

## F. Development Costs

Please see the following documents:

- Vogel Letter
- Vogel Construction Budget
- Garver Arts Facility Sources & Uses

Initial rehabilitation costs are:

- Exterior masonry tuck pointing - \$821,579
- Roof removal (roofing material, not structure) - \$95,270
- New roofing (roofing material, not structure) - \$270,012

Construction costs assume a white box build-out.

Garver Arts Facility  
Common Wealth Development

Financing plan for next phase of project:

Budget of \$250,000 to cover architectural, legal, accounting, fundraising consultant and Common Wealth Development staff time will be financed by Common Wealth revenue and a low interest loan from Forward Community Investments. (Please see letter from Salli Martyniak, President, Forward Community Investments in Section K.)