

## Submittal Summary: Garfield School

Category	Proposal Maures/Common Bond/ Universal	Proposal Gorman (Urban League)
<b>School Building</b>		
<ul style="list-style-type: none"> <li><b>Housing Units</b></li> </ul>	34 (15/14/5) (6 mkt rate units) Attractive units for artists Unit # increased to help cover costs	37 (21/12/4) Live/Work-artists' lofts All 60% median inc. Large # contribute to cash flow; cover art space
<ul style="list-style-type: none"> <li><b>Community/Arts Area</b></li> </ul>	6,685 SF – Arts (Annex) New building to house Am Black Holocaust Museum	5,000 SF – Basement All at one end; control access to housing
<ul style="list-style-type: none"> <li><b>Other</b></li> </ul>	9,473 SF Basement/ Amenity - unspecified	2,100 SF resident amenity space on 3 <sup>rd</sup> ; retains signature windows and view
<b>New Construction</b>	40,436 SF	47,500 SF
<ul style="list-style-type: none"> <li><b>Commercial Use</b></li> </ul>	8,557 SF	2,500 SF
<ul style="list-style-type: none"> <li><b>Housing Units</b></li> </ul>	32 (20/10/2) (8 mkt rate units)	24 market-rate apts Some office
<ul style="list-style-type: none"> <li><b>Other/Community /Arts</b></li> </ul>	3,766 SF Arts Area	15,000 SF library or retail
<b>Site Improvements</b>		
<ul style="list-style-type: none"> <li><b>Parking School</b></li> </ul>	96 combined surface	45 surface
<ul style="list-style-type: none"> <li><b># Parking New Construction</b></li> </ul>	28 underground	40 surface
<ul style="list-style-type: none"> <li><b>Art Courtyard</b></li> </ul>	Outdoor Arts Plaza/ Community Pavilion between buildings; Events Plaza in front of school Greenspace on 5th	Plaza between buildings; art plaza in front of school
<b>Special Features/Comments</b>	Additional housing possible on 5 <sup>th</sup> –	Library not critical; Would do retail instead
<b>Site Comments</b>	Large green buffer to Halyard; limited access points	Landscaped buffer around perimeter, but adequate to screen Two new access points on 5th
<b>Phasing</b>	Single	Two Phases

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<b>Total Budget</b>		
<b>School Building</b>	\$6,494,151	\$6,796,733
<b>Per Unit / Per SF</b>	\$191,004 / \$122.99	\$183,696 / \$128.72
<b>New Construction</b>	\$7,895,423	\$4,400,000
<b>Per Unit / Per SF</b>	\$246,732 / \$195.26	\$92.63
<b>Total Budget</b>	\$14,389,574 (updated)	\$11,196,733 (updated)