

Client Acct#	Seneca Acct#		Original Budget	Revisions	Current Budget	Shell and Core	Tenant Improvements
		ARCHITECTURAL AND ENGINEERING					
		Architect - Basic Services	50,789		50,789		
		Programming and MUP Support	-	53,958	53,958		
		Additonal Concept Work	-				
		Schematic Design	304,735	(77,625)	227,110		
		Design Development	507,892	(60,622)	447,270		
		Construction Documents	914,206	(112,856)	801,350		
		Permit/Bid	-	57,930	57,930		
		Construction Administration	761,838	(149,698)	612,140		
		Architect Interior Design	-		(149,698)		
		Architect - Graphics/Wayfinding	15,000		15,000		
		Architect - LEED Services	30,000		30,000		
		Mechanical Engineering - Above	-		-		
		Electrical Engineering - In above	-		-		
		Specialty Consultants	692,580	(692,580)	-		
		Civil Engineering	-	5,000	5,000		
		Code Consultant	-	8,000	8,000		
		Acoustical Consultant	-	121,000	121,000		
		Lighting Design	-	91,080	91,080		
		Food Service - In Above	-	25,000	25,000		
		Other Consultants	-		-		
		Communications/Data Design	15,000	23,610	38,610		
		Audio Visual Design	8,000		8,000		
		Security Design	8,000	23,020	31,020		
		Misc. Consultants					
		Cost Estimating - Davis Langdon	20,000		20,000		
		Cost Estimating - Sellen	50,000		50,000		
		Geotech- GeoEngineers	24,400		24,400		
		Traffic - TSI	50,000		50,000		
		Biological Consultant	15,000		15,000		
		Historical Renovations Consultant	15,000		15,000		
		Hazmat Survey - Eco Compliance	14,300		14,300		
		Surveyor	8,000		8,000		
		Entitlement Consultant - Blumen Group	44,530		44,530		
		Commissioning Agent	43,236		43,236		
		GC Preconstruction Services	231,000		231,000		
		Reimbursables	250,000	(50,000)	200,000		
		A&E Contingency 5%	203,675	(50,000)	153,675		
		Subtotal Design	4,277,181	(784,783)	3,342,700	2,331,373	1,011,328
		CONSTRUCTION					
		Current Sellen Estimate	15,216,136		15,216,136		
		Proposed Base VE	0	(1,617,967)	(1,617,967)		
		Delete Canopy and Terrace		-	-		
		Other Phases/VE					
		Subtotal			13,598,169		
		Reserve for Compliance with SHPO/Sec. Int. Historic Standards 4%	608,645	(608,645)	0		
		Change Order Allowance 5%	760,807	(80,898)	679,909		
		Subtotal	16,585,588	(2,307,510)	14,278,078		
		WSST - 9.0% as of 4/1/08	1,492,703	(207,676)	1,285,027		
		Total Construction	18,078,291	(2,515,186)	15,563,105		
		Utility Hookup and Charges	50,000		50,000		
		SEPA Mitigation	30,000		30,000		
		Other Construction - Park Improvements/Coordination/Utilities	200,000	(200,000)	-		
		1% for Art	210,783	(210,783)	(0)		
		Permits	457,151	(457,151)	-		
		Master Use Permit	-	45,000	45,000		
		Building Permit	-	105,000	105,000		
		Testing & Inspection	92,344	(30,000)	62,344		
		Subtotal Construction	19,118,569	(3,263,120)	15,855,449	15,855,449	-
		CONSTRUCTION - TENANT IMPROVEMENTS					
		Tenant Improvements	6,811,672	-	6,811,672		
		Budget Adjustments	(994,331)		(994,331)		
		Subtotal	5,817,341				
		Change Order Allowance 5%	290,867		290,867		
		Subtotal	6,108,208	-	6,108,208		
		WSST - 9.0% as of 4/1/08	549,739		549,739		
		Total Construction	6,657,947		6,657,947		
		Permits	120,000	(75,000)	45,000		
		Donor Wall	50,000		50,000		
		Fiber to Building	50,000		50,000		
		Exterior Signage	75,000		75,000		
		Subtotal Tenant Improvements	6,952,947	(75,000)	6,877,947	-	6,877,947
		MISCELLANEOUS					
		Legal - Land Use and Contract Review	50,000		50,000		
		Legal - Historic Tax Credits/Partnerships	100,000		100,000		
		Tax Credit Consultant	20,000		20,000		
		Sales Tax Review	20,000		20,000		
		Utilities During Construction	120,000		120,000		
		Building Start-Up	75,000		75,000		
		Builder's Risk Insurance	-		-		
		Subtotal Miscellaneous	385,000	-	385,000	268,519	116,481
		PROJECT ADMINISTRATION					
		Project Management	959,400		959,400		
		Parks Review and Oversight	80,801	(80,801)	-		
		Advisory Services - Due Diligence	55,000		55,000		
		Reimbursables	30,000		30,000		
		Contingency	70,200		70,200		
		Subtotal Project Administration	1,195,401	(80,801)	1,114,600	777,380	337,220
		FURNITURE, FIXTURES, & EQUIPMENT					
		Lobby	20,000		20,000		
		Retail Store	-		-		
		Seating (interior/exterior/event)	37,475		37,475		
		Offices/Meeting/Breakrooms/Equipment	177,500		177,500		
		Subtotal	234,975		234,975		
		FF&E Contingency	-		-		
		Subtotal FF&E	234,975	-	234,975	-	234,975
		EXHIBITS					
		Exhibits Design	1,250,000		1,250,000		
		Exhibit Buildout	8,008,673		8,008,673		
		Exhibit Lighting and Acoustics	750,000		750,000		
		Artifacts, Acquisition, Conservation and Move	650,000		650,000		
		Media and Interactives	4,000,000		4,000,000		
		Subtotal	14,658,673		14,658,673		
		Exhibit Contingency	500,000		500,000		
		Subtotal Exhibits	15,158,673	-	15,158,673	-	15,158,673
		INFORMATION TECHNOLOGY, COMMUNICATIONS AND SECURITY					
		Server Room	75,234		75,234		
		POS System	-		-		
		Workstations	9,970		9,970		
		Printers/Scanners	16,800		16,800		
		Graphics Workstation/Software	7,000		7,000		
		Large Format Printer	10,000		10,000		
		Software/Tech Support for install	5,000		5,000		
		Installation	14,400		14,400		
		PBX	10,000		10,000		
		Security System	150,000		150,000		
		TCS Contingency	-		-		
		Subtotal Information Technology	298,404	-	298,404	-	298,404
		SUBTOTAL	47,621,150	(4,203,704)	43,267,748	19,232,720	24,035,028
		PROJECT RESERVES					
		Reserves 5%	2,381,058	(210,185)	2,163,387	961,636	1,201,751
		Subtotal Project Reserves	2,381,058	(210,185)	2,163,387	961,636	1,201,751
		GRAND TOTAL	50,002,208	(4,413,889)	45,431,136	20,194,357	25,236,779