



**MONTGOMERY COUNTY DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**

**CALCULATION OF SALES PRICES FOR MPDUs FOR:**

Piggyback Townhouse Example

(Project Name)

**C. ADDITIONAL CONSTRUCTION AND INDIRECT COSTS:**

16.	Direct unit construction cost (from Line 15 on Page 1)	<u>\$131,187</u>
17.	<u>Additional Unusual Costs (see MPDU Pricing Standards - attach explanatory letter and cost documentation):</u>	
a.	<u>Fire Sprinkler Booster Pump</u>	\$1,590
b.	<u>Water Booster Pump required</u>	\$1,650
c.	<u>Sewer Grinder Pump required</u>	\$9,500
d.	<u> </u>	
18.	<b>Total of Additional Unusual Costs (Lines 17.a through 17.d)</b>	<u><b>\$12,740</b></u>

19. **ARCHITECTURAL COMPATIBILITY COSTS**

The MPDU Executive Regulations cap Architectural Compatibility at 10% of the allowable MPDU Base Cost (Line 15, Page 1). The Director of DHCA does not have the authority to waive or exceed this cap. The direct construction costs for architectural compatibility must be approved by DHCA. The cost of the architectural compatibility items must be reduced by a credit for normal construction items which are included in the direct construction cost (for example, brick façade reduced by the cost of vinyl siding). Documentation (contracts or estimates) is required for all architectural compatibility items.

	<b><u>ITEM DESCRIPTION</u></b>	<b><u>COST</u></b>
	a. <u>Features over Garage Door 1</u>	<u>\$230</u>
	b. <u>Features over Windows 5</u>	<u>\$463</u>
	c. <u> </u>	
	<b>Subtotal of Architectural Compatibility Costs:</b>	<u><b>\$693</b></u>
20.	a. Total Hard Costs of Architectural Compatibility Items:	<u>\$693</u>
	b. Maximum 10% of MPDU Base Sales Price (from Line 16)	<u>\$13,119</u>
	c. <b>Total Allowed Architectural Compatibility Hard Costs</b> (lesser of 20. a. and 20.b.)	<u><b>\$693</b></u>
21.	<b>Subtotal of Direct + Additional Unusual + Architectural Compatibility Costs</b> (line 16 + line 18 +line 20.c.)	<u><b>\$144,620</b></u>
22.	<b>INDIRECT COSTS (30%)</b>	\$43,386
23.	<b>DIRECT LOT DEVELOPMENT COST</b> (fixed price)	<u>\$21,267</u>
24.	<b>Subtotal of Direct + Additional Unusual + Architectural Compatibility Costs + Indirect + Lot Development Costs</b> (line 21 + line 22 +line 23)	\$209,273
25.	<b>Buyer's Credit to be Provided at Settlement (3%)</b>	<u>\$6,278</u>
	<b>FINAL MPDU SALES PRICE</b> (Line 24 + Line 25)	<b><u>\$215,551</u></b>