| BUILDING | 800 S. WELLS | Space Plan Approved: | | | | | |
|------------------------|---------------------------------------|---------------------------|---------------|----------------------|-------|-------------|--------------------|
| TENANT | CHICAGO CLASSIC ACADEMY | Space Plan #: | SP-2 | | Date: | 8/19/2017 | |
| JOB# | | Budget #: | | | | | |
| Usable Sq. Ft.: | 33033 | | | | | | |
| Rentable Sq. Ft.: | 33033 | | | | | | |
| Original Date Issued | | | | | | | |
| Revised Date: | | | | | | | |
| Proposed Move in Date: | | | Form Prelim B | 3udget 4/00 REV-7/02 | 2 | | |
| ITEM | DESCRIPTION | | UNIT | UNIT PRICE | QTY | ACTUAL COST | CATEGORY TOTALS |
| CEILINGS | Acoustical tile, exposed spline 1" te | ee w/ 2' X 4' lay-in tile | USF | \$3.75 | 0 | \$0.00 | \$0.00 |

| BUILDING | 800 S. WELLS | Space Plan Approved: | | | | | |
|---|--|--------------------------------------|---------------------|----------------------|--------|--------------|--------------------|
| | CHICAGO CLASSIC | | | | | 0/40/0047 | |
| | ACADEMY | Space Plan #: | | | Date: | 8/19/2017 | |
| JOB# | | Budget #: | | | | | |
| Usable Sq. Ft. | | | <u></u> | | | | |
| Rentable Sq. Ft.: Original Date Issued | | | 1 | | | | |
| Revised Date | | | _ | | | | |
| Proposed Move in Date | | | Form Prelim B | Sudget 4/00 REV-7/02 | 2 | | |
| ITEM | DESCRIPTION | | UNIT | UNIT PRICE | QTY | ACTUAL COST | CATEGORY TOTALS |
| ELECTRICAL | 800 amp electric service | | allowance | \$45,000.00 | 1 | \$45,000.00 | \$45,000.00 |
| FLOORING | Patch - flash concrete slab | | USF | \$1.50 | 17,418 | \$26,127.00 | \$26,127.00 |
| HVAC | medium pressure distribution | | sq ft | \$3.50 | 33,000 | \$115,500.00 | \$115,500.00 |
| PARTITIONS, DRYWALL, & FIRESTOPPING | 2 hour rated Demising wall along pu spaces in certain municipalities) | ublic corridors (& between tenant | LF | \$105.00 | 278 | \$29,190.00 | \$29,190.00 |
| PLUMBING | slop sink and faucet fixtures | | each | \$355.00 | 1 | \$355.00 | \$35,755.00 |
| PLUMBING | rough in locations | | allowance | \$3,900.00 | 1 | \$3,900.00 | |
| PLUMBING | floor drains | | each | \$3,500.00 | 9 | \$31,500.00 | |
| WINDOW TREATMENT | Mini-blinds at all perimeter windows building mgr | s (std color & style) priced by each | | \$250.00 | 55 | \$13,750.00 | \$13,750.00 |
| ALTERNATE | washroom accessories | | allowance | \$9,500.00 | 1 | \$9,500.00 | |
| ALTERNATE | 6' HOOD SCRUBBER AND BLACK | IRON KITCHEN EXHAUST | allowance | \$80,000.00 | 0 | \$0.00 | |
| PLANS | Architural and MEP | | sq ft | \$3.00 | 0 | \$0.00 | \$9,500.00 |
| KEYS | | | | \$50.00 | 0 | \$0.00 | |
| CLEAN-UP | | | | \$0.20 | 0 | \$0.00 | |
| SIGNAGE | | | | \$250.00 | 0 | \$0.00 | \$0.00 |
| SUBTOTAL OF CONSTRUCT | ION COSTS | | | | 0 | \$274,822.00 | |
| FEES | General Contractor General Condit | ons @ 4% of contract | of cnstrctn cost | \$0.04 | 0 | \$10,992.88 | |
| FEES | Contractor Fees @ 7% | | of cnstrctn cost | \$0.07 | 0 | \$19,237.54 | |
| PERMITS | City of Chicago 2% of construction | costs | of cnstrctn cost | \$0.02 | 0 | \$5,496.44 | |

| TOTAL PROJECT CO | OSTS | | | | 0 | \$310,548.86 | (|
|------------------------|----------------------------|----------------------|-------------|---------------------|-------|--------------|--------------------|
| ITEM | DESCRIPTION | | UNIT | UNIT PRICE | QTY | ACTUAL COST | CATEGORY TOTALS |
| Proposed Move in Date: | | | Form Prelim | Budget 4/00 REV-7/0 | 2 | | |
| Revised Date: | | | | | | | |
| Original Date Issued | | | | | | | |
| Rentable Sq. Ft.: | 33033 | | | | | | |
| Usable Sq. Ft.: | 33033 | | | | | | |
| JOB# | | Budget #: | | | | | |
| TENANT | CHICAGO CLASSIC ACADEMY | Space Plan #: | SP-2 | | Date: | 8/19/2017 | |
| BUILDING | 800 S. WELLS | Space Plan Approved: | | | | | |

| PROPOSED DURATION (PLEAS | SE FILL IN ALL) | | |
|------------------------------------|-----------------|--------------------|--|
| ARCH: MEP'S: + | | | |
| PERMIT: | | Date Proposed: | working-days/working-weeks I.e., NO Overtime (circle days or weeks, as appropriate) |
| CONSTRUCTION: | | Revision: | |
| TOTAL LEASE EXECUTION TO COMPLETE: | | Prop Move-In Date: | |

*****This is an estimate only for purposes of lease approval*****

| Project Manager's Review & Approval: | | |
|--|----------------|------|
| Sr. Project Manager's Review & Approval: | Must Sign Here | Date |
| Broker's Review & Approval: | Must Sign Here | Date |
| | Must Sign Here | Date |

| ACCOUNTING USE ONLY MR Cost Code Category Total 11-39-100 \$29,190.00 11-05-100 \$13,750.00 11-05-200 \$0.00 11-EX-100 \$0.00 ***Includes Permit only; check carefully for MEP*** | | | |
|---|--------------|----------------|----------------------------|
| 11-39-100 \$29,190.00 11-05-100 \$13,750.00 11-05-200 \$0.00 11-EX-100 \$0.00 ***Includes Permit only; | ACCOUNTING | USE ONLY | |
| 11-05-100 \$13,750.00 11-05-200 \$0.00 11-EX-100 \$0.00 ***Includes Permit only; | MR Cost Code | Category Total | |
| 11-05-200 \$0.00 11-EX-100 \$0.00 ***Includes Permit only; | 11-39-100 | \$29,190.00 | |
| 11-EX-100 \$0.00 ***Includes Permit only; | 11-05-100 | \$13,750.00 | |
| ***Includes Permit only; | 11-05-200 | \$0.00 | |
| | 11-EX-100 | \$0.00 | |
| 11-EX-200 \$5.496.44 check carefully for MEP*** | | | ***Includes Permit only; |
| : | 11-EX-200 | \$5,496.44 | check carefully for MEP*** |
| 12-05-100 \$26,127.00 | 12-05-100 | \$26,127.00 | |
| 13-05-100 \$0.00 | 13-05-100 | \$0.00 | |
| 13-39-100 \$0.00 | 13-39-100 | \$0.00 | |
| 14-39-100 \$115,500.00 | 14-39-100 | \$115,500.00 | |
| 15-39-100 \$45,000.00 | 15-39-100 | \$45,000.00 | |
| 15-05-100 | 15-05-100 | | |
| 15-07-100 | | | |
| 16-39-100 \$35,755.00 | 16-39-100 | \$35,755.00 | |

| BUILDING | 800 S. WELLS | Space Plan Approved: | | | | | | | |
|-------------------------------------|---|-------------------------------|---------------|----------------------------------|--------|--------------|--------------------|--|--|
| TENANT | CHICAGO CLASSIC ACADEMY | Space Plan #: | SP-2 | | Date: | 8/19/2017 | | | |
| JOB# | | Budget #: | | | | | | | |
| Usable Sq. Ft.: | 33033 | | | | | | | | |
| Rentable Sq. Ft.: | 33033 | | | | | | | | |
| Original Date Issued | | | | | | | | | |
| Revised Date: | | | | | | | | | |
| Proposed Move in Date: | | | Form Prelim B | Form Prelim Budget 4/00 REV-7/02 | | | | | |
| ITEM | DESCRIPTION | | | UNIT PRICE | QTY | ACTUAL COST | CATEGORY TOTALS | | |
| CEILINGS | Acoustical tile, exposed spline 1" tee w/ 2' X 4' lay-in tile | | | \$3.75 | 33,033 | \$123,873.75 | \$123,873.75 | | |
| | Remove_flooring, walls and debri | | USF | \$1.50 | 33,033 | \$49,549.50 | \$49,549.50 | | |
| DOORS, FRAMES, HARDWARE, & GLASS | Interior 3'X8' solid core door w/ HM | fram & Bldg Std Hdwre (1:300) | each | \$1,345.00 | 35 | \$47,075.00 | | | |
| DOORS, FRAMES, HARDWARE, & GLASS | 7"x21" wire glass viewing window w/metal frame | | each | \$323.00 | 27 | \$8,721.00 | \$86,416.25 | | |
| DOORS, FRAMES, HARDWARE, & GLASS | , , | | each | \$1,503.00 | 1 | \$1,503.00 | | | |
| DOORS, FRAMES, HARDWARE, & GLASS | Interior 6'X7' solid cor double door w/HM frame & bldg std hardware 3x3 fire rate viewing window | | each | \$1,503.00 | 24 | | | | |
| DOORS, FRAMES, HARDWARE, & | | | | | | | | | |
| GLASS DOORS, FRAMES, HARDWARE, & | Lockset cylindrical | | each | \$236.25 | 5 | \$1,181.25 | | | |
| GLASS | Mirrors | | USF | \$46.00 | 96 | \$4,416.00 | | | |
| ELECTRICAL | 2x4 -led lighting | | each | \$260.00 | 471 | \$122,460.00 | | | |
| ELECTRICAL | led dimming and daylight saving/occupancy sensors | | allowance | \$35,000.00 | 1 | \$35,000.00 | | | |
| ELECTRICAL | Exit sign -white steel LED univ. mt | battery back up | each | \$353.40 | 30 | \$10,602.00 | | | |
| ELECTRICAL | 20A (spec. grad) duplex outlet-ivory | std. | each | \$182.00 | 194 | \$35,308.00 | | | |
| ELECTRICAL | 20A (spec grade) singel pole switch | - ivory | each | \$145.92 | 42 | \$6,128.64 | | | |
| ELECTRICAL | 3p 480v feed for vav boxes | | each | \$479.00 | 12 | \$5,748.00 | - | | |
| ELECTRICAL | Tel/Data (3/4") J-Box - stub to above | e ceiling | each | \$141.92 | 38 | \$5,392.96 | | | |
| ELECTRICAL | 20A (SPEC GRADE) Duplex outlet- Dedicated | | each | \$288.00 | 12 | \$3,456.00 | | | |
| ELECTRICAL | 20A (SPEC GRADE) GFI Outlet Std. Req'd adjacent to water | | each | \$188.66 | 6 | \$1,131.96 | | | |
| ELECTRICAL | 20A (SPEC GRADE) Double duplex outlet Std. | | each | \$182.00 | 0 | \$0.00 | | | |
| ELECTRICAL | 20A Duplex (microwave) dedicated 120V | | each | \$285.44 | 3 | \$856.32 | | | |
| ELECTRICAL | 20A Duplex (refrigerator) Dedicated | 120V | each | \$295.44 | 3 | \$886.32 | | | |
| ELECTRICAL | 20A 120V Water heater pwr. Conn | 480V | each | \$1,987.00 | 1 | \$1,987.00 | \$253,047.24 | | |

| BUILDING | 800 S. WELLS | Space Plan Approved: | | | | | | |
|---|--|---------------------------------------|---------------|----------------------|--------|--------------|--------------|----------------|
| | CHICAGO CLASSIC ACADEMY | Space Plan #: | | | Date: | 8/19/2017 | | |
| JOB# | | Budget #: | | | | ! | | |
| Usable Sq. Ft.: | | | | | | | | |
| Rentable Sq. Ft.: Original Date Issued | | | | | | | | |
| Revised Date: | | | | | | | | |
| Proposed Move in Date: | | | Form Prelim E | Budget 4/00 REV-7/02 | 2 | | CATEGORY | |
| TEM | DESCRIPTION (C. 0.000.45.0) | 20100 FT) 0 414 | UNIT | UNIT PRICE | QTY | ACTUAL COST | TOTALS | |
| ELECTRICAL | home run (for 8,000-15,00 | 00' SQ.FT.) 2 outlets can go into 1 | each | \$414.86 | 30 | \$12,445.80 | | |
| ELECTRICAL | 200A - 42-CKT. 120/208V pnl.bd. (5 | 50' feet of 200 A feed) | each | \$2,911.06 | 4 | \$11,644.24 | | |
| ELECTRICAL | 800 amp electric service | | allowance | \$45,000.00 | 0 | \$0.00 | | |
| FIRE/LIFE SAFETY | Permit Fee | | each | \$585.00 | 1 | \$585.00 | | |
| FIRE/LIFE SAFETY | Programming & Checkout | | each | \$787.50 | 1 | \$787.50 | | |
| FIRE/LIFE SAFETY | Submittal Drawings | | each | \$367.50 | 1 | \$367.50 | | |
| FIRE/LIFE SAFETY | ADA Speaker Strobe | | each | \$1,950.00 | 24 | \$46,800.00 | \$53,540.00 | |
| FIRE/LIFE SAFETY | New Class I panel | | allowance | \$5,000.00 | 1 | \$5,000.00 | | • |
| FLOORING | Corridor 30 oz. install | | SY | \$40.00 | | | | |
| FLOORING | Vinyl tile 12" X 12" | | USF | \$3.03 | 17,418 | \$52,776.54 | | |
| FLOORING | Ceramic Tile/Epoxy floors kitchen | | USF | \$9.20 | 780 | | | |
| FLOORING | Ceramic Tile/Epoxy washroom floor | re and nlumbing wall | USF | \$9.20 | | | | |
| FLOORING | | is and plumbing wall | USF | | , | | | |
| HVAC | Patch - flash concrete slab VAV Boxes w/ pneumatic controls i | ncl 4 diffusers & 1 return air grille | USF | \$1.50 | 0 | \$0.00 | | |
| | and hot water reheat | | each | \$7,500.00 | 12 | \$90,000.00 | | |
| HVAC | VAV Boxes w/ pneumatic controls i | ncl 4 diffusers & 1 return air grille | each | \$5,775.00 | 17 | \$98,175.00 | | |
| HVAC | medium pressure distribution | | sq ft | \$3.50 | 0 | \$0.00 | \$188,175.00 | |
| MILLWORK | Upper & Lower cabinets (kitchen/fo | od prep) | LF | \$475.00 | 36 | \$17,100.00 | \$22,800.00 | |
| MILLWORK | Upper & Lower cabinets (Fax printe | er area) | LF | \$475.00 | 12 | \$5,700.00 | | |
| PAINT | Prime and paint 2 coats finish | | USF | \$2.05 | 33,000 | \$67,650.00 | \$67,650.00 | |
| PARTITIONS, DRYWALL, & FIRESTOPPING | Demising Partition (1-hour rating; si within) | ingle layer each side & insulation | LF | \$95.00 | 1,817 | \$172,615.00 | \$192,415.00 | |
| PARTITIONS, DRYWALL, & FIRESTOPPING | 2 hour rated Demising wall along pu spaces in certain municipalities) | ublic corridors (& between tenant | LF | \$105.00 | 0 | \$0.00 | | |
| PARTITIONS, DRYWALL, & FIRESTOPPING | Stainless Steel washroom divider p | artitions | allowance | \$1,650.00 | | | | |
| PLUMBING | grease trap and faucet Lunch prep | | allowance | \$5,000.00 | | \$5,000.00 | | |
| PLUMBING | slop sink and faucet fixtures | | each | \$355.00 | | \$0.00 | | |
| PLUMBING | 3 COMPARTMENT STAINLESS S | TEEL SINK | allowance | \$1,450.00 | | \$1,450.00 | | |
| PLUMBING | rough in locations | TELE ONN | allowance | \$3,900.00 | | | | |
| PLUMBING | floor drains | | | \$3,500.00 | | | | |
| | | | each | | | | ' | |
| PLUMBING PLUMBING | Washroom fixtures | | lot | \$8,000.00 | | \$8,000.00 | | |
| | KITCHEN GRADE COMMERICAL | HOT WATER HEATER 100GAL | each | \$5,100.00 | | \$5,100.00 | | · |
| SPRINKLERS | Drop Heads 1:150 USF Mini-blinds at all perimeter windows | s (std color & style) priced by each | each | \$375.00 | 300 | \$112,500.00 | \$112,500.00 | |
| WINDOW TREATMENT | building mgr | | | \$250.00 | 0 | \$0.00 | \$0.00 | |
| ALTERNATE | washroom accessories | | allowance | \$9,500.00 | 0 | \$0.00 | | |
| ALTERNATE | 6' HOOD SCRUBBER AND BLACK | (IRON KITCHEN EXHAUST | allowance | \$80,000.00 | 0 | \$0.00 | | |
| PLANS | Architural and MEP | | sq ft | \$3.00 | 33,000 | \$99,000.00 | \$99,000.00 | |
| KEYS | | | | \$50.00 | 0 | \$0.00 | | - - |
| CLEAN-UP | | | | \$0.20 | 0 | | | |
| SIGNAGE | | | | \$250.00 | 0 | \$0.00 | \$0.00 | |
| SUBTOTAL OF CONSTRUCT | ON COSTS | | <u> </u> | | 0 | | | |

| BUILDING | 800 S. WELLS | Space Plan Approved: | | | | | |
|------------------------|--|--|---------------------|----------------------|-------|----------------|--------------------|
| TENANT | CHICAGO CLASSIC ACADEMY | Space Plan #: | SP-2 | | Date: | 8/19/2017 | |
| JOB# | | Budget #: | | | | | |
| Usable Sq. Ft.: | 33033 | | | | | | |
| Rentable Sq. Ft.: | 33033 | | | | | | |
| Original Date Issued | | | | | | | |
| Revised Date: | | | | | | | |
| Proposed Move in Date: | | | Form Prelim B | Budget 4/00 REV-7/02 | | | |
| ITEM | DESCRIPTION | | UNIT | UNIT PRICE | QTY | ACTUAL COST | CATEGORY TOTALS |
| FEES | General Contractor General Conditi | General Contractor General Conditions @ 4% of contract | | \$0.04 | 0 | \$62,145.52 | |
| FEES | Contractor Fees @ 7% | * | | \$0.07 | 0 | \$108,754.67 | |
| PERMITS | City of Chicago 2% of construction costs | | of cnstrctn cost | \$0.02 | 0 | \$31,072.76 | |
| TOTAL PROJECT CO | OSTS | | | | 0 | \$1,755,611.03 | 0 |
| | | | | | RSF | \$53.15 | |

| PROPOSED DURATION (PLEASE FILL IN ALL) |
|--|
|--|

| ARCH: MEP'S: + | | |
|--------------------------------------|--------------------|--|
| PERMIT: + | Date Proposed: | working-days/working-weeks I.e., NO Overtime (circle days or weeks, as appropriate) |
| CONSTRUCTION: + | Revision: | |
| TOTAL LEASE EXECUTION TO COMPLETE: = | Prop Move-In Date: | |

*****This is an estimate only for purposes of lease approval*****

Project Manager's Review & Approval:

Broker's Review & Approval:

Sr. Project Manager's

Must Sign Here

Date

Review & Approval:

Must Sign Here

Must Sign Here

Date

| ACCOUNTING | USE ONLY | |
|--------------|----------------|----------------------------|
| MR Cost Code | Category Total | |
| 11-39-100 | \$328,380.75 | |
| 11-05-100 | \$123,873.75 | |
| 11-05-200 | \$22,800.00 | |
| 11-EX-100 | \$67,650.00 | |
| | | ***Includes Permit only; |
| 11-EX-200 | \$31,072.76 | check carefully for MEP*** |
| 12-05-100 | \$140,821.34 | |
| 13-05-100 | \$53,540.00 | |
| 13-39-100 | \$112,500.00 | |
| 14-39-100 | \$188,175.00 | |
| 15-39-100 | \$253,047.24 | |
| 15-05-100 | | |
| 15-07-100 | | |
| 16-39-100 | \$163,850.00 | |

| | | | l | | | | |
|--|--|--------------------------------|---------------|---------------------|--------------|--------------|--------------------|
| BUILDING | 800 S. WELLS CHICAGO CLASSIC | Space Plan Approved: | | | | Г | |
| TENANT | ACADEMY | Space Plan #: | SP-2 | | Date: | 8/19/2017 | |
| JOB# | | Budget #: | | | | | |
| Usable Sq. Ft.: | 33033 | | | | | | |
| Rentable Sq. Ft.: | 33033 | | | | | | |
| Original Date Issued | | | | | | | |
| Revised Date: | | | | | | | |
| Proposed Move in Date: | | | Form Prelim B | udget 4/00 REV-7/02 | | | |
| ITEM | DESCRIPTION | | UNIT | UNIT PRICE | QTY | ACTUAL COST | CATEGORY TOTALS |
| CEILINGS | Acoustical tile, exposed spline 1" tee | w/ 2' X 4' lay-in tile | USF | \$3.75 | 33,033 | \$123,873.75 | \$123,873.75 |
| DEMOLITION DOORS, FRAMES, HARDWARE, & | Remove flooring, walls and debri | | USF | \$1.50 | 33,033 | \$49,549.50 | \$49,549.50 |
| GLASS | Interior 3'X8' solid core door w/ HM f | ram & Bldg Std Hdwre (1:300) | each | \$1,345.00 | 35 | \$47,075.00 | |
| DOORS, FRAMES, HARDWARE, & GLASS | 7"x21" wire glass viewing window w/ | metal frame | each | \$323.00 | 27 | \$8,721.00 | \$86,416.25 |
| DOORS, FRAMES, HARDWARE, & GLASS | Interior CIV7! colid cor double door w | /LIM frame 9 bldg atd bardware | aaab | \$4 FO2 OO | 4 | \$4.502.00 | |
| DOORS, FRAMES, HARDWARE, & | Interior 6'X7' solid cor double door w | This itame a blug stu hardware | each | \$1,503.00 | <u>'</u> | \$1,503.00 | |
| GLASS | 3x3 fire rate viewing window | | | \$980.00 | 24 | \$23,520.00 | |
| DOORS, FRAMES, HARDWARE, & GLASS | Lockset cylindrical | | | \$236.25 | 5 | \$1,181.25 | |
| DOORS, FRAMES, HARDWARE, & | | | | | | | |
| GLASS | Mirrors | | | \$46.00 | 96 | \$4,416.00 | |
| ELECTRICAL | 2x4 -led lighting | each | \$260.00 | 471 | \$122,460.00 | | |
| ELECTRICAL | led dimming and daylight saving/occu | allowance | \$35,000.00 | 1 | \$35,000.00 | | |
| ELECTRICAL | Exit sign -white steel LED univ. mtb | attery back up | each | \$353.40 | 30 | \$10,602.00 | |
| ELECTRICAL | 20A (spec. grad) duplex outlet-ivory s | td. | each | \$182.00 | 194 | \$35,308.00 | |
| ELECTRICAL | 20A (spec grade) singel pole switch- | ivory | each | \$145.92 | 42 | \$6,128.64 | |
| ELECTRICAL | 3p 480v feed for vav boxes | | each | \$479.00 | 12 | \$5,748.00 | - |
| ELECTRICAL | Tel/Data (3/4") J-Box - stub to above | ceiling | each | \$141.92 | 38 | \$5,392.96 | |
| ELECTRICAL | 20A (SPEC GRADE) Duplex outlet- D | each | \$288.00 | 12 | \$3,456.00 | | |
| ELECTRICAL | 20A (SPEC GRADE) GFI Outlet Std. F | each | \$188.66 | 6 | \$1,131.96 | | |
| ELECTRICAL | 20A (SPEC GRADE) Double duplex | each | \$182.00 | 0 | \$0.00 | | |
| ELECTRICAL | 20A Duplex (microwave) dedicated 12 | each | \$285.44 | 3 | \$856.32 | | |
| ELECTRICAL | 20A Duplex (refrigerator) Dedicated | each | \$295.44 | 3 | \$886.32 | | |
| ELECTRICAL | 20A 120V Water heater pwr. Conn 4 | 80V | each | \$1,987.00 | 1 | \$1,987.00 | \$298,047.24 |

| BUILDING | 800 S. WELLS | Space Plan Approved: | | | | | |
|-------------------------------------|---|---|---------------|---------------------|--------------|------------------------|--------------------|
| TENANT | CHICAGO CLASSIC ACADEMY | Space Plan #: | SP-2 | | Date: | Date: 8/19/2017 | |
| JOB# | | Budget #: | | | | | |
| Usable Sq. Ft.: | | | | | | | |
| Rentable Sq. Ft.: | | | | | | | |
| Original Date Issued Revised Date: | | | | | | | |
| Proposed Move in Date: | | | Form Prelim B | udget 4/00 REV-7/02 | | | |
| ITEM | DESCRIPTION | | UNIT | UNIT PRICE | QTY | ACTUAL COST | CATEGORY TOTALS |
| ELECTRICAL | Tel/Data home run (for 8,000-15,000' SQ.FT.) 2 outlets can go into 1 home run | | | \$414.86 | 30 | \$12,445.80 | TOTALS |
| ELECTRICAL | 200A - 42-CKT. 120/208V pnl.bd. (50 |)' feet of 200 A feed) | each each | \$2,911.06 | 4 | *** | |
| ELECTRICAL | 800 amp electric service | | allowance | \$45,000.00 | 1 | \$45,000.00 | |
| FIRE/LIFE SAFETY | Permit Fee | | each | \$585.00 | 1 | \$585.00 | |
| FIRE/LIFE SAFETY | Programming & Checkout | | each | \$787.50 | 1 | \$787.50 | |
| FIRE/LIFE SAFETY | Submittal Drawings | | each | \$367.50 | 1 | \$367.50 | |
| FIRE/LIFE SAFETY | ADA Speaker Strobe | | each | \$1,950.00 | 24 | \$46,800.00 | \$53,540.00 |
| FIRE/LIFE SAFETY | New Class I panel | | allowance | \$5,000.00 | 1 | \$5,000.00 | |
| FLOORING | Corridor 30 oz. install | | SY | \$40.00 | 1,731 | \$69,240.00 | \$166,948.34 |
| FLOORING | Vinyl tile 12" X 12" | | USF | \$3.03 | 17,418 | \$52,776.54 | |
| FLOORING | Ceramic Tile/Epoxy floors kitchen | | USF | \$9.20 | 780 | \$7,176.00 | |
| FLOORING | Ceramic Tile/Epoxy washroom floors and plumbing wall | | | \$9.20 | 1,264 | \$11,628.80 | |
| FLOORING | Patch - flash concrete slab | | | \$1.50 | 17,418 | \$26,127.00 | |
| HVAC | VAV Boxes w/ pneumatic controls incl 4 diffusers & 1 return air grille and hot water reheat | | each | \$7,500.00 | 12 | \$90,000.00 | |
| HVAC | VAV Boxes w/ pneumatic controls incl 4 diffusers & 1 return air grille | | | \$5,775.00 | | | |
| HVAC | medium pressure distribution | medium pressure distribution | | \$3.50 | 33,000 | \$115,500.00 | \$303,675.00 |
| MILLWORK | Upper & Lower cabinets (kitchen/foo | od prep) | LF | \$475.00 | 36 | \$17,100.00 | \$22,800.00 |
| MILLWORK | Upper & Lower cabinets (Fax printer | Upper & Lower cabinets (Fax printer area) | | \$475.00 | 12 | \$5,700.00 | |
| PAINT | Prime and paint 2 coats finish | | USF | \$2.05 | 33,000 | \$67,650.00 | \$67,650.00 |
| PARTITIONS, DRYWALL, & FIRESTOPPING | Demising Partition (1-hour rating; sir within) | ngle layer each side & insulation | LF | \$95.00 | 1,817 | \$172,615.00 | \$221,605.00 |
| PARTITIONS, DRYWALL, & FIRESTOPPING | 2 hour rated Demising wall along pu spaces in certain municipalities) | blic corridors (& between tenant | LF | \$105.00 | 278 | \$29,190.00 | |
| PARTITIONS, DRYWALL, & FIRESTOPPING | Stainless Steel washroom divider pa | nrtitions | allowance | \$1,650.00 | 12 | | |
| PLUMBING | grease trap and faucet Lunch prep | | allowance | \$5,000.00 | 1 | \$5,000.00 | \$199,605.00 |
| PLUMBING | slop sink and faucet fixtures | | each | \$355.00 | 1 | \$355.00 | |
| PLUMBING | 3 COMPARTMENT STAINLESS STEEL SINK | | allowance | \$1,450.00 | 1 | \$1,450.00 | |
| PLUMBING | rough in locations | | allowance | \$3,900.00 | 38 | \$148,200.00 | |
| PLUMBING | floor drains | | each | \$3,500.00 | 9 | \$31,500.00 | |
| PLUMBING | Washroom fixtures | | lot | \$8,000.00 | 1 | \$8,000.00 | |
| PLUMBING | KITCHEN GRADE COMMERICAL HOT WATER HEATER 100GAL | | each | \$5,100.00 | 1 | \$5,100.00 | |
| SPRINKLERS | Drop Heads 1:150 USF | each | \$375.00 | 300 | \$112,500.00 | \$112,500.00 | |
| WINDOW TREATMENT | Mini-blinds at all perimeter windows building mgr | | \$250.00 | 55 | \$13,750.00 | \$13,750.00 | |
| ALTERNATE | washroom accessories | · | allowance | \$9,500.00 | 1 | \$9,500.00 | |

| BUILDING | 800 S. WELLS | Space Plan Approved: | | | | | |
|--------------------------|---------------------------------------|----------------------|---------------------|---------------------|--------------|----------------|--------------------|
| | CHICAGO CLASSIC | | | | Б. | | |
| TENANT | ACADEMY | Space Plan #: | SP-2 | | Date: | 8/19/2017 | |
| JOB# | | Budget #: | | | | | |
| Usable Sq. Ft.: | 33033 | | | | | | |
| Rentable Sq. Ft.: | 33033 | | | | | | |
| Original Date Issued | | | | | | | |
| Revised Date: | | | | | | | |
| Proposed Move in Date: | | | Form Prelim B | udget 4/00 REV-7/02 | | | |
| ITEM | DESCRIPTION | | UNIT | UNIT PRICE | QTY | ACTUAL COST | CATEGORY TOTALS |
| ALTERNATE | 6' HOOD SCRUBBER AND BLACK | allowance | \$80,000.00 | 0 | \$0.00 | | |
| PLANS | Architural and MEP | Architural and MEP | | | 33,000 | \$99,000.00 | \$108,500.00 |
| KEYS | | | | \$50.00 | 0 | \$0.00 | |
| CLEAN-UP | | | | \$0.20 | 0 | \$0.00 | |
| SIGNAGE | | | | \$250.00 | 0 | \$0.00 | \$0.00 |
| SUBTOTAL OF CONSTRUCTION | ON COSTS | | Γ | | 0 | \$1,828,460.08 | |
| FEES | General Contractor General Condition | ons @ 4% of contract | of cnstrctn cost | \$0.04 | 0 | \$73,138.40 | |
| FEES | Contractor Fees @ 7% | of cnstrctn cost | \$0.07 | 0 | \$127,992.21 | | |
| PERMITS | City of Chicago 2% of construction of | of cnstrctn cost | \$0.02 | 0 | \$36,569.20 | | |
| TOTAL PROJECT CO | STS | | | | 0 | \$2,066,159.89 | (|

| BUILDING | 800 S. WELLS | Space Plan Approved: | | | | | |
|--|-----------------------|--------------------------|-------------|----------------------|------------|---------------------------------------|--------------------|
| | CHICAGO CLASSIC | | CD C | | D-4- | 0/40/2047 | |
| | ACADEMY | Space Plan #: | SP-2 | | Date | 8/19/2017 | |
| JOB# | | Budget #: | | | J | | |
| Usable Sq. Ft.: | 33033 | | | | | | |
| Rentable Sq. Ft.: | 33033 | | | | | | |
| Original Date Issued | | | | | | | |
| Revised Date: | | | | | | | |
| Proposed Move in Date: | | | Form Prelim | Budget 4/00 REV-7/02 | 2 | | |
| ITEM | DESCRIPTION | | UNIT | UNIT PRICE | QTY | ACTUAL COST | CATEGORY TOTALS |
| | | | | | RSF | \$62.55 | 101720 |
| PROPOSED DURATION (PLEA | ASE FILL IN ALL) | | | | | | |
| ARCH: | | | | | | | |
| MEP'S: | | | | | | | |
| + | | | | | | | |
| PERMIT: | | | | 1 | | | |
| + | | Date Proposed: | | | _ | weeks I.e., NO C eks, as appropria | • |
| CONSTRUCTION: | | <u> </u> | | ┤ ' | uays or we | eks, as appropria | ie) |
| + | | Revision: | | | | | |
| TOTAL LEASE EXECUTION | | | | 1 | | | |
| TO COMPLETE: | | | | | | | |
| = | | Prop Move-In Date: | | | | | |
| *****This is an estimate only for purposes of Project Manager's Review & Approval: | of lease approval**** | | | | | | |
| Sr. Project Manager's Review | Must Sig | n Here | | | Da | te | |
| & Approval: | | | | | | | |
| | Must Sig | ın Here | | | Da | te | |
| Broker's Review & Approval: | | | | | | | |
| | Must Sig | µ пеге | | | Da | te | |
| ACCOUNTING | S USE ONLY | | | | | | |
| | Category Total | | | | | | |
| 11-39-100 | \$357,570.75 | | | | | | |
| | \$137,623.75 | | | | | | |
| | \$22,800.00 | | | | | | |
| 11-EX-100 | \$67,650.00 | | 1 | | | | |
| | 1. | ***Includes Permit only; | | | | | |

| ACCOUNTING | USE ONLY | |
|--------------|----------------|----------------------------|
| MR Cost Code | Category Total | |
| | \$357,570.75 | |
| | \$137,623.75 | |
| 11-05-200 | \$22,800.00 | |
| 11-EX-100 | \$67,650.00 | |
| | | ***Includes Permit only; |
| | \$36,569.20 | check carefully for MEP*** |
| 12-05-100 | \$166,948.34 | |
| | \$53,540.00 | |
| | \$112,500.00 | |
| | \$303,675.00 | |
| 15-39-100 | \$298,047.24 | |
| 15-05-100 | | |
| 15-07-100 | | |
| 16-39-100 | \$199,605.00 | |

| | WATTS/SF | USF | Total Required Power @ 5 w /SF | Total Required Power @ 7 w /SF | 208 3-phase conversion factor | Required Power (Amps) | Code Factor for future expansion (1.25 Factor) | Panel Required for Amperage | Comments |
|-------------------------|----------|--------|---|---|-------------------------------|-----------------------------|---|-----------------------------------|--|
| Total Floor | | | | | | | | | |
| Current Availability | 8 | 8,100 | 64,800 | | 360 | 180 | 225 | 200+100 | |
| HVAC | | | | | | | | | |
| Tenant No. 1 | _ | | | | | | | | Minimum size buss-way panel 100A 32-circuit; 200 A; 400; |
| @ Tanant Na 4 | 5 | #REF! | #REF! | | 360 | #REF! | #REF! | 200 + 100 | 600 |
| Tenant No. 1 @ | 7 | 33,000 | 231,000 | 231,000 | 360 | 642 | 802 | 200 + 100 | |
| Remainder of Floor @ | 13 | 11,000 | 143,000 | | 360 | 397 | 497 | | |
| Remainder of Floor @ | 7 | 11,000 | | 77,000 | 360 | 214 | 267 | | |
| Total Floor @ 7w/SF | 7 | 44,000 | #REF! | 308,000 | 360 | 856 | 1,070 | 200 + 200 | |