HIRSCH GROUP, LLC
ARCHITECTURE

**Capital Needs Assessment**
**Executive Summary**

USDA Rural Development

**Project: Greenspire All Bldgs** **Date: 9/13/22**

### 1070 Jackson Street

| Item | H & S | 1<br>2023 | 2<br>2024 | 3<br>2025 | 4<br>2026 | 5<br>2027 | 6<br>2028 | 7<br>2029 | 8<br>2030 | 9<br>2031 | 10<br>2032 | 11<br>2033 | 12<br>2034 | 13<br>2035 | 14<br>2036 | 15<br>2037 | 16<br>2038 | 17<br>2039 | 18<br>2040 | 19<br>2041 | 20<br>2042 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Site | 11,602 | 5,223 | 0 | 0 | 0 | 0 | 2,623 | 0 | 0 | 0 | 0 | 15,123 | 0 | 0 | 0 | 0 | 32,213 | 0 | 0 | 0 | 9,954 | $76,738 |
| Architecture | 12,354 | 231,844 | 0 | 0 | 0 | 3,272 | 0 | 0 | 3,000 | 0 | 4,860 | 11,817 | 0 | 3,100 | 0 | 10,272 | 79,464 | 0 | 3,000 | 0 | 0 | $362,983 |
| Mech & Electric | 13,187 | 40,979 | 0 | 0 | 1,273 | 8,107 | 0 | 0 | 0 | 0 | 0 | 13,187 | 0 | 0 | 0 | 0 | 858 | 0 | 0 | 0 | 3,744 | $81,336 |
| Dwelling Units | 2,544 | 650,835 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14,568 | 5,371 | 0 | 12,090 | 0 | 0 | 70,123 | 0 | 0 | 0 | 14,568 | $770,099 |
| Uninflated Totals | **39,687** | **928,882** | **0** | **0** | **1,273** | **11,379** | 2,623 | 0 | 3,000 | 0 | 19,428 | 45,498 | 0 | 15,190 | 0 | 10,272 | 182,658 | 0 | 3,000 | 0 | 28,266 | $1,291,156 |
| *Inflation Factor 5%)* | 1.0000 | 1.0000 | 1.0500 | 1.1000 | 1.1500 | 1.2000 | 1.2500 | 1.3000 | 1.3500 | 1.4000 | 1.4500 | 1.5000 | 1.5500 | 1.6000 | 1.6500 | 1.7000 | 1.7500 | 1.8000 | 1.8500 | 1.9000 | 1.9500 | |
| **Inflated Totals** | **39,687** | **928,882** | **0** | **0** | **1,464** | **13,655** | **3,279** | **0** | **4,050** | **0** | **28,171** | **68,248** | **0** | **24,304** | **0** | **17,462** | **319,651** | **0** | **5,550** | **0** | **55,119** | **$1,509,521** |

### 1040 Jackson Street

| Item | H & S | 1<br>2023 | 2<br>2024 | 3<br>2025 | 4<br>2026 | 5<br>2027 | 6<br>2028 | 7<br>2029 | 8<br>2030 | 9<br>2031 | 10<br>2032 | 11<br>2033 | 12<br>2034 | 13<br>2035 | 14<br>2036 | 15<br>2037 | 16<br>2038 | 17<br>2039 | 18<br>2040 | 19<br>2041 | 20<br>2042 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Site | 9,985 | 4,717 | 0 | 0 | 0 | 0 | 2,617 | 0 | 0 | 0 | 0 | 18,343 | 0 | 0 | 0 | 12,500 | 32,134 | 0 | 0 | 0 | 9,954 | $90,250 |
| Architecture | 12,354 | 194,776 | 0 | 0 | 0 | 3,272 | 0 | 0 | 3,000 | 0 | 4,860 | 11,817 | 0 | 3,100 | 0 | 10,272 | 41,068 | 0 | 3,000 | 0 | 0 | $287,519 |
| Mech & Electric | 16,605 | 40,232 | 0 | 0 | 1,273 | 8,107 | 0 | 0 | 0 | 0 | 0 | 15,000 | 0 | 0 | 0 | 0 | 9,131 | 0 | 0 | 0 | 3,744 | $94,092 |
| Dwelling Units | 3,392 | 416,862 | 0 | 0 | 0 | 0 | 0 | 12,000 | 0 | 0 | 9,712 | 5,464 | 0 | 7,440 | 0 | 0 | 39,468 | 0 | 0 | 0 | 9,712 | $504,050 |
| Uninflated Totals | **42,336** | **656,587** | **0** | **0** | **1,273** | **11,379** | 2,617 | 12,000 | 3,000 | 0 | 14,572 | 50,624 | 0 | 10,540 | 0 | 22,772 | 121,802 | 0 | 3,000 | 0 | 23,410 | $975,911 |
| *Inflation Factor 5%)* | *1.0000* | *1.0000* | *1.0500* | *1.1000* | *1.1500* | *1.2000* | *1.2500* | *1.3000* | *1.3500* | *1.4000* | *1.4500* | *1.5000* | *1.5500* | *1.6000* | *1.6500* | *1.7000* | *1.7500* | *1.8000* | *1.8500* | *1.9000* | *1.9500* | |
| **Inflated Totals** | 42,336 | **656,587** | **0** | **0** | **1,464** | **13,655** | **3,271** | **15,600** | **4,050** | **0** | **21,129** | **75,936** | **0** | **16,864** | **0** | **38,712** | **213,153** | **0** | **5,550** | **0** | **45,650** | **$1,153,956** |

### 1060 Jackson Street

| Item | H & S | 1<br>2023 | 2<br>2024 | 3<br>2025 | 4<br>2026 | 5<br>2027 | 6<br>2028 | 7<br>2029 | 8<br>2030 | 9<br>2031 | 10<br>2032 | 11<br>2033 | 12<br>2034 | 13<br>2035 | 14<br>2036 | 15<br>2037 | 16<br>2038 | 17<br>2039 | 18<br>2040 | 19<br>2041 | 20<br>2042 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Site | 10,092 | 7,673 | 0 | 0 | 0 | 0 | 2,623 | 0 | 0 | 0 | 0 | 15,123 | 0 | 0 | 0 | 0 | 32,213 | 0 | 0 | 0 | 9,954 | $77,678 |
| Architecture | 12,354 | 193,448 | 0 | 0 | 0 | 3,272 | 0 | 0 | 3,000 | 0 | 4,860 | 11,817 | 0 | 3,100 | 0 | 10,272 | 41,068 | 0 | 3,000 | 0 | 0 | $286,191 |
| Mech & Electric | 13,187 | 24,310 | 0 | 0 | 1,273 | 8,107 | 0 | 1,669 | 0 | 0 | 0 | 13,187 | 0 | 0 | 0 | 15,000 | 858 | 0 | 0 | 0 | 3,744 | $81,336 |
| Dwelling Units | 2,332 | 560,214 | 0 | 0 | 0 | 0 | 0 | 0 | 880 | 0 | 15,994 | 4,686 | 1,540 | 10,230 | 0 | 0 | 62,661 | 0 | 0 | 0 | 13,354 | $671,891 |
| Uninflated Totals | **37,965** | **785,645** | **0** | **0** | **1,273** | **11,379** | 2,623 | 1,669 | 3,880 | 0 | 20,854 | 44,813 | 1,540 | 13,330 | 0 | 25,272 | 136,800 | 0 | 3,000 | 0 | 27,052 | $1,117,096 |
| *Inflation Factor 5%)* | *1.0000* | *1.0000* | *1.0500* | *1.1000* | *1.1500* | *1.2000* | *1.2500* | *1.3000* | *1.3500* | *1.4000* | *1.4500* | *1.5000* | *1.5500* | *1.6000* | *1.6500* | *1.7000* | *1.7500* | *1.8000* | *1.8500* | *1.9000* | *1.9500* | |
| **Inflated Totals** | **37,965** | **785,645** | **0** | **0** | **1,464** | **13,655** | **3,279** | **2,170** | **5,238** | **0** | **30,238** | **67,220** | **2,387** | **21,328** | **0** | **42,962** | **239,400** | **0** | **5,550** | **0** | **52,751** | **$1,311,253** |

### 1050 Jackson Street

| Item | H & S | 1<br>2023 | 2<br>2024 | 3<br>2025 | 4<br>2026 | 5<br>2027 | 6<br>2028 | 7<br>2029 | 8<br>2030 | 9<br>2031 | 10<br>2032 | 11<br>2033 | 12<br>2034 | 13<br>2035 | 14<br>2036 | 15<br>2037 | 16<br>2038 | 17<br>2039 | 18<br>2040 | 19<br>2041 | 20<br>2042 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Site | 2,370 | 9,097 | 0 | 0 | 0 | 0 | 19,073 | 0 | 0 | 0 | 0 | 15,847 | 0 | 0 | 0 | 0 | 41,096 | 0 | 0 | 0 | 9,954 | $97,436 |
| Architecture | 12,354 | 193,448 | 0 | 0 | 0 | 3,272 | 0 | 0 | 3,000 | 0 | 4,860 | 11,817 | 0 | 3,100 | 0 | 10,272 | 41,068 | 0 | 3,000 | 0 | 0 | $286,191 |
| Mech & Electric | 13,187 | 24,310 | 0 | 0 | 1,273 | 8,107 | 0 | 1,669 | 0 | 0 | 0 | 13,187 | 0 | 0 | 0 | 15,000 | 858 | 0 | 0 | 0 | 3,744 | $81,336 |
| Dwelling Units | 2,756 | 652,884 | 0 | 0 | 0 | 0 | 0 | 0 | 880 | 0 | 18,422 | 5,538 | 2,503 | 12,090 | 0 | 0 | 70,123 | 0 | 0 | 0 | 15,782 | $780,977 |
| Uninflated Totals | **30,667** | **879,739** | **0** | **0** | **1,273** | **11,379** | **19,073** | **1,669** | **3,880** | **0** | **23,282** | **46,389** | **2,503** | **15,190** | **0** | **25,272** | **153,145** | **0** | **3,000** | **0** | **29,480** | **$1,245,941** |
| *Inflation Factor 5%)* | *1.0000* | *1.0000* | *1.0500* | *1.1000* | *1.1500* | *1.2000* | *1.2500* | *1.3000* | *1.3500* | *1.4000* | *1.4500* | *1.5000* | *1.5500* | *1.6000* | *1.6500* | *1.7000* | *1.7500* | *1.8000* | *1.8500* | *1.9000* | *1.9500* | |
| **Inflated Totals** | **30,667** | **879,739** | **0** | **0** | **1,464** | **13,655** | **23,841** | **2,170** | **5,238** | **0** | **33,759** | **69,583** | **3,879** | **24,304** | **0** | **42,962** | **268,004** | **0** | **5,550** | **0** | **57,486** | **$1,462,301** |

### 924 Jackson Street

| Item | H & S | 1<br>2023 | 2<br>2024 | 3<br>2025 | 4<br>2026 | 5<br>2027 | 6<br>2028 | 7<br>2029 | 8<br>2030 | 9<br>2031 | 10<br>2032 | 11<br>2033 | 12<br>2034 | 13<br>2035 | 14<br>2036 | 15<br>2037 | 16<br>2038 | 17<br>2039 | 18<br>2040 | 19<br>2041 | 20<br>2042 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Site | 5,825 | 12,709 | 0 | 0 | 0 | 0 | 2,642 | 0 | 0 | 0 | 0 | 2,654 | 0 | 0 | 0 | 11,247 | 32,213 | 0 | 0 | 0 | 9,954 | $77,245 |
| Architecture | 88,091 | 216,125 | 0 | 0 | 0 | 3,272 | 0 | 0 | 3,000 | 0 | 4,860 | 11,817 | 0 | 3,100 | 0 | 10,272 | 32,843 | 0 | 3,000 | 0 | 0 | $376,379 |
| Mech & Electric | 16,942 | 36,341 | 0 | 0 | 1,273 | 8,107 | 0 | 0 | 0 | 0 | 0 | 16,942 | 0 | 0 | 0 | 0 | 858 | 0 | 0 | 0 | 3,744 | $84,207 |
| Dwelling Units | 13,572 | 543,558 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18,722 | 11,376 | 0 | 11,160 | 0 | 0 | 66,392 | 0 | 0 | 0 | 8,487 | $673,267 |
| Uninflated Totals | **124,429** | **808,733** | **0** | **0** | **1,273** | **11,379** | 2,642 | 0 | 3,000 | 0 | 23,582 | 42,788 | 0 | 14,260 | 0 | 21,519 | 132,306 | 0 | 3,000 | 0 | 22,185 | $1,211,098 |
| *Inflation Factor 5%)* | *1.0000* | *1.0000* | *1.0500* | *1.1000* | *1.1500* | *1.2000* | *1.2500* | *1.3000* | *1.3500* | *1.4000* | *1.4500* | *1.5000* | *1.5500* | *1.6000* | *1.6500* | *1.7000* | *1.7500* | *1.8000* | *1.8500* | *1.9000* | *1.9500* | |
| **Inflated Totals** | **124,429** | **808,733** | **0** | **0** | **1,464** | **13,655** | **3,303** | **0** | **4,050** | **0** | **34,194** | **64,182** | **0** | **22,816** | **0** | **36,582** | **231,535** | **0** | **5,550** | **0** | **43,261** | **$1,393,756** |

### 1046 Jackson Street

| Item | H & S | 1<br>2023 | 2<br>2024 | 3<br>2025 | 4<br>2026 | 5<br>2027 | 6<br>2028 | 7<br>2029 | 8<br>2030 | 9<br>2031 | 10<br>2032 | 11<br>2033 | 12<br>2034 | 13<br>2035 | 14<br>2036 | 15<br>2037 | 16<br>2038 | 17<br>2039 | 18<br>2040 | 19<br>2041 | 20<br>2042 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Site | 10,164 | 3,623 | 0 | 0 | 0 | 0 | 2,623 | 0 | 0 | 0 | 0 | 15,123 | 0 | 0 | 0 | 0 | 32,213 | 0 | 0 | 0 | 9,954 | $73,700 |
| Architecture | 26,404 | 178,293 | 0 | 0 | 0 | 3,472 | 0 | 0 | 3,000 | 0 | 4,860 | 8,883 | 0 | 3,100 | 0 | 10,272 | 32,329 | 0 | 3,000 | 0 | 0 | $273,612 |
| Mech & Electric | 13,187 | 41,499 | 0 | 0 | 1,273 | 8,107 | 0 | 0 | 0 | 0 | 0 | 13,187 | 0 | 0 | 0 | 0 | 858 | 0 | 0 | 0 | 3,744 | $81,856 |
| Dwelling Units | 11,876 | 795,958 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19,424 | 9,700 | 0 | 14,880 | 0 | 0 | 81,316 | 0 | 0 | 0 | 19,424 | $952,578 |
| Uninflated Totals | **61,631** | **1,019,373** | **0** | **0** | **1,273** | **11,579** | 2,623 | 0 | 3,000 | 0 | 24,284 | 46,893 | 0 | 17,980 | 0 | 10,272 | 146,715 | 0 | 3,000 | 0 | 33,122 | $1,381,746 |
| *Inflation Factor 5%)* | *1.0000* | *1.0000* | *1.0500* | *1.1000* | *1.1500* | *1.2000* | *1.2500* | *1.3000* | *1.3500* | *1.4000* | *1.4500* | *1.5000* | *1.5500* | *1.6000* | *1.6500* | *1.7000* | *1.7500* | *1.8000* | *1.8500* | *1.9000* | *1.9500* | |
| **Inflated Totals** | **61,631** | **1,019,373** | **0** | **0** | **1,464** | **13,895** | **3,279** | **0** | **4,050** | **0** | **35,212** | **70,340** | **0** | **28,768** | **0** | **17,462** | **256,752** | **0** | **5,550** | **0** | **64,588** | **$1,582,364** |

### Grand Totals

| Item | H & S | 1<br>2023 | 2<br>2024 | 3<br>2025 | 4<br>2026 | 5<br>2027 | 6<br>2028 | 7<br>2029 | 8<br>2030 | 9<br>2031 | 10<br>2032 | 11<br>2033 | 12<br>2034 | 13<br>2035 | 14<br>2036 | 15<br>2037 | 16<br>2038 | 17<br>2039 | 18<br>2040 | 19<br>2041 | 20<br>2042 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Site | 50,038 | 43,042 | 0 | 0 | 0 | 0 | 32,202 | 0 | 0 | 0 | 0 | 82,213 | 0 | 0 | 0 | 23,747 | 202,082 | 0 | 0 | 0 | 59,724 | 493,048 |
| Architecture | 163,911 | 1,207,934 | 0 | 0 | 0 | 19,832 | 0 | 0 | 18,000 | 0 | 29,160 | 67,968 | 0 | 18,600 | 0 | 61,632 | 267,840 | 0 | 18,000 | 0 | 0 | 1,872,876 |
| Mech & Electric | 86,295 | 207,672 | 0 | 0 | 7,638 | 48,642 | 0 | 3,338 | 0 | 0 | 0 | 84,690 | 0 | 0 | 0 | 30,000 | 13,421 | 0 | 0 | 0 | 22,464 | 504,161 |
| Dwelling Units | 36,472 | 3,620,311 | 0 | 0 | 0 | 0 | 0 | 12,000 | 1,760 | 0 | 96,842 | 42,135 | 4,043 | 67,890 | 0 | 0 | 390,083 | 0 | 0 | 0 | 81,327 | 4,352,863 |
| Uninflated Totals | 336,716 | 5,078,959 | 0 | 0 | 7,638 | 68,474 | 32,202 | 15,338 | 19,760 | 0 | 126,002 | 277,006 | 4,043 | 86,490 | 0 | 115,379 | 873,426 | 0 | 18,000 | 0 | 163,515 | 7,222,948 |
| *Inflation Factor 5%)* | 1.0000 | 1.0000 | 1.0300 | 1.0609 | 1.0927 | 1.1255 | 1.1593 | 1.1941 | 1.2299 | 1.2668 | 1.3048 | 1.3439 | 1.3842 | 1.4258 | 1.4685 | 1.5126 | 1.5580 | 1.6047 | 1.6528 | 1.7024 | 1.7535 | |
| **Inflated Totals** | **336,716** | **5,078,959** | **0** | **0** | **8,784** | **82,169** | **40,252** | **19,940** | **26,676** | **0** | **182,703** | **415,509** | **6,266** | **138,384** | **0** | **196,144** | **1,528,49** | **0** | **33,300** | **0** | **318,854** | **$8,413,152** |