

## EXHIBIT B: PHASE III CONSTRUCTION BUDGET

Work Description	QUANTITY	/UNIT	COST/UNIT	TOTAL COST	RACP GRANT WORK	SMALL CHANGE WORK
<b>BUILD OUT NEW SPACE FOR RENT</b>				<b>\$981,700</b>	<b>\$161,500</b>	<b>\$820,200</b>
<b>Retail — ground floor bld 7</b>						
demolition	1	lump sum	\$10,000	\$10,000		\$10,000
demising walls/carpentry	1	lump sum	\$60,000	\$60,000		\$60,000
decommission bld. 7 abandoned elevator	1	lump sum	\$20,000	\$20,000	\$20,000	
restore elevator stop, bld 7	1	lump sum	\$14,000	\$14,000	\$14,000	
exterior door repair	2	pairs of doors	\$2,000	\$4,000		\$4,000
new exterior door work at new entry	2	pairs of doors	\$20,000	\$40,000		\$40,000
<b>Bld 7 roof scape — for beer garden</b>						
fire /parapet wall repair bld 7	1,500	sq. ft.	\$25	\$37,500	\$37,500	
stair extension exterior wall	900		\$50	\$45,000	\$45,000	
boom lift	1	lump sum		\$45,000	\$45,000	
commercial roof deck building 7	2810	sq ft	\$35	\$98,350		\$98,350
green roof, bld. 7	6,980	sq ft	\$25	\$174,500		\$174,500
ballasted railing system for building 7	570	LF	\$175	\$99,750		\$99,750
rooftop toilet room/bar/waitress station/stair	992	sq ft	\$175	\$173,600		\$173,600
rooftop elevator lobby/stair/stair bulkhead	480	sq. ft.	\$125	\$60,000		\$60,000
<b>Preparation for condo sales</b>						
model apartment — 5th floor				\$100,000		\$100,000
<b>IMPROVE TENANT SERVICES AND INFRASTRUCTURE</b>				<b>\$357,000</b>	<b>\$117,000</b>	<b>\$240,000</b>
<b>Misc.</b>						
9-1 communal space (entry, PJ offices, gallery, etc.)	6,000	sq. ft.	\$20	\$120,000		\$120,000
existing community room toilet rooms - whole redo	2	rooms	\$15,000	\$30,000		\$30,000
existing toilet rooms - whole redo 2nd floor bld. 10	2	rooms	\$15,000	\$30,000		\$30,000
existing toilet rooms - whole redo 2nd floor bld. 9	2	rooms	\$15,000	\$30,000		\$30,000
existing Toilet rooms - whole redo 4th floor bld. 7	2	rooms	\$15,000	\$30,000		\$30,000
heating and AC system for office and gallery	3,000	sq ft	\$15	\$45,000	\$45,000	
heating and AC system for community room	6,000	sq ft	\$12	\$72,000	\$72,000	
<b>ADDRESS CRITICAL DEFERRED MAINTENANCE AND SAFETY ISSUES</b>				<b>\$1,740,484</b>	<b>\$1,664,784</b>	<b>\$137,700</b>
<b>Masonry work</b>						
miscellaneous brick pointing	2,500	sq ft	\$10	\$25,000		\$25,000
<b>Plumbing</b>						
water service repairs				\$35,000	\$35,000	
<b>Roofs</b>						
buildings 7 and 9 roofs	24,268	sq ft	\$18	\$436,824	\$436,824	
building 10 roof	15,000	Sq ft	\$18	\$270,000	\$270,000	
skylights	7	each	\$13,500	\$94,500	\$94,500	
building 3 roof	11,783	sq ft	\$20	\$235,660	\$235,660	
building 1 roof	3,390	sq ft	\$20	\$67,800	\$67,800	
<b>Fire safety</b>						
Sprinkler work — bridges and conversion to wet				\$60,000	\$60,000	
sprinkler alarm systems	4	each	\$300	\$1,200		\$1,200
<b>Misc.</b>						
light the 5th floor				\$1,500		\$1,500
entry pavilion/sign	1	lump sum	\$25,000	\$25,000		\$25,000
exterior bld. Lighting	1	lump sum	\$25,000	\$25,000		\$25,000
exterior signage	1	lump sum	\$10,000	\$10,000		\$10,000
parking lot work — Cemetery Street	40,000	sq ft	\$5.50	\$220,000	\$297,000	
lighting — smoke stack and parking		lump sum		\$48,000	\$33,000	
landscaping		Lump sum		\$50,000		\$50,000
parking lot work — Park and Rose Streets	30,000	sq ft	\$4.50	\$135,000	\$135,000	
<b>TOTAL</b>		<b>Phase III</b>		<b>\$3,079,184</b>	<b>\$1,943,284</b>	<b>\$1,197,900</b>