

# EXHIBIT 2

Project Number: CAR-1 Dyer 18, LLC - 1815 Carnegie Schedule of Values*	January 2022 Budget	Drawn as of 3/22/22	Current Outstanding Invoices (not drawn on)	Revised Budget as of 3/22/22	Remaining Funds Needed	Reason for Change *At time conceptual bid was provided, the budget was an educated guess as plans were not yet generated.	Comments
Rough Plumbing	\$ 792,240	\$ 773,386	\$ -	\$ 843,386	\$ 70,000	Unforeseen Circumstance and Change of Scope	- Increase in sewer line size from 4 inches to 6. The original "as-built" plans from Gensler showed the existing condition as 6 inches. - Additional plumbing for the pump in the back yard. - Public Works required replacement of Fire and Domestic water in the street. - Increase in material cost - Overtime
Electrical	\$ 1,089,046	\$ 1,032,170	\$ -	\$ 1,074,170	\$ 42,000	Unforeseen Circumstance and Change of Scope	- Emergency lighting changes - Additional bug-eye - Redo lounge room 105 electrical per City's request - Additional underground conduits that were not expected - Rework dorm lighting - Overtime
Switchgear	\$ -	\$ 34,665	\$ -	\$ 34,665	\$ -	Unforeseen Circumstance and Change of Scope	- Switchgear needed to be expedited per the City's request
Rough Framing	\$ 880,000	\$ 946,191	\$ 18,589.79	\$ 974,469	\$ 9,688	Change of Scope and increase in material cost	- Framed upstairs which was not part of the original scope-Framing Square footage increased substantially due to framing of the mezzanine. - Original assumptions had us using ICF, however we needed to use wood framing which increased material cost by 25% - Lumber prices have greatly increased in the past year - Fire treated wood had to be used at the front that we were not anticipating to have to use. Never had to use on any other project. - Overtime
Finished Carpentry	\$ 110,948	\$ 89,629	\$ 1,730.80	\$ 112,860	\$ 21,500	Change of Scope	- Increase in cabinetry scope (after 1st round of plans were produced)
HVAC	\$ 785,000	\$ 607,590	\$ 89,019.00	\$ 785,000	\$ 88,391	Change of Scope and increase in material cost	- Front entrance area reception doors needed to be changed from original plan
HVAC Engineering	\$ -	\$ -	\$ -	\$ 8,682	\$ 8,682	Change of Scope	- Increase in material cost and change in scope (after 1st set of plans were produced)
HVAC Freight for RUUD Equipment	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	Change of Scope	- Needed to re-engineer the ducting runs
Captiveaire Equipment	\$ -	\$ -	\$ -	\$ 23,500	\$ 23,500	Change of Scope	- Needed to expedite per the City's request
Fire Alarm System	\$ 204,000	\$ 4,967	\$ 183,874.45	\$ 208,968	\$ 20,126	Change of Scope	- Not part of original scope
Fire Sprinklers	\$ 245,700	\$ 151,070	\$ -	\$ 259,070	\$ 108,000	Unforeseen Circumstance and Change of Scope	- Required to protect the unused upstairs area, which was not part of 1st set of plans - Upgraded to a voice activated system
Underground Utilities	\$ 225,000	\$ 213,574	\$ 25,564.50	\$ 264,138	\$ 25,000	Unforeseen Circumstance and Change of Scope	- Increase in sprinkler heads because of conflict with lighting system and bathroom plumbing-Fire safety requirement
Edison	\$ 181,967	\$ 200,677	\$ -	\$ 200,677	\$ -		- Upsizing of fire water line - Public works required replacement of Fire and Domestic Water main in the street.
Concrete Work (Interior & Exterior)	\$ 475,000	\$ 600,905	\$ 60,651.79	\$ 783,435	\$ 121,878	Change of Scope and increase in material cost	- Underestimated overall cost of work needed to be done - Rains caused sub to need to recondition the soil - Rebar cost significantly increased
Light Post	\$ -	\$ 6,000	\$ -	\$ 6,000	\$ -		
Shade Sales - Concrete	\$ -	\$ 18,000	\$ -	\$ 18,000	\$ -		
Paving	\$ 125,000	\$ -	\$ -	\$ 140,000	\$ 140,000	Change of Scope and increase in material cost	
Roofing	\$ 139,500	\$ 48,825	\$ -	\$ 143,825	\$ 95,000		- Patch work requested by Public Works
Elevator	\$ 206,700	\$ 206,700	\$ -	\$ 218,700	\$ 12,000	Increase in Labor Cost	
Architect	\$ 432,275	\$ 429,212	\$ -	\$ 429,212	\$ -		- Potential change order for prevailing wage
Civil Engineer	\$ 22,000	\$ 23,987	\$ -	\$ 23,987	\$ -		
Structural Engineer	\$ 36,000	\$ 46,448	\$ 1,923.75	\$ 57,371	\$ 9,000	Change of Scope	- Engineering needed for roof work - Cut in for rear exit door - Roof screening engineering
Demo/Excavation/Shoring	\$ 325,000	\$ 337,267	\$ 13,663.77	\$ 375,931	\$ 25,000	Change of Scope	- Excavation for additional concrete work
Consulting	\$ 37,723	\$ 29,017.80	\$ 2,901.78	\$ 37,723	\$ 5,804	Extended Timeline	- Timeline for project extended
Shoring Tower Rentals	\$ 12,000	\$ 15,506.70	\$ -	\$ 27,905	\$ 12,398	Unforeseen Circumstance	- Assumed Turek's original contract after taking over which included an unknown dismantle charge of \$12,398
Equipment Rental	\$ 17,843	\$ 16,745.92	\$ 1,547.18	\$ 21,387	\$ 3,094	Extended Timeline	- Timeline for project extended
Permit/Fees	\$ 439,391	\$ 439,391.40	\$ -	\$ 439,891	\$ 500	Change of Scope	- Permit fee for shade structure
Security Services (up to June 15th)	\$ 38,660	\$ 39,546.00	\$ -	\$ 39,546	\$ -		
Drywall/Insulation	\$ 900,000	\$ 1,143,308.63	\$ 191,414.59	\$ 1,528,104	\$ 193,381	Change of Scope and increase in material cost	- Because we were not allowed to use ICF construction method, scope of the drywall/insulation project was increased by 25%. - Framed upstairs which was an increase in scope-Framing Square footage increased substantially due to framing of the mezzanine. - Third layer of drywall was required by building and safety in all of the corridors causing a large increase in material and labor
Sleeping Cubbies/FRP	\$ -	\$ 10,000.00	\$ -	\$ 40,451	\$ 30,451	Change of Scope	- Changed from melamine to FRP
Bathroom/FRP	\$ -	\$ 13,356.45	\$ -	\$ 13,356	\$ -	Change of Scope	- Changed from melamine to FRP
Fireproofing	\$ -	\$ 9,962.12	\$ 8,967.26	\$ 33,636	\$ 14,707	Change of Scope	
Shaft Wall Framing/Drywall/Wallboard		\$ -	\$ -	\$ 92,316	\$ 92,316	Change of Scope	
Tile	\$ 150,000	\$ 154,603	\$ 1,573.79	\$ 156,177	\$ -		
Second Floor Tile	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000	Change of Scope	

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							The following doors were added to the scope: - Wood doors (City decision to upgrade material) - 2 hour glass door - Dining room accordion door - Rollout door - Glass bifold door - City requested to order more doors due to previous order being late
Doors/Windows	\$ 297,000	\$ 280,579	\$ 41,341.91	\$ 390,121	\$ 68,200	Change of Scope	
Fold-Up Door	\$ 49,000	\$ -	\$ 6,960.53	\$ 6,961	\$ -	Change of Scope	
CMU Block Wall	\$ 160,000	\$ 199,202	\$ -	\$ 199,202	\$ -	Change of Scope and increase in material cost	- Significant increase in material cost
Stucco for CMU Block Wall	\$ -	\$ 20,000	\$ 15,021.24	\$ 65,021	\$ 30,000	Change of Scope	- Preferred method of ICF was rejected by building and safety
Shade Structures	\$ 100,000	\$ 40,333	\$ 10,618.81	\$ 120,952	\$ 70,000	Increase in material cost	- Steel prices have increased dramatically over the life of the project
Shade Sales	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -		
Interior Finishes (Floor/Wall)	\$ 300,000	\$ 65,467	\$ 126,191.09	\$ 215,258	\$ 23,600	Change of Scope	
Interior Paint	\$ -	\$ 60,004	\$ 45,710.48	\$ 105,714	\$ -		
Upstairs Carpeting	\$ -	\$ -	\$ -	\$ 24,230	\$ 24,230	Change of Scope	- Looking for less expensive substitutes
Upstairs Vinyl	\$ -	\$ -	\$ -	\$ 77,389	\$ 77,389	Change of Scope	- Looking for less expensive substitutes
Grind and Seal	\$ -	\$ -	\$ 73,074	\$ 73,074	\$ -	Change of Scope	
Epoxy Kitchen	\$ -	\$ -	\$ 21,555	\$ 21,555	\$ -	Change of Scope	
Exterior Finishes/Landscaping	\$ 25,000	\$ 27,031	\$ -	\$ 27,031	\$ -		
Playground/Fencing	\$ -	\$ -	\$ 11,470	\$ 13,470	\$ 2,000	Change of Scope	
Exterior Fencing	\$ -	\$ -	\$ -	\$ 4,000	\$ 4,000	Change of Scope	
Plant/Tree Allowance	\$ -	\$ -	\$ -	\$ 13,000	\$ 13,000	Change of Scope	
Pea Gravel	\$ -	\$ -	\$ -	\$ 4,000	\$ 4,000	Change of Scope	
Fiber Glass Bender Board	\$ -	\$ -	\$ -	\$ 600	\$ 600	Change of Scope	
Backyard Turf	\$ -	\$ -	\$ -	\$ 4,500	\$ 4,500	Change of Scope	
Irrigation	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	Change of Scope	
Sod Grass	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	Change of Scope	
Exterior Painting	\$ 75,000	\$ -	\$ -	\$ 64,286	\$ 64,286	Change of Scope	- Recently added to the scope as there was additional work to repair and complete work not completed by the former contractor
Camera/Security System	\$ 140,000	\$ 72,436.85	\$ 12,752.73	\$ 152,440	\$ 67,250	Change of Scope	- Not part of original scope (part of FF&E)
Lighting Package	\$ 200,520	\$ 221,335.09	\$ -	\$ 228,335	\$ 7,000		- Needed to substitute lights because of back order and new lights were more expensive
Roof Screening	\$ 76,146	\$ -	\$ -	\$ 76,146	\$ 76,146	Change of Scope	- City permitting process required roof screening
Roof Framing Allowance	\$ 100,000	\$ -	\$ 21,225.70	\$ 100,000	\$ 78,774	Change of Scope	
Column Replacement	\$ 25,000	\$ -	\$ -	\$ -	\$ -	Unforeseen Circumstance and Change of Scope	
Miscellaneous	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ 100,000		- Per City, amount determined per discussions with City Staff.
COVID Testing	\$ -	\$ -	\$ 3,380.00	\$ 3,380	\$ -		
Site Cleanup	\$ -	\$ -	\$ 8,000.00	\$ 28,000	\$ 20,000	Unforeseen Circumstance	- PWA mandating cleanup at the site
Rolling Gates and operators	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000	Change of Scope	- Planned to use existing gates, but deemed unusable
Rec Area Gates and Hardware	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000	Change of Scope and increase in material cost	
<b>Subtotal</b>	\$ 9,643,660	\$ 8,639,089	\$ 998,724	\$ 11,655,203	\$ 2,017,391		
General Conditions	\$ 1,055,923	\$ 1,066,077	\$ -	\$ 1,055,923	\$ -	Extended Timeline	- Timeline for project finish date extended due to design and permitting delays; scope of work increased
Overhead/Main Office	\$ 269,077	\$ 258,923	\$ -	\$ 269,077	\$ -	Extended Timeline	- Timeline for project finish date extended due to design and permitting delays; scope of work increased
<b>Total</b>	\$ 10,968,660	\$ 9,964,089	\$ 998,724	\$ 12,980,203	\$ 2,017,391		