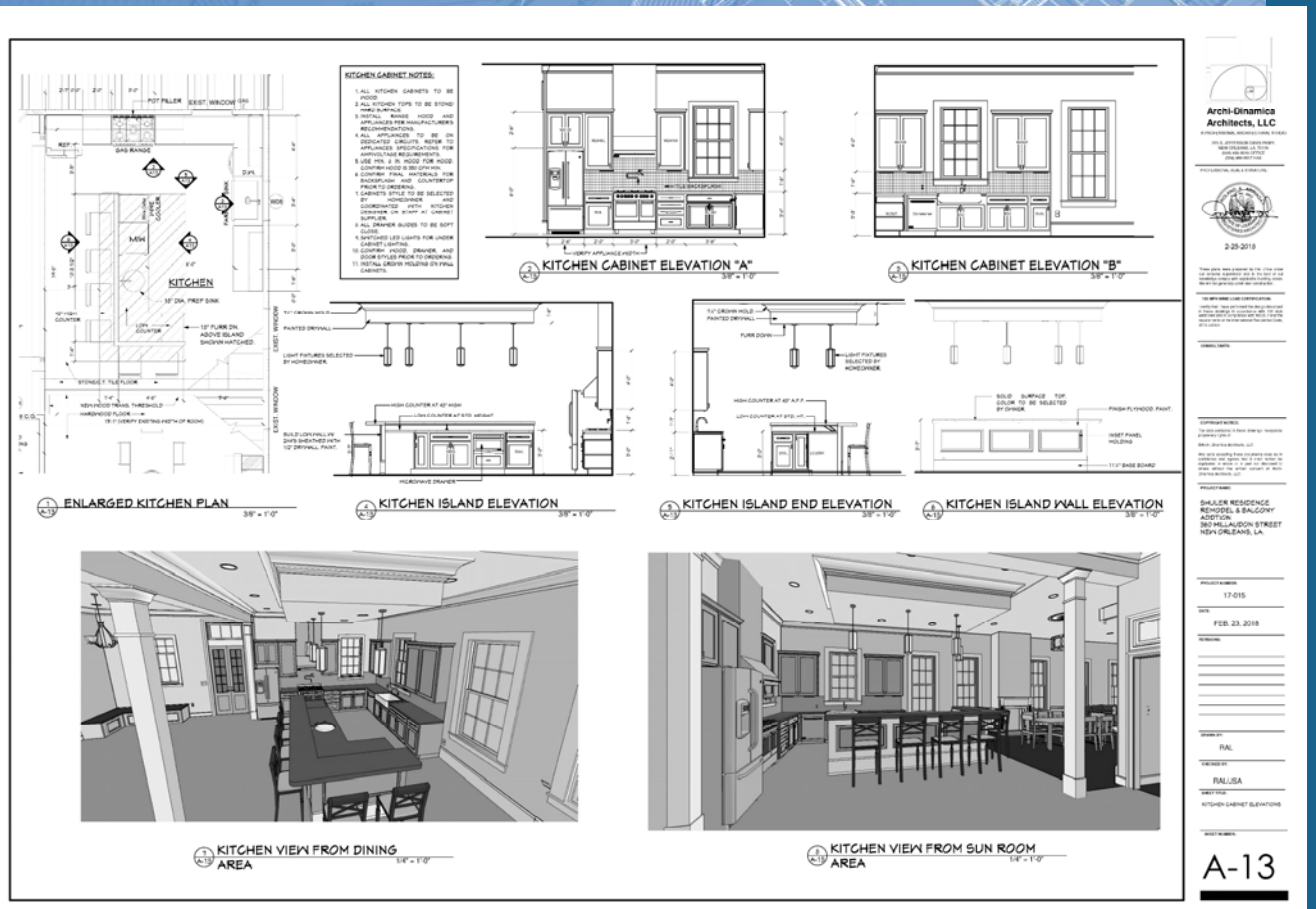
Exterior Renderings

EXTERIOR RENDERING

Describe the project in three-dimensional form. It helps with the understanding of volumes, roof planes, and certain features that cannot be described in two-dimensional format. It makes the plans easier to understand.



Interior Elevations

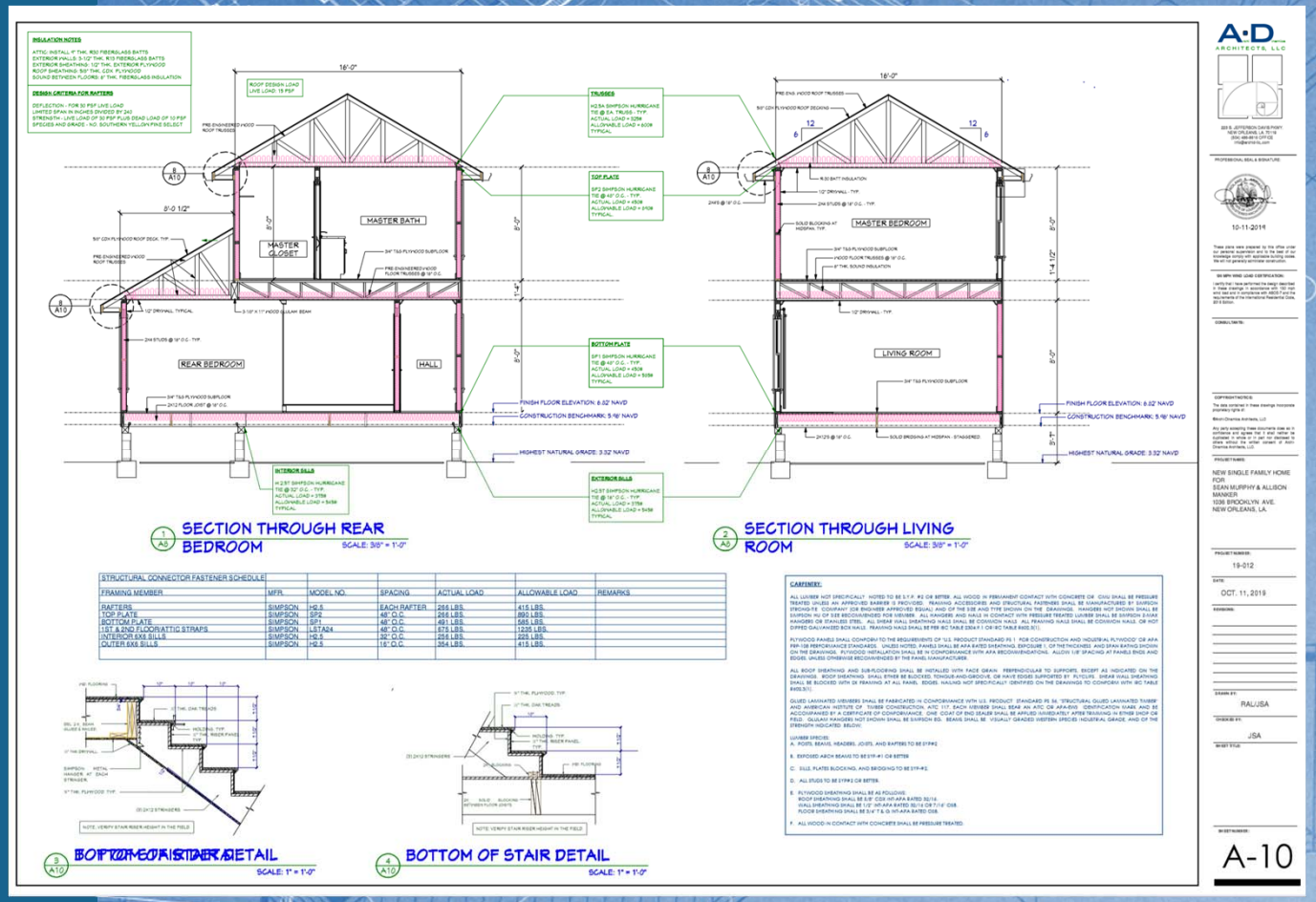


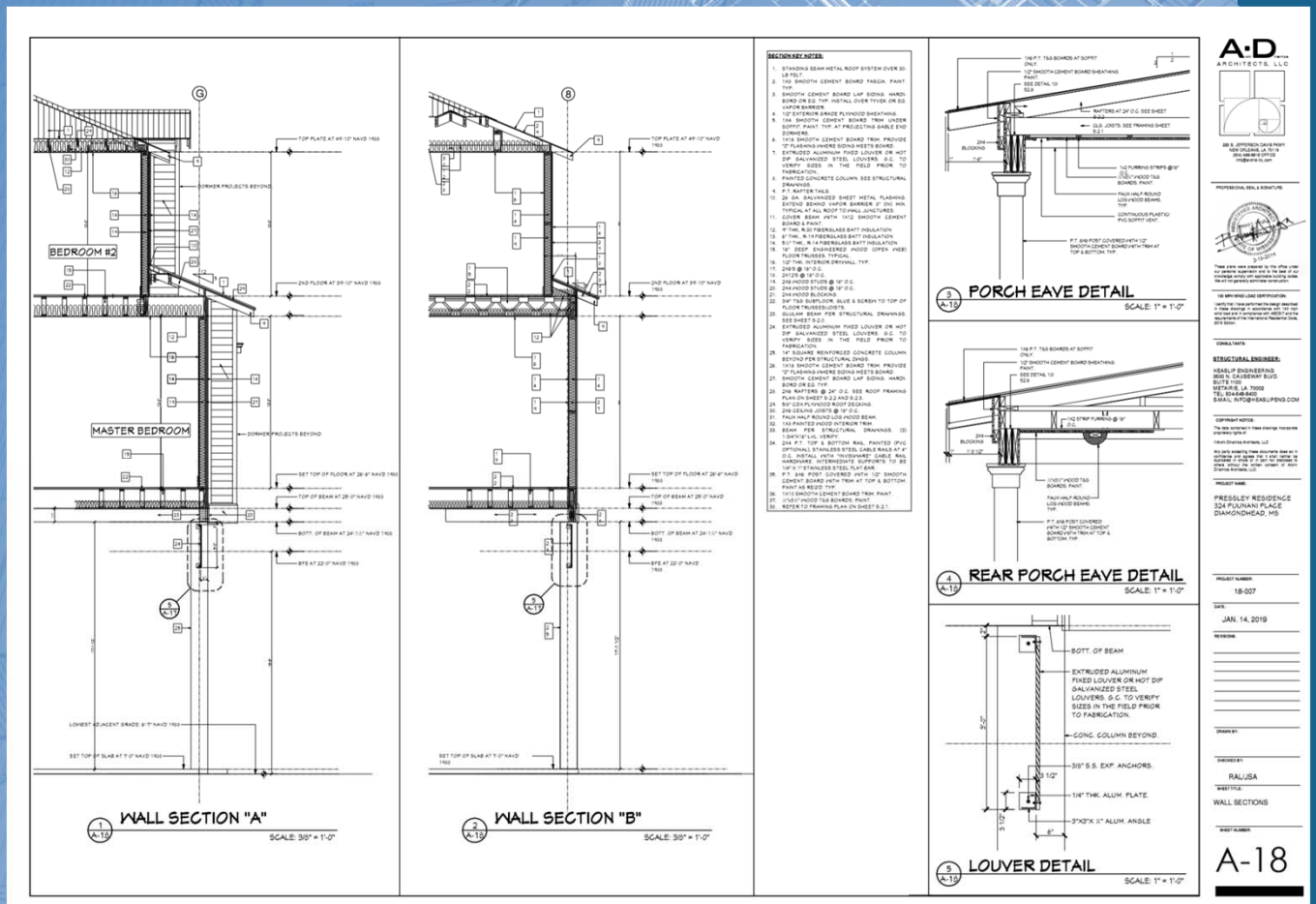
INTERIOR ELEVATIONS

Interior elevations are also included, typically to show cabinets and countertop work, bathroom walls and anywhere a plan view alone can't communicate what is needed.

Building Sections

Plan views and elevations are not sufficient to fully describe the various building components needed or how each component relates to the others. This is where ‘sections’ are used. Sections are basically ‘slices’ through a building or building component.





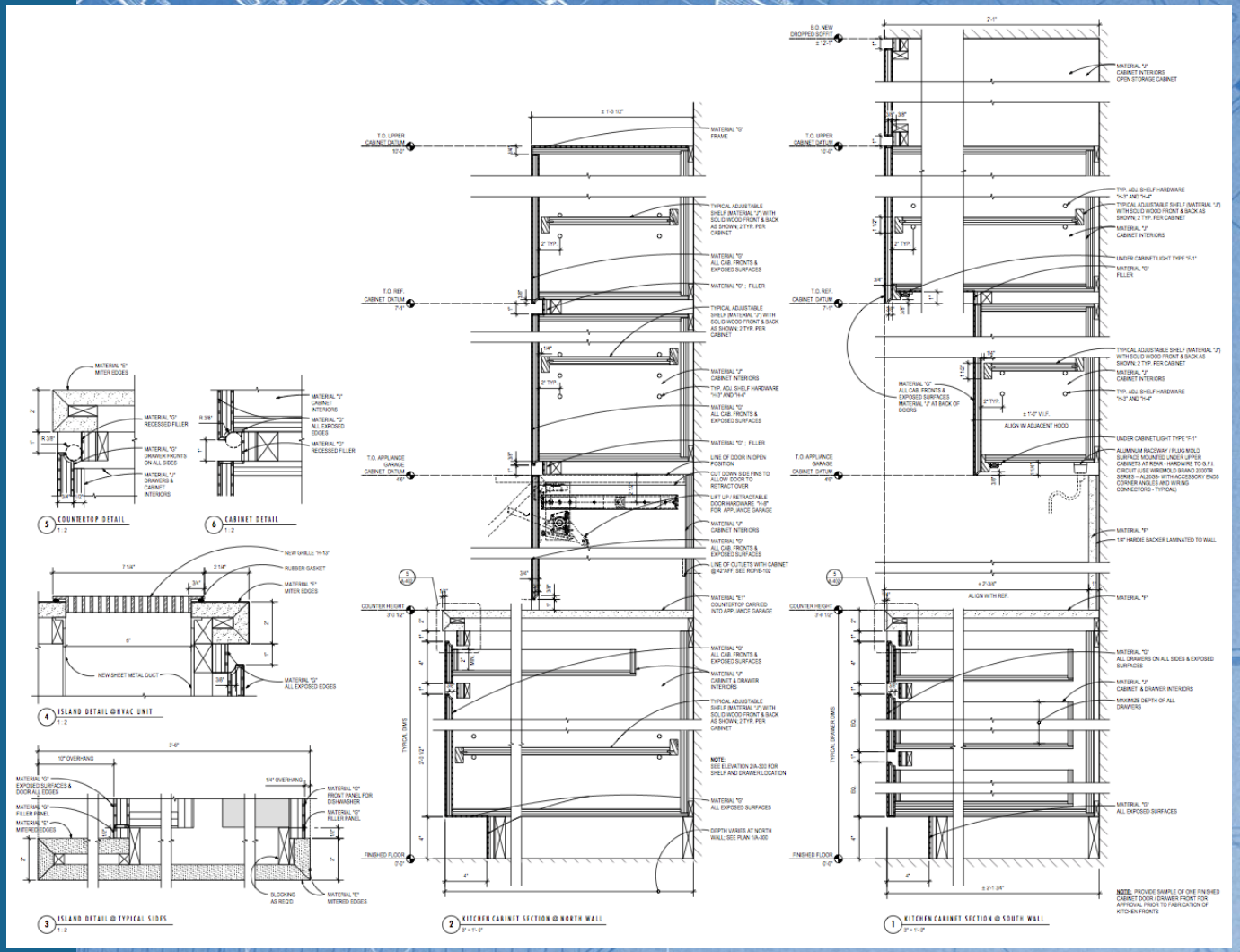
Wall Sections

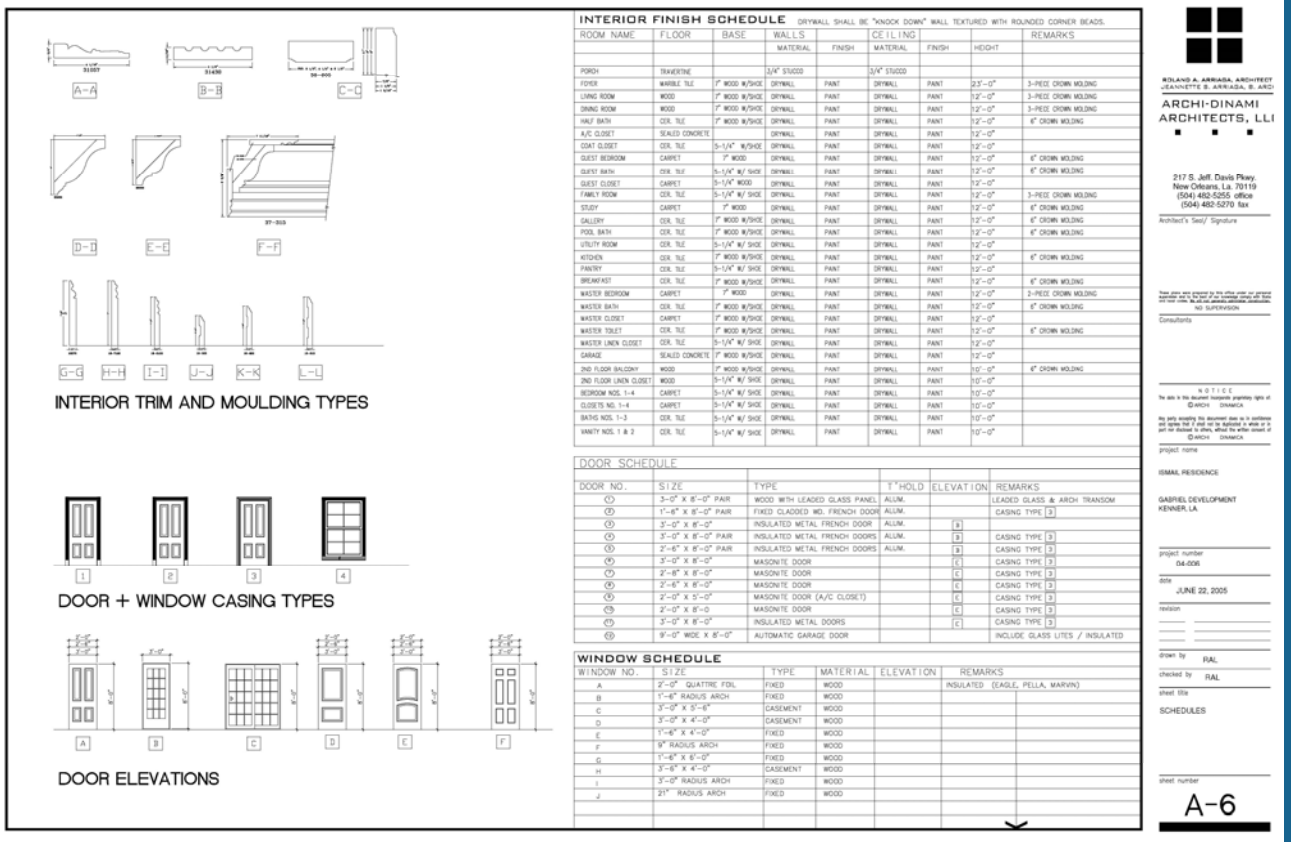
A common 'section' is a Wall Section. This is a vertical slice through the wall that shows the inside, outside and interior components of the wall, such as studs, sheathing, insulation, siding, or masonry, as well as how the wall engages the floor or foundation below, and the roof or floor structure above.

Cabinet Sections

INTERIOR CASEWORK

Other sections include cabinet and countertop sections to depict all dimensions, relationships to other elements and interior cabinet shelving and other features. Sections are cross referenced on plan views, and elevations, so the reader can understand where the relevant ‘slice’ was taken. Mostly used in high end residential working drawings.

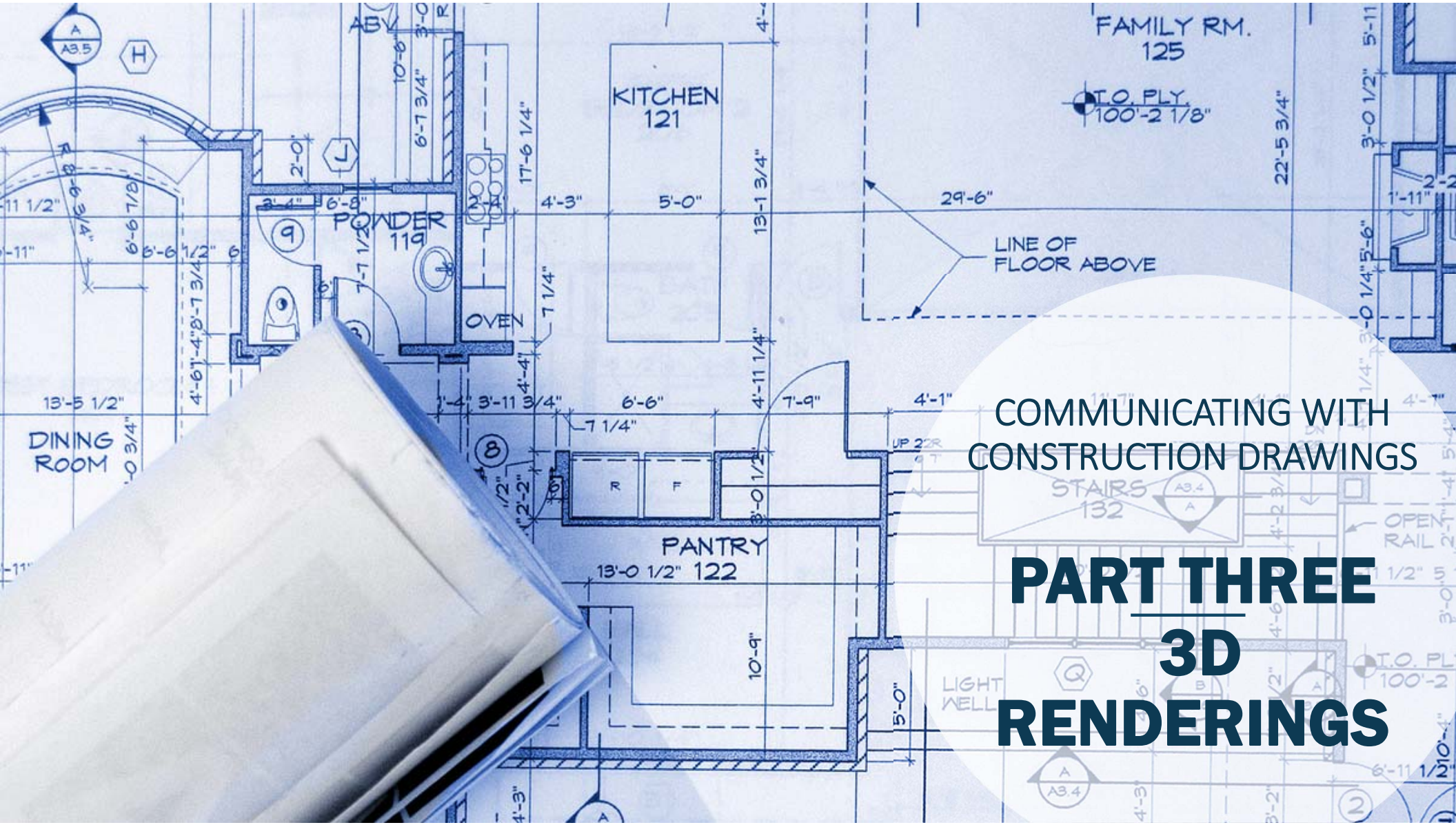




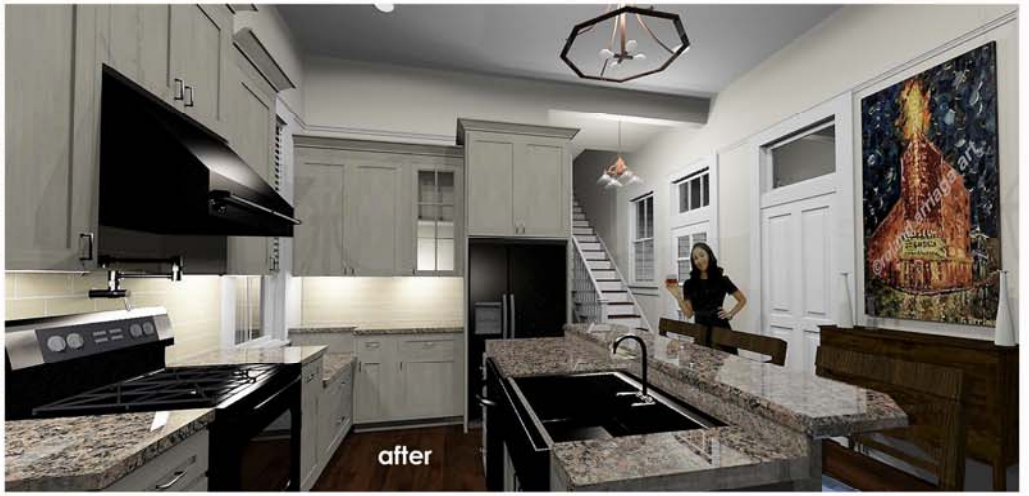
Schedules

SCHEDULES

Many building components are organized in simple matrices called 'schedules.' Door, frame and door hardware details will be described in a door schedule. The floor plan will have simple door number or mark, and that will correspond with the detailed information on the door schedule. Windows, interior finishes, are all typically detailed in schedules.


COMMUNICATING WITH
CONSTRUCTION DRAWINGS
PART THREE
3D
RENDERINGS


before


after


before


after
A·D
ARCHITECTS, LLC

proposed design for private home

pan american hwy.1 Santiago, Veraguas Province, Panama

mr. & mrs. rafael young virzi

A·D ARCHITECTS, LLC


Seelbach Bistro
VALET
PARKING


ALTERNATIVE FOOT CLINIC, INC.
540 SHADOWS LANE BATON ROUGE, LA.
©Archi-Dinamica Architects, LLC

Archi-Dinamica Architect, LLC
223 South Jefferson Davis Pkwy.
New Orleans, La. 70119
Office: 504-486-8616
Fax: 504-486-8617
Email: ral@archid-llc.com

ComNet, LLC
4811 Harding Blvd.
Baton Rouge, LA 70811
Office: 225-205-6562
Fax: 225-355-3435
Email: comnetllc@yahoo.com


J. W. BROWN LABORATORY SCHOOL
1906 ADAMS STRET
MONROE, LA.
© ARCHI-DINAMICA ARCHITECTS, LLC

End of Presentation

Question & Answer

CONSTRUCTION MANAGEMENT

CONSTRUCTION METHODS & MANAGEMENT

NR- NEIGHBORHOOD RESTORATION

Construction Management

Contractual arrangement: at-risk or management services for fee only

or

Act of managing the construction process

OWNERS/PLAYERS

- **Owner – owns project upon completion of construction**
  - **Private – owner owns land and pays for construction of facility**
    - **Able to accept/reject bids based on many parameters including cost, quality, reputation**
  - **Public – owner is government agency, public pays for facility**
    - **Very strict method of soliciting bids, accepting bids, writing specs**

CONSTRUCTION METHODS & MANAGEMENT
NR- NEIGHBORHOOD RESTORATION

Project Management

- **Optimize the three attributes of: quality, cost, and time**
- **Principle objective of a construction manager is to complete each project on time and within budget, while maintaining acceptable levels of safety and risk**

TEAM PLAYERS

- **Design Professionals**
  - **Architects, Engineers, design professionals**
    - **Assist owner in developing plan for facility/project**
    - **Make sure it is structurally sound (architect)**
    - **Make sure all systems, utilities, facilities are integrated into design**
    - **Responsible for applying for and obtaining all necessary permits**

- **Contractor**
- **Contracts to build project to the specs set forth in the contract for a contracted price**
  - **Contract will subcontract to specialty firms**
  - **Subcontractors may subcontract further**
- **Project Management**
  - **Acts as owners agent and works with designers and contractors to insure high quality and lower cost or cost in budget**

PM IS THE KEY TO SUCCESS!

CONSTRUCTION PROJECT

- **Has following characteristics**
  - **Defined goal or objective**
  - **Specific tasks not routinely performed**
  - **Defined beginning and end**
  - **Defined deliverables**
  - **Resources being consumed**

ROAD MAP TO SUCCESS- FINISH LINE

- **To build a project on time and at cost need a good map to get thru project**
  - **Steps**
    - **Establish project plan/objectives**
    - **Do research into materials and design**
    - **Design, estimate and schedule**
    - **Present design to owner**
    - **Analyze project for viability**
    - **Adjust project plans as needed and go back to beginning**

CHANGE ORDERS (RFI) EMAIL AND DOCUMENTATION

- **As the project progresses more information is known and needs to be considered**
- **Good early decisions provide significant benefits. Ability to influence the project costs decreases as the project is built**

CONSTRUCTION PROJECT CATEGORIES

- **Residential**
  - **Condos, town houses, apartments, single family homes**
  - **Owners may be development companies or individual owners**
  - **Fairly low tech**
- **Building Construction Projects**
  - **Office buildings, large apartment buildings, shopping malls, theaters**
  - **Dependent on economy**
  - **Designed by architects with engineering support**

CONSTRUCTION PROJECT CATEGORIES

- **Heavy Construction**
  - **Roads, bridges, dams, tunnels, water & waste water systems**
  - **Designed by engineers**
  - **Usually public projects**
- **Industrial Projects**
  - **Steel mills, petroleum refineries, chemical processing plants, auto production facilities**
  - **Specialized design and construction**
  - **Limited companies do this work**

ALL STARTS W/ PRO FORMA

- **See excel proforma- Brett to cover**
- **Financial projections**
  - **The developer gathers as much information to make an informed decision.**

CHRONOLOGY

- **Conceptual Planning**
  - **Owner makes decisions on designers, site, and project cost and schedule**
  - **Iterative process – add in and delete items to get desired final product**
  - **Need to gather as much info as possible**
    - **Rehab work uncovers many unknowns**
  - **Permits are started and applications made**
  - **Estimate +/- 25%, Schedule +/- month**

CHRONOLOGY

- **Schematic Design**
  - **Actual design begins**
  - **Looking at method and materials to use**
  - **Value engineering**
  - **Begin setting up work packages**
  - **Long lead time items**
  - **Preliminary estimate (+/- 10%) and schedule are completed**

CHRONOLOGY

- Design Development
  - Final design phase
  - Make system choices based on cost and schedule
  - Prequalification process for bidders
  - Contract documents and determination of work packages – Woodrow Wilson Bridge
  - Fair cost estimate and schedule developed

CHRONOLOGY

- Construction
  - Mobilization-
  - Milestones- what milestones do I need make for payment? (lead time, order, accounts)
  - Substantial completion-
  - Punchlist items- (attention to detail and laser focus)
  - Project Close out- the child is born!

PROJECT RISK & ABILITY TO PARTNER

- Bid depends on amount of risk contractor is willing to take
- Risks
  - Project Site – Neighbors, Regulatory environment, Subsurface conditions, Economic climate
  - Project – complexity, planned technologies, degree of finishes, materials, mechanical/electrical systems
  - Process – Project funding, timetable, preconstruction info, project unknowns
  - Owner Org – sophistication, org structure, decision making
- Contingency takes some of risk out

CONTRACT TYPES

- Fixed Price (Lump Sum)
  - Do work for a set price
  - Must have an accurate estimate for bid
  - Provides owner and contractor with a number
  - Risk to contractor is great, to owner minimal
- Unit Price
  - Price is per unit of each item. Price includes all O&P
  - Designer estimates quantities

CONTRACT TYPES

- Cost Plus Fee
  - Owner reimburses actual costs plus a fee to cover O&P
  - Good when scope of project is unclear
- GMP
  - Owner knows max price for financing
  - Clause provides a split of money if contract comes in under budget

Construction Contracts

- Prequalification of bidders
  - Evidence of satisfactory previous experience
  - Financial stability
  - Advanced or specialized prequalification may be required as dictated by the magnitude and nature of the work
  - Bid bonds are often required

CONSTRUCTION METHODS & MANAGEMENT
NR- NEIGHBORHOOD RESTORATION

CONSTRUCTION METHODS & MANAGEMENT
NR- NEIGHBORHOOD RESTORATION

Elements of a legal contract

- offer
- acceptance
- consideration
- legal in every respect
- requires a *meeting of the minds*
- offer + acceptance = binding obligation

CONSTRUCTION CONTRACT DOCUMENTS

- Advertisement for bids
- Information for bidders
- Bid form
- General notices
- Notice of award
- Notice to proceed
- Bid bond
- Performance bond
- Payment bond
- Contract form or agreement
- General conditions or provisions
- Supplemental and/or special conditions
- Plans
- Specifications

CONSTRUCTION CONTRACT DOCUMENTS

Characteristics of a "good" contract document:

1. Carefully considered
2. Expressed clearly
3. Time-tested
4. Comprehensive
5. Fair
6. Balanced
7. Applicable to the elements of a construction projects

CONSTRUCTION METHODS & MANAGEMENT
NR- NEIGHBORHOOD RESTORATION

Payments and related issues

- mobilization and initial costs
- retainage
- progress payments and partial payments
- material payments
- change orders
- substantial completion
- punchlist
- final acceptance and payment

CONSTRUCTION METHODS & MANAGEMENT
NR- NEIGHBORHOOD RESTORATION

Changes in plans and specs

- clarification, correction, modifications prior to bid are referred to as "addenda"
  - owner must maintain a system of distributing and acknowledging receipt of addendum
- plan and spec changes after award are referred to as "revisions", and generally require issuance of a change order(s)

CONSTRUCTION METHODS & MANAGEMENT
NR- NEIGHBORHOOD RESTORATION

Change Orders

- a written order issued by the owner to the contractor for a change to the contract within the scope of work
- change orders are written for:
  - extra work
  - increasing or decreasing the contract quantities
  - alterations
- change orders state the basis and amount of payment and time extensions

CONSTRUCTION METHODS & MANAGEMENT
NR- NEIGHBORHOOD RESTORATION

Contracts

- Liquidated damages
- Incentive/Disincentive (bonus/penalty)
- Acceleration
  - Increase crew levels, crew size
  - Add shifts and/or extend work hours
- CPM schedule is an ***extremely*** valuable tool in analyzing delay claims

CONSTRUCTION METHODS & MANAGEMENT
NR- NEIGHBORHOOD RESTORATION

Claims and Disputes

- a claim is a request by a contractor for additional compensation or time extension for occurrences beyond the contractor's control including:
  - differing or unexpected site conditions
  - change in scope
  - delays caused by the owner
- owner has duty to provide adequate, accurate data to the bidders

CONSTRUCTION METHODS & MANAGEMENT
NR- NEIGHBORHOOD RESTORATION

Claims and Disputes

- Owner is liable to contractor when:
  - inaccurate data are given
  - extras develop because of improper design
  - design is significantly changed after the contract is signed (constructive change)
- Contractor must prove entitlement and the associated damages
- Contractor must provide timely notice of claim upon discovering impact

CONSTRUCTION METHODS & MANAGEMENT
NR- NEIGHBORHOOD RESTORATION

Types of Claims

- delay or disruption claim
- extra work claim
- acceleration
- impossibility-of-performance claim
- defective design claim (error or omission)
- interference claim
- superior knowledge claim

CONSTRUCTION METHODS & MANAGEMENT
NR- NEIGHBORHOOD RESTORATION

Dispute Resolution

- Early settlement between parties
- Alternative depute resolution (ADR)
  - negotiation – arbitration (1 or 3 members)
  - mediation – neutral advisors
  - Dispute Review Board (DRB)
    - 3 or more odd number of board members selected evenly by both sides
- Litigation
  - sometimes unavoidable; usually undesirable; but sometimes best method

CONSTRUCTION METHODS & MANAGEMENT
NR- NEIGHBORHOOD RESTORATION

Credits

- Credits – reimbursement from contractor to owner for work eliminated (lump sum contract or item)
- Credit may also be given when specified performance criteria is not met

CONSTRUCTION METHODS & MANAGEMENT
NR- NEIGHBORHOOD RESTORATION

Claims Avoidance

- producing comprehensive, accurate, contract documents
- constructibility review
- clear understanding of contract requirements prior to bidding
- having good administrative procedures in place
- open and honest communication
- timely troubleshooting

CONSTRUCTION METHODS & MANAGEMENT
NR- NEIGHBORHOOD RESTORATION

Claims Avoidance

- Claims avoidance begins in the pre-construction phase
- Contract documents need to be clear, accurate, comprehensive, and fairly distribute risk

CONSTRUCTION METHODS & MANAGEMENT
NR- NEIGHBORHOOD RESTORATION

Ability to influence cost over time

- Greatest potential to influence cost is during the pre-construction design phase
- Claims avoidance begins during pre-construction
- Design phase
  - Intensive preparation and review of contract documents
  - Careful consideration of methods and equipment = consider overall constructibility

CONSTRUCTION METHODS & MANAGEMENT
NR- NEIGHBORHOOD RESTORATION

Design Professionals should:

- Specify locally available material
- Allow substitution of equal quality material
- Avoid one-of–a-kind or non-standard items where possibly
- Design structures with as many redundant elements as possible
- Design should allow construction using the prevailing methods and equipment

CONSTRUCTION METHODS & MANAGEMENT
NR- NEIGHBORHOOD RESTORATION

Design Professionals should:

- Design to minimize required labor
- Specify a quality of workmanship consistent with the quality of the project
- Do not require the contractor to assume responsibility for information that should be furnished by the design engineer/architect
- Produce simple, straight-forward specs = clearly state what is expected

CONSTRUCTION CONTRACT DOCUMENTS

Characteristics of a "good" contract document:

1. Carefully considered
2. Expressed clearly
3. Time-tested
4. Comprehensive
5. Fair
6. Balanced
7. Applicable to the elements of a construction projects

Construction Methods & Management

NR- Neighborhood Restoration

Ponchartrain Park Lot Cost and Sale Analysis

Ponchartrain Park Sale Price/SF		$	140	
Square Footage			1259	
Total Sale Price		$	176,260	
Development Timeline			12 Months	
Development Costs				
Land Cost		$	4,000	
Construction Price PSF (Includes Contingency)		$	107	
Unit Size			1259 SF	
Total Construction		$	134,713	
Acquisition Closing Costs		$	-	
Green Infrastructure Plan		$	3,000	
Permitting Fees		$	1,000.00	
Construction Management Fee		$	2,000	
Builder's Risk		$	2,400	
Flood Insurance		$	1,000	
Taxes		$	400	
Lot Maintenance		$	1,400	
Utilities		$	1,200	
Broker's Sales Commission	5%	$	8,813	
Architect		$	2,500	
Legal		$	1,500	
HERS Rating		$	3,000	
IBHS		$	1,500	
Survey		$	-	Included in purchase Price
Marketing		$	250	
Appliances		$	4,000	
Total Costs Before Financing		$	172,676	
NORU Maximum Loan		$	100,000	
Financing Costs (1st Loan)	6.00%	$	4,361	
Financing Costs (NORU)	2.00%	$	2,000	
Seller Closing Costs		$	1,600	
Equity Costs				
Development Cost Before Developer Fee		**$**	**180,637**	
Developer Fee	14%	$	25,289	
Total Development Cost		**$**	**205,926**	$ (20,334)
Loan Forgiveness		$	(25,000)	
Break Even Sale Price		**$**	**180,926**	
TDC & Sales Gap		$	4,666	

	Family of 1	Family of 2	Family of 3	Family of 4	Family of 5
80% of AMI	$ 39,450	$ 45,050	$ 50,700	$ 56,300	$ 60,880
Monthly Income	3287.5	$ 3,754	$ 4,225	$ 4,692	$ 5,073
Affordable Monthly Mortgage Payment	$ 986.25	$ 1,126	$ 1,268	$ 1,408	$ 1,522
Special Assessment		$ -	$ -	$ -	$ -
Monthly Insurance Payment	$ 258	$ 258	$ 258	$ 258	$ 258
Property Taxes	$ 139	$ 139	$ 139	$ 139	$ 139
Affordable P&I	$ 589	$ 729	$ 870	$ 1,010	$ 1,124
Interest Rate	4.25%	4.25%	4.25%	4.25%	4.25%
Amortization	30	30	30	30	30
Maximum Purchase Price	**$ 119,645**	**$ 148,104**	**$ 176,817**	**$ 205,276**	**$ 228,551**

BECOMING A DEVELOPER

PRESENTED BY: JC CEASER

PRESIDENT: RED HORSE INFRASTRUCTURE GROUP

PRESIDENT: REPUBLIC DEVELOPMENT PARTNERS (RDP)

JC CEASER

PRESIDENT OF RED HORSE INFRASTRUCTURE GROUP

PRESIDENT OF REPUBLIC DEVELOPMENT PARTNERS

FORMER DEPUTY HOUSING DIRECTOR LA RECOVERY AUTHORITY

FORMER PROJECT MANAGER LA HOUSING AGENCY

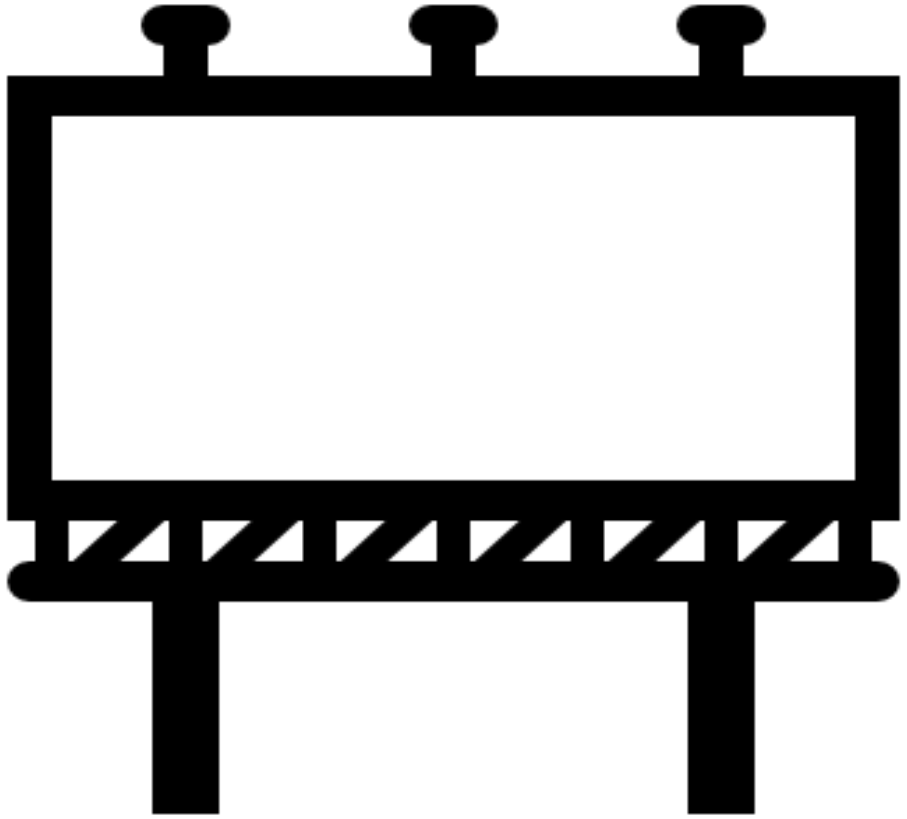
STUDIED REAL ESTATE DEVELOPMNENT TULANE UNIVERSITY

FUNDING SOURCES???

KNOW YOUR DEAL!!!

- PROJECT SUMMARY
- DEVELOPMENT INFORMATION
- SITE DESCRIPTION

GETTING STARTED



MUST IDENTIFY A PROPERTY OR PROJECT

DEAL STARTER

REALISTIC

CLEAR VISION

814 DR. MLK ST. SCATTERED SITE MIX USE DEVELOPMENT

REPUBLIC DEVELOPMENT PARTNERS

PREPARED FOR:
TODD NUNEZ

ST. MARTIN BANK

PROJECT SUMMARY

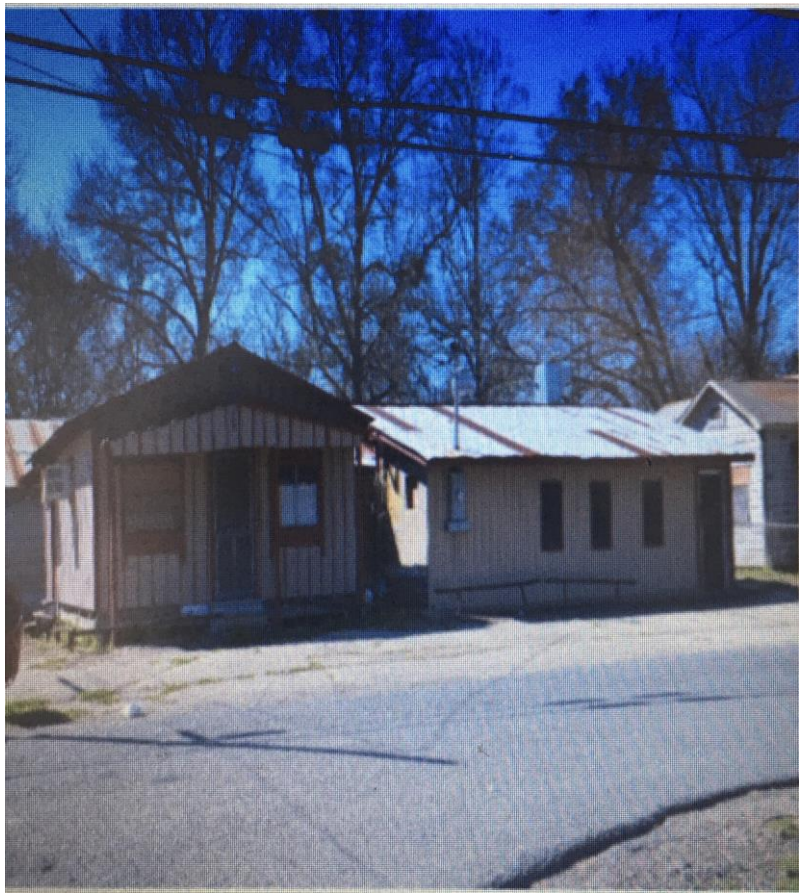
Republic Development Partners is pleased to announce the arrival of 814 MLK St. This scattered site mix use development, located in Ville Platte Louisiana, is centrally positioned in the heart of the downtown business district as well as an up and coming sector which is primed for revitalization. The development site is situated on the corner of Martin Luther King and Dr. Carver Street, a heavily trafficked corridor. For years, this predominantly African American community has been maligned with blight and economic downturn. With multiple Mayoral initiatives spurring neighborhood revitalization, this community is certainly on the rise.

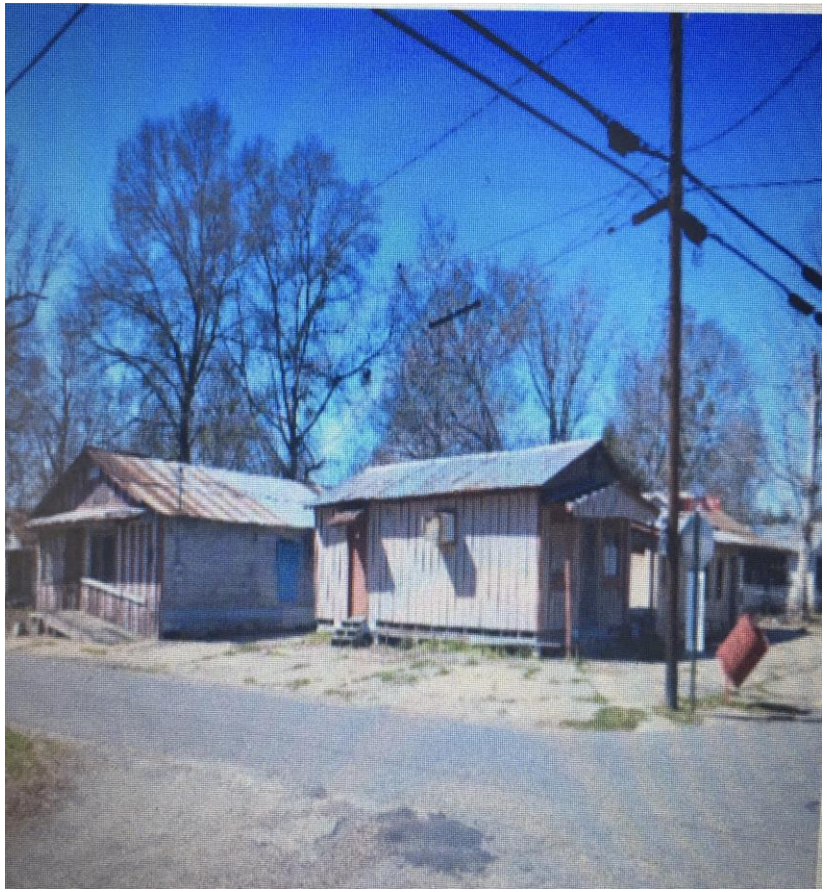
DEVELOPMENT COST INFORMATION

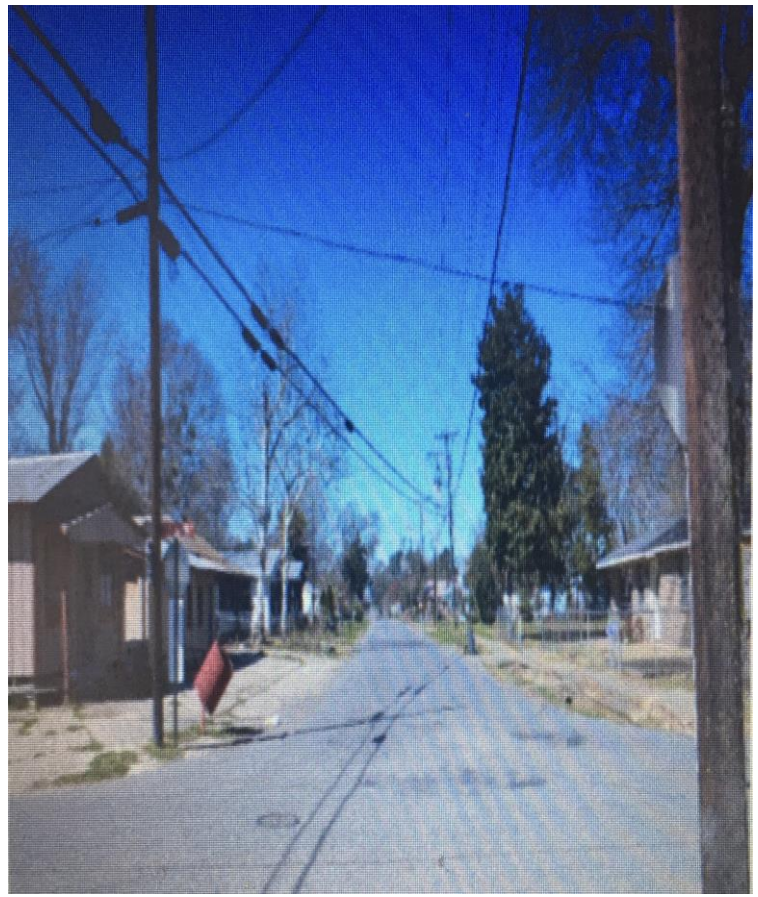
Attached is a proforma with debt service details. Currently, Republic has a lease agreement for the 600 square feet building with a long-standing owner of a local apparel store. In addition, there has been serious interest in the café space as well as the potential sports theme structure.

SITE DESCRIPTION

814 MLK is ideally situated on .19 acres. The site is located on the corner of Martin Luther King and Dr. Carver Street, a premium located in the heart of this sector of town.

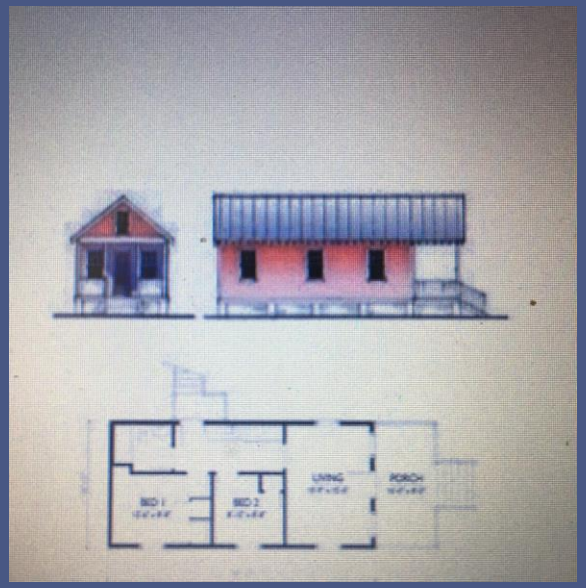






DEVELPOMENT PROCESS AND FINANCING

Republic Development Partners has recently acquired the site for $25,000 without any lender debt. The site has set unoccupied for several years due to sudden death of the longtime owner and subsequent land title issues that pursued. The title issues were resolved and the site was then purchased seven years ago to be rehabbed into a restaurant. The owners invested $15,000 into one of the properties via electrical work and a commercial hood. However, the owners divorced 2 years after acquisition and the property continued to sit vacant for the last five years. I was able to approach both owners and negotiated the reluctant sale. Republic now seeks a rehab loan in the amount of $125,000 in order to fully rehab the 3 preexisting structures on the site. Post rehab value is estimated at $150,000. All of the current buildings are typical Acadian style structures. The objective is to keep the style, yet drastically enhance the quality of the structures. Below are the schematic design examples of typical structures of the same style and size.



SIMILAR TO WHAT IS CURRENTLY BUILT ON SLAB/PIERS

PLANNING AND DESIGN

The plan for 814 MLK is to rehab the 3 existing structures located on the site and rent the building as commercial spaces. An analysis of highest and best use for the currently property has yielded the potential type of business that could best utilize the finished spaces.

SPECIAL FEATURES

Soul Food Café: 900 square feet
-Specializing in home cooked Creole cuisine

Apparel Store: 600 square feet
-Providing women apparel and other accessories.

Community Event Center: 2,500 square feet
-A quality event center space for special occasions

Loan Calculation		
Value (yr 0)	$	9,885,280
Bank Loan Amount	$	7,908,224
Investor Loan Amount	$	368,065
Bank Monthly PMT		($48,563.42)
Investor Monthly PMT		($4,714.29)
Banl Annual PMT		($582,760.99)
Investor Annual PMT		($56,571.47)

Insurance Calculation		
Bldg Value	$	8,167,280
Insured Value	$	6,533,824
Premium	$	52,271

$0.80 per $100 of value

Property Tax Calculation		
Sale Price	$	1,900,000
Assessed Value	$	266,000
Tax rate		0.15
Property Tax	$	39,900

10% of MV of Land + 15% MV of Improvements
150 mils

Bank Amortization Table

Year	Beg. Balance	Debt Serv.	Interest	Principal Reduction	End Balance
1	$ 7,908,224	$ (582,761)	$ 431,169	$ 151,592	$ 7,756,632
2	$ 7,756,632	$ (582,761)	$ 422,618	$ 160,143	$ 7,596,489
3	$ 7,596,489	$ (582,761)	$ 413,584	$ 169,177	$ 7,427,312
4	$ 7,427,312	$ (582,761)	$ 404,042	$ 178,719	$ 7,248,593
5	$ 7,248,593	$ (582,761)	$ 393,960	$ 188,801	$ 7,059,792
6	$ 7,059,792	$ (582,761)	$ 383,311	$ 199,450	$ 6,860,342

Lender Amortization Table

Year	Beg. Balance	Debt Serv.	Interest	Principal Reduction	End Balance
1	$ 368,065	$ (56,571)	$ 55,112	$ 1,459	$ 366,606
2	$ 366,606	$ (56,571)	$ 54,878	$ 1,694	$ 364,912
3	$ 364,912	$ (56,571)	$ 54,605	$ 1,966	$ 362,945
4	$ 362,945	$ (56,571)	$ 54,289	$ 2,282	$ 360,663
5	$ 360,663	$ (56,571)	$ 53,922	$ 2,649	$ 358,014
6	$ 358,014	$ (56,571)	$ 53,496	$ 3,075	$ 354,939

Depreciation Calculation		
Costs	$	11,595,536
Depreciable Book	$	11,595,536
Life		27.5
Annual Depreciation Charge	$	421,656

Debt Rate	0.8
Equity Rate	0.2
EDY (Junk Bond Rate)	8%
Debt Service Constant	6.81%
Cap Rate	7.05%

EASTSIDE-VILLE PLATTE PROJECT

EASTSIDE-VILLE PLATTE

EASTSIDE-VILLE PLATTE

EASTSIDE-VILLA PLATTE