

Sources and Uses of Funds for Facility Development

Instructions

Fill out all applicable items - include project costs only, do not include operating costs.
 Include any project costs that have already been incurred and paid with agency cash.
 Total Sources of Funds should equal Total Uses of Funds.

Sources of Funds

| | | | |
|--|--|----|------------------|
| School cash | | \$ | <u>0</u> |
| Loan from (IFF, 5.375%, 15 years, assumed) | | \$ | <u>1,755,611</u> |
| Loan from (1) | | \$ | <u>0</u> |
| Capital contributions (2) | | \$ | <u>0</u> |
| Start up grants | | \$ | <u>0</u> |
| Other | | \$ | <u>0</u> |
| Total Sources of Funds | | \$ | <u>1,755,611</u> |

Uses of Funds

| | | | |
|---------------------------------|--|----|-------------------|
| Property inspection | | \$ | <u>0</u> |
| Down payment on property | | \$ | <u>0</u> |
| Working cash during project (3) | | \$ | <u>0</u> |
| Insurance during project | | \$ | <u>0</u> |
| Architect's fees | | \$ | <u>99000</u> |
| Construction or renovation: (4) | | \$ | <u> </u> |
| | | \$ | <u> </u> |
| | | \$ | <u> </u> |
| | | \$ | <u> </u> |
| | | \$ | <u> </u> |

Subtotal Construction or Renovation (5)

\$ 1,454,638

estimates different than the Inspecting Architect report; Marc Realty has carefully reviewed both and stands by their numbers

Project management fees

\$ 201,973

no project mgmt fee outside the contractor fees

Legal fees

\$ 0

attorney on staff

Collateral costs (if borrowing funds, indicate survey, title, insurance, and escrow fees)

\$ 0

Reserve for cost overruns

\$ 0

budget prepared by owner of building

Other (3)

\$ 0

Total Uses of Funds

\$ 1,755,611

Notes:

- (1) Include name of bank or lender, rate, term, and status (loan approved, in negotiations, assumed).
- (2) Provide details on a separate sheet of paper: capital fundraising plans, specific grant proposals, commitments, etc.
- (3) Provide details on a separate sheet of paper if cannot be described in space provided.
- (4) Provide a detailed breakdown of any construction or renovation costs. Attach a separate piece of paper if necessary.
- (5) Please indicate whether and explain why this estimate is different than the Inspecting Architect Report estimate.

Sources and Uses of Funds for Facility Development

Instructions

Fill out all applicable items - include project costs only, do not include operating costs.
 Include any project costs that have already been incurred and paid with agency cash.
 Total Sources of Funds should equal Total Uses of Funds.

Sources of Funds

| | | | |
|-------------------------------|--|----|----------------|
| School cash | | \$ | <u>0</u> |
| Loan from (1) | | \$ | |
| Loan from (1) | | \$ | <u>0</u> |
| Capital contributions (2) | | | <u>573,750</u> |
| Start up grants | | \$ | <u>0</u> |
| Other | | \$ | <u>0</u> |
| Total Sources of Funds | | \$ | <u>573,750</u> |

Uses of Funds

| | | | |
|---------------------------------|------------|----|----------------------------|
| Property inspection | | \$ | <u>0</u> |
| Down payment on property | | \$ | <u>0</u> |
| Working cash during project (3) | | \$ | <u>0</u> |
| Insurance during project | | \$ | <u>0</u> |
| Architect's fees | | \$ | <u>included in line 31</u> |
| Construction or renovation: (4) | Demolition | \$ | <u>\$236,250</u> |
| | | \$ | |
| | | \$ | |
| | | \$ | |

Subtotal Construction or Renovation (5)

\$ \$236,250

Building owners will cover cost of construction up to \$50/ft; estimates different than the Inspecting Architect report; Bulldog Properties has carefully reviewed both and stands by their numbers no project mgmt fee outside Architect, MEP engineering, CD's fees; amount includes Architect

| | | | |
|-------------------------|--|----|------------------------------|
| Project management fees | | \$ | <u>\$168,750</u> fees |
| Legal fees | | \$ | <u>\$0</u> attorney on staff |

| | | | |
|---|--|----|------------------|
| Collateral costs (if borrowing funds, indicate survey, title, insurance, and escrow fees) | | \$ | <u>\$0</u> |
| Reserve for cost overruns | | \$ | <u>\$168,750</u> |
| Other (3) | | \$ | <u>\$0</u> |
| Total Uses of Funds | | \$ | <u>\$573,750</u> |

Notes:

- (1) Include name of bank or lender, rate, term, and status (loan approved, in negotiations, assumed).
- (2) Provide details on a separate sheet of paper: capital fundraising plans, specific grant proposals, commitments, etc.
- (3) Provide details on a separate sheet of paper if cannot be described in space provided.
- (4) Provide a detailed breakdown of any construction or renovation costs. Attach a separate piece of paper if necessary.
- (5) Please indicate whether and explain why this estimate is different than the Inspecting Architect Report estimate.

| | FY18 | FY19 | FY20 | FY21 | FY22 | FY23 |
|---|-----------|-----------|-----------|-------------|-------------|-------------|
| | | K-5 | K-6 | K-7 | K-8 | K-8 |
| Scenario 1: No Development Associate | | | | | | |
| Special Events | | | | | | |
| Board of Directors | \$20,000 | \$80,000 | \$125,000 | \$200,000 | \$250,000 | \$300,000 |
| Associate Board | \$0 | \$30,000 | \$50,000 | \$65,000 | \$80,000 | \$90,000 |
| Major Gifts | \$385,000 | \$20,000 | \$40,000 | \$60,000 | \$75,000 | \$85,000 |
| Grants | \$0 | \$100,000 | \$150,000 | \$200,000 | \$225,000 | \$250,000 |
| Individuals | \$20,000 | \$10,000 | \$10,000 | \$15,000 | \$20,000 | \$25,000 |
| Annual Total | \$425,000 | \$240,000 | \$375,000 | \$540,000 | \$650,000 | \$750,000 |
| Fundraising Cost | \$5,000 | \$25,000 | \$25,000 | \$25,000 | \$25,000 | \$25,000 |
| Net Total | \$420,000 | \$215,000 | \$350,000 | \$515,000 | \$625,000 | \$725,000 |
| Cumulative Net Total | \$420,000 | \$635,000 | \$985,000 | \$1,500,000 | \$2,125,000 | \$2,850,000 |

| | | | | | | |
|--|-------------|-------------|-------------|-------------|-------------|-------------|
| Scenario 2: Development Associate | | | | | | |
| Special Events | | | | | | |
| Board of Directors | \$20,000 | \$80,000 | \$125,000 | \$200,000 | \$250,000 | \$300,000 |
| Associate Board | \$0 | \$30,000 | \$50,000 | \$65,000 | \$80,000 | \$90,000 |
| Major Gifts | \$983,750 | \$45,000 | \$65,000 | \$85,000 | \$100,000 | \$110,000 |
| Grants | \$0 | \$175,000 | \$225,000 | \$275,000 | \$300,000 | \$325,000 |
| Individuals | \$20,000 | \$10,000 | \$10,000 | \$15,000 | \$20,000 | \$25,000 |
| Annual Total | \$1,023,750 | \$340,000 | \$475,000 | \$640,000 | \$750,000 | \$850,000 |
| Fundraising Cost | \$5,000 | \$25,000 | \$25,000 | \$25,000 | \$25,000 | \$25,000 |
| Development Associate Cost | \$30,000 | \$30,000 | \$30,000 | \$30,000 | \$30,000 | \$30,000 |
| Net Total | \$988,750 | \$285,000 | \$420,000 | \$585,000 | \$695,000 | \$795,000 |
| Cumulative Net Total | \$988,750 | \$1,273,750 | \$1,693,750 | \$2,278,750 | \$2,973,750 | \$3,768,750 |

| | | | | | | |
|----------------------------------|---|----------------------|-------------------|------------|--------------------|------------------------|
| 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 Budget 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 | 0 | \$0.00 | \$0.00 |

| 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 Budget 4/00 REV-7/02 | | | | | | |
| 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 public corridors (& between tenant spaces in certain municipalities) | 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 (std color & style) priced by each building mgr | | \$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 CONSTRUCTION COSTS | | | | 0 | \$274,822.00 | |
| FEES | General Contractor General Conditions @ 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 | |

| | | | | | | |
|----------------------------------|-------------------------|----------------------|------------|-------|--------------|-----------------|
| 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 Budget 4/00 REV-7/02 | | | | | | |
| ITEM | DESCRIPTION | UNIT | UNIT PRICE | QTY | ACTUAL COST | CATEGORY TOTALS |
| TOTAL PROJECT COSTS | | | | 0 | \$310,548.86 | 0 |

RSF \$9.40

PROPOSED DURATION (PLEASE FILL IN ALL)

| | | | |
|---|--|--------------------|--|
| ARCH: | | | working-days/working-weeks --- I.e., NO Overtime (circle days or weeks, as appropriate) |
| MEP'S: + | | | |
| PERMIT: + | | Date Proposed: | |
| 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:

_____ *Must Sign Here* _____ *Date*

Sr. Project Manager's Review & Approval:

_____ *Must Sign Here* _____ *Date*

Broker's Review & Approval:

_____ *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 |
| 11-EX-200 | \$5,496.44 |
| 12-05-100 | \$26,127.00 |
| 13-05-100 | \$0.00 |
| 13-39-100 | \$0.00 |
| 14-39-100 | \$115,500.00 |
| 15-39-100 | \$45,000.00 |
| 15-05-100 | |
| 15-07-100 | |
| 16-39-100 | \$35,755.00 |

Includes Permit only; check carefully for MEP

| 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 Budget 4/00 REV-7/02 | | | | | | |
| ITEM | DESCRIPTION | UNIT | UNIT PRICE | QTY | ACTUAL COST | CATEGORY TOTALS |
| CEILING | 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 | Remove flooring, walls and debris | 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 | Interior 6'X7' solid cor double door w/HM frame & bldg std hardware | each | \$1,503.00 | 1 | \$1,503.00 | |
| DOORS, FRAMES, HARDWARE, & GLASS | 3x3 fire rate viewing window | each | \$980.00 | 24 | \$23,520.00 | |
| DOORS, FRAMES, HARDWARE, & GLASS | Lockset cylindrical | each | \$236.25 | 5 | \$1,181.25 | |
| DOORS, FRAMES, HARDWARE, & 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 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: | |
| TENANT | CHICAGO CLASSIC ACADEMY | Space Plan #: | SP-2 |
| JOB# | | Budget #: | |
| 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

| 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 | each | \$414.86 | 30 | \$12,445.80 | | |
| ELECTRICAL | 200A - 42-CKT. 120/208V pnl.bd. (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 | 1,731 | \$69,240.00 | \$140,821.34 | |
| 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 | USF | \$9.20 | 1,264 | \$11,628.80 | | |
| FLOORING | Patch - flash concrete slab | USF | \$1.50 | 0 | \$0.00 | | |
| 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 | 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/food prep) | LF | \$475.00 | 36 | \$17,100.00 | \$22,800.00 | |
| MILLWORK | Upper & Lower cabinets (Fax printer 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; single layer each side & insulation within) | LF | \$95.00 | 1,817 | \$172,615.00 | \$192,415.00 | |
| PARTITIONS, DRYWALL, & FIRESTOPPING | 2 hour rated Demising wall along public corridors (& between tenant spaces in certain municipalities) | LF | \$105.00 | 0 | \$0.00 | | |
| PARTITIONS, DRYWALL, & FIRESTOPPING | Stainless Steel washroom divider partitions | allowance | \$1,650.00 | 12 | \$19,800.00 | | |
| PLUMBING | grease trap and faucet Lunch prep area | allowance | \$5,000.00 | 1 | \$5,000.00 | \$163,850.00 | |
| PLUMBING | slop sink and faucet fixtures | each | \$355.00 | 0 | \$0.00 | | |
| PLUMBING | 3 COMPARTMENT STAINLESS STEEL SINK | allowance | \$1,450.00 | 1 | \$1,450.00 | | |
| PLUMBING | rough in locations | allowance | \$3,900.00 | 37 | \$144,300.00 | | |
| PLUMBING | floor drains | each | \$3,500.00 | 0 | \$0.00 | | |
| PLUMBING | Washroom fixtures | lot | \$8,000.00 | 1 | \$8,000.00 | | |
| PLUMBING | KITCHEN GRADE COMMERCIAL 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 (std color & style) priced by each 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 | \$0.00 | | |
| SIGNAGE | | | \$250.00 | 0 | \$0.00 | \$0.00 | |
| SUBTOTAL OF CONSTRUCTION COSTS | | | | | 0 | \$1,553,638.08 | |

| 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 Budget 4/00 REV-7/02 | | | | | | |
| ITEM | DESCRIPTION | UNIT | UNIT PRICE | QTY | ACTUAL COST | CATEGORY TOTALS |
| FEES | General Contractor General Conditions @ 4% of contract | of cnstrctn cost | \$0.04 | 0 | \$62,145.52 | |
| FEES | Contractor Fees @ 7% | of cnstrctn cost | \$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 COSTS | | | | 0 | \$1,755,611.03 | 0 |

RSF \$53.15

PROPOSED DURATION (PLEASE FILL IN ALL)

| | | | |
|------------------------------------|--|--------------------|--|
| ARCH: | | | working-days/working-weeks --- I.e., NO Overtime (circle days or weeks, as appropriate) |
| MEP'S: | | | |
| + | | | |
| PERMIT: | | Date Proposed: | |
| + | | | |
| 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:

_____ *Must Sign Here* _____ *Date*

Sr. Project Manager's Review & Approval:

_____ *Must Sign Here* _____ *Date*

Broker's Review & Approval:

_____ *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 |
| 11-EX-200 | \$31,072.76 |
| 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 |

Includes Permit only; check carefully for MEP

| 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 Budget 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 | Remove flooring, walls and debris | 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 | Interior 6'X7' solid cor double door w/HM frame & bldg std hardware | each | \$1,503.00 | 1 | \$1,503.00 | |
| DOORS, FRAMES, HARDWARE, & GLASS | 3x3 fire rate viewing window | each | \$980.00 | 24 | \$23,520.00 | |
| DOORS, FRAMES, HARDWARE, & GLASS | Lockset cylindrical | each | \$236.25 | 5 | \$1,181.25 | |
| DOORS, FRAMES, HARDWARE, & 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 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 | \$298,047.24 |

| 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 Budget 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 | each | \$414.86 | 30 | \$12,445.80 | |
| ELECTRICAL | 200A - 42-CKT. 120/208V pnl.bd. (50' feet of 200 A feed) | each | \$2,911.06 | 4 | \$11,644.24 | |
| 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 | USF | \$9.20 | 1,264 | \$11,628.80 | |
| FLOORING | Patch - flash concrete slab | USF | \$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 | each | \$5,775.00 | 17 | \$98,175.00 | |
| HVAC | medium pressure distribution | sq ft | \$3.50 | 33,000 | \$115,500.00 | \$303,675.00 |
| MILLWORK | Upper & Lower cabinets (kitchen/food prep) | LF | \$475.00 | 36 | \$17,100.00 | \$22,800.00 |
| MILLWORK | Upper & Lower cabinets (Fax printer 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; single layer each side & insulation within) | LF | \$95.00 | 1,817 | \$172,615.00 | \$221,605.00 |
| PARTITIONS, DRYWALL, & FIRESTOPPING | 2 hour rated Demising wall along public corridors (& between tenant spaces in certain municipalities) | LF | \$105.00 | 278 | \$29,190.00 | |
| PARTITIONS, DRYWALL, & FIRESTOPPING | Stainless Steel washroom divider partitions | allowance | \$1,650.00 | 12 | \$19,800.00 | |
| PLUMBING | grease trap and faucet Lunch prep area | 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 COMMERCIAL 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 (std color & style) priced by each 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: | | | | |
| 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 Budget 4/00 REV-7/02 | | | | | | |
| ITEM | DESCRIPTION | UNIT | UNIT PRICE | QTY | ACTUAL COST | CATEGORY TOTALS |
| 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 | \$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 COSTS | | | | 0 | \$1,828,460.08 | |
| FEES | General Contractor General Conditions @ 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 costs | of cnstrctn cost | \$0.02 | 0 | \$36,569.20 | |
| TOTAL PROJECT COSTS | | | | 0 | \$2,066,159.89 | 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 Budget 4/00 REV-7/02 | | | | | |
| ITEM | DESCRIPTION | UNIT | UNIT PRICE | QTY | CATEGORY TOTALS |

RSF \$62.55

PROPOSED DURATION (PLEASE FILL IN ALL)

| | | | |
|---|--|--------------------|---|
| ARCH: | | | working-days/working-weeks --- I.e., NO Overtime (circle days or weeks, as appropriate) |
| MEP'S: + | | | |
| PERMIT: + | | Date Proposed: | |
| 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:

_____ *Must Sign Here* _____ *Date*

Sr. Project Manager's Review & Approval:

_____ *Must Sign Here* _____ *Date*

Broker's Review & Approval:

_____ *Must Sign Here* _____ *Date*

| ACCOUNTING USE ONLY | |
|---------------------|----------------|
| MR Cost Code | Category Total |
| 11-39-100 | \$357,570.75 |
| 11-05-100 | \$137,623.75 |
| 11-05-200 | \$22,800.00 |
| 11-EX-100 | \$67,650.00 |
| 11-EX-200 | \$36,569.20 |
| 12-05-100 | \$166,948.34 |
| 13-05-100 | \$53,540.00 |
| 13-39-100 | \$112,500.00 |
| 14-39-100 | \$303,675.00 |
| 15-39-100 | \$298,047.24 |
| 15-05-100 | |
| 15-07-100 | |
| 16-39-100 | \$199,605.00 |

Includes Permit only; check carefully for MEP

| | 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 @ | 5 | #REF! | #REF! | | 360 | #REF! | #REF! | 200 + 100 | Minimum size buss-way panel 100A 32-circuit; 200 A; 400; 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 | |