

THE BANKS
PHASE 1 PUBLIC PARTIES CONSTRUCTION BUDGET
AS OF MARCH 31, 2012

| A | B | C | D | E | F | G | H | I | J | K | L | M |
|-----|--|-----------------------------------|-----------------------------------|---|--------------------------|------------------------------|-------------------|--|----------------------------|----------------------|---------------------------|-----------------------------------|
| BP# | Description | Construction Budget as of 2/10/09 | Construction Budget as of 4/29/09 | Revised Construction Budget as of May, 2010 | Approved Contract Amount | Approved Change Order Amount | Potential Changes | Forecasted Total Construction Amount (F+G+H) | Remaining Grant Allocation | Expenditures to Date | Balance to Complete (I-K) | Forecast to Budget Variance (I-E) |
| 1 | Site Demolition | \$ 698,900 | \$ 698,900 | \$ 698,900 | \$ 698,900 | \$ (25,123) | \$ - | \$ 673,777 | | \$ 673,777 | \$ - | \$ (25,123) |
| 2 | Partial Pile Package | 505,000 | 505,000 | 505,000 | 505,000 | (54,912) | - | 450,088 | | 450,088 | - | (54,912) |
| 3 | Piles & Soil Retention | 4,200,000 | 4,200,000 | 4,200,000 | 3,510,188 | (58,773) | - | 3,451,415 | | 3,451,415 | (0) | (748,585) |
| 4 | Foundations, Underground Utilities & FW | 5,681,210 | 5,681,210 | 5,681,210 | 5,681,210 | 380,217 | - | 6,061,427 | | 6,061,392 | 35 | 380,217 |
| 5 | Block 26 Concrete Structure, Slab on Grade through & including Podium | 3,794,500 | 3,794,500 | 3,794,500 | 3,871,260 | (98,266) | - | 3,772,994 | | 3,772,994 | (0) | (21,506) |
| 6 | Block 16 & 20 Concrete Structure, Slab on Grade thru & including Podium + Plumbing & Fire Protection | 15,649,009 | 11,487,414 | 11,487,414 | 8,539,304 | 493,650 | - | 9,032,954 | | 8,927,633 | 105,321 | (2,454,460) |
| 7 | FW East & West Streetgrid | 6,102,417 | 4,341,168 | 4,341,168 | 4,992,030 | 682,258 | - | 5,674,288 | | 5,524,024 | 150,264 | 1,333,120 |
| 8 | Block 26, 16 & 20 Architectural & Mech & Elec | 2,477,288 | 5,768,025 | 5,768,025 | 5,783,000 | 248,865 | - | 6,031,865 | | 6,031,865 | (0) | 263,840 |
| 9 | Mehring Way Relocation - Elm to Main including utilities | 11,482,236 | 6,991,000 | | N/A | - | - | - | | - | - | - |
| 10 | Signage | | | | 368,900 | 75,631 | - | 444,531 | | 483,565 | (39,034) | 444,531 |
| 11 | Freedom Way Central | - | 7,400,000 | | N/A | - | - | - | | - | - | - |
| 13 | Plumbing | | | | 498,514 | (31,163) | - | 467,351 | | 467,351 | - | 467,351 |
| | Subtotal - Construction | \$ 50,590,560 | \$ 50,867,217 | \$ 36,476,217 | \$ 34,448,306 | \$ 1,612,384 | \$ - | \$ 36,060,690 | \$ - | \$ 35,844,104 | \$ 216,586 | \$ (415,527) |
| | Parking Grant | 3,200,000 | 3,200,000 | 3,200,000 | 3,200,000 | 125,307 | - | 3,325,307 | | 3,325,307 | - | 125,307 |
| | Soft costs | 11,367,117 | 11,367,117 | 9,374,258 | 9,374,258 | 3,006,739 | - | 12,380,997 | | 12,380,997 | - | 3,006,739 |
| | Economic Development Assistance Grant | 12,000,000 | 12,000,000 | 12,000,000 | 12,000,000 | - | - | 12,000,000 | | 9,000,000 | 3,000,000 | - |
| | Parks | 10,750,000 | 10,750,000 | 10,750,000 | 10,750,000 | - | - | 10,750,000 | | 10,750,000 | - | - |
| | Owner's Contingency | 2,874,513 | 2,597,856 | 3,788,770 | 3,788,770 | (2,716,519) | - | - | | - | 1,072,251 | (2,716,519) |
| | Project Totals | \$ 90,782,190 | \$ 90,782,190 | \$ 75,589,245 | \$ 73,561,334 | \$ 2,027,911 | \$ - | \$ 74,516,994 | \$ - | \$ 71,300,408 | \$ 4,288,837 | \$ - |

**THE BANKS
PHASE IIA PUBLIC PARTIES CONSTRUCTION BUDGET
AS OF MARCH 31, 2012**

| A | B | D | E | F | G | H | I | J | K | L | M |
|-----|--|--------------------------------------|---|--------------------------|------------------------------|-------------------|--------------------------|----------------------------|----------------------|---------------------------|-----------------------------------|
| BP# | Description | Construction Budget as of March 2010 | Construction Budget as of June 2011 W/O Change Orders | Approved Contract Amount | Approved Change Order Amount | Potential Changes | Forecasted Total (E+F+G) | Remaining Grant Allocation | Expenditures to Date | Balance to Complete (K-I) | Forecast to Budget Variance (I-E) |
| 9 | Mehring Way Relocation and Site Demolition | \$ 7,119,555 | \$ 7,119,555 | \$ 7,119,555 | \$ 116,656 | | \$ 7,236,211 | | \$ 7,236,211 | \$ 0 | \$ 116,656 |
| 11 | Block 2 Intermodel Garage and Freedom Way West | 30,466,924 | 22,303,433 | 22,303,433 | 1,039,740 | - | \$23,343,173 | | \$22,774,449 | 568,724 | \$ 1,039,740 |
| 12 | Part 1 | 2,860,000 | 5,009,000 | | | | \$ 5,009,000 | | | 5,009,000 | |
| 12 | Part 2 | | 5,007,006 | - | - | - | \$ 5,007,006 | | - | 5,007,006 | - |
| | Subtotal - Construction | \$40,446,479 | \$39,438,994 | \$29,422,988 | \$ 1,156,396 | \$ - | \$40,595,390 | \$ - | \$30,010,660 | \$10,584,730 | \$ 1,156,396 |
| | Soft costs | 9,302,691 | 11,725,392 | 11,725,392 | | - | 11,725,392 | | 8,547,648 | 3,177,744 | \$ - |
| | Owner's Contingency | 2,487,459 | 1,072,243 | | (1,156,396) | - | (84,153) | | | (84,153) | (1,156,396) |
| | Project Totals | \$52,236,629 | \$52,236,629 | \$41,148,380 | \$ - | \$ - | \$52,236,629 | \$ - | \$38,558,308 | \$13,678,321 | \$ - |

*Owner's Contingency "expenditures to date" are not included in the Project Total amount because they are reflected in the appropriate Bid Pack and Soft Cost line item expenditures.

| Proposed Bid Package 12 by Part | Construction | Soft Cost | Total Construction |
|---|---------------------|--------------------|---------------------|
| Part 1 PID 86444 (PID 77164/8069 CE Re-Evaluation) | | | |
| Traffic & Security Cameras | \$1,909,000 | \$486,871 | \$2,395,871 |
| Second Street/Transit Center | \$1,400,000 | \$334,244 | \$1,734,244 |
| Freedom Way/MSE Wall Exp. Jt. | \$1,200,000 | \$286,529 | \$1,486,529 |
| Removal of Temporary Race Street south of Freedom Way | \$500,000 | \$119,377 | \$619,377 |
| Part 1 Total | \$5,009,000 | \$1,227,021 | \$6,236,021 |
| Part 2 PID 90848 (CE Level 1) * | | | |
| Suspension Bridge Ped. Connection | \$1,239,082 | \$295,860 | \$1,534,942 |
| Riverwalk Trail | \$417,924 | \$99,952 | \$454,000 |
| Broadway Pedestrian Connection | \$3,350,000 | \$799,868 | \$4,149,868 |
| Part 2 Total | \$5,007,006 | \$1,195,681 | \$6,202,687 |
| Grand Total (Parts 1 and 2) | \$10,016,006 | \$2,422,702 | \$12,438,708 |

Factors that will affect what will be built in Bid Pack 12 Part 2

* Excess Contingency and STP funds that can be utilized based on final closeout of Phase 1.

* Developer payment of \$2.0M for Phase 2, only paid if trigger is pulled by developer

*Use of current contingency for Phase 2