

**EAST LANSING CENTER CITY DISTRICT
MASTER DEVELOPMENT AGREEMENT**

EXHIBIT N

Exhibit N consists of the list of City Approved Eligible Activities as defined in the Agreement, a copy of which is attached.

Harbor Bay Real Estate Advisors

 Center City District
 East Lansing, MI

Design Development

 Project No.: 217xxx
 06/01/2017.v2

Environmental Eligible Activities

	Column 1	Column 2
		Scenario A
	Proposed Brownfield Plan #24	Proposed Brownfield Plan #24 No Grand River Eligible Activities
Scope Description	Estimated Cost	Estimated Cost
A. Entire Site - TIF Eligible Expense Estimate		
1 BEA Activities	\$ 34,000	\$ 34,000
2 Due Care Activities	\$ 183,825	\$ 183,825
3 Additional Response Activities	\$ 17,550	\$ 17,550
4 Contingency 6.00%	\$ 14,123	\$ 14,123
5 Indirect Costs (CM/Permits/Bonding) - Not included in Contingency	\$ -	\$ -
A. Subtotals:	\$ 249,498	\$ 249,498

B. Non-Environmental Eligible Activities
Albert Ave Building (Parking Structure with Parking Office and Leased Retail Space) - TIF Eligible Expense Estimate

Scope Description	Estimated Cost	Estimated Cost
1 Deep foundations due to unsuitable soils	\$ 1,598,000	\$ 1,598,000
2 Cast in Place structure	\$ 9,364,000	\$ 9,364,000
3 Tower crane and mobile crawler crane rental & operation	\$ 1,440,000	\$ 1,440,000
4 Parking garage façade elements (brick veneer)	\$ 1,730,000	\$ 1,730,000
5 Parking garage partitions & doors	\$ 723,000	\$ 723,000
6 Parking garage elevators	\$ 588,000	\$ 588,000
7 Parking Garage MEP (fire protection, lights, floor drains etc.)	\$ 1,870,000	\$ 1,870,000
8 General Conditions	\$ 614,000	\$ 614,000
9 Leased Retail Space (23,500 SF)	\$ -	\$ -
10 New City Parking Office and Maintenance Space (3,000 SF)	\$ 225,000	\$ 225,000
11 Contingency 6.00%	\$ 1,089,120	\$ 1,089,120
12 Soft Costs 5.00%	\$ 962,056	\$ 962,056
13 Indirect Costs (CM/Permits/Bonding) - Not included in Contingency	\$ 1,760,000	\$ 1,760,000
B. Subtotals:	\$ 21,963,176	\$ 21,963,176

C. Grand River - TIF Eligible Expense Estimate

Scope Description	Estimated Cost	Estimated Cost
1 Deep foundations due to unsuitable soils	\$ 1,000,000	\$ -
2 Basement construction	\$ -	\$ -
3 Tower crane rental & operation	\$ 690,000	\$ -
4 Roof drainage / stormwater drainage	\$ 150,000	\$ -
5 General Conditions	\$ 100,000	\$ -
6 Contingency 6.00%	\$ 116,400	\$ -
7 Soft Costs 5.00%	\$ 102,820	\$ -
8 Indirect Costs (CM/Permits/Bonding) - Not included in Contingency	\$ 320,000	\$ -
C. Subtotals:	\$ 2,479,220	\$ -

D. Sitework & Demolition

Scope Description	Estimated Cost	Estimated Cost
1 Existing Buildings - Demolition	\$ 274,700	\$ -
2 Existing Buildings - Lead & Asbestos Abatement	\$ 128,810	\$ 128,810
3 Site demolition (Grand River - includes subsurface debris and removal of utilities)	\$ 165,300	\$ 165,300
4 Site demolition (Albert Ave- includes subsurface debris and removal of utilities)	\$ 80,000	\$ 80,000
5 Grading and earth retention (Albert Ave/Alley/Grand River)	\$ 210,000	\$ 210,000
6 Albert Ave Improvement (Albert Ave - Abbott Rd to MAC Ave)	\$ 230,000	\$ 230,000
7 Pedestrian Pavements (Alley & Grand River - Sidewalks & Pavers)	\$ 340,000	\$ 340,000
8 Landscaping & Furnishings (Within Public Right-of-Ways)	\$ 200,000	\$ 200,000
9 Public Utilities Improvements	\$ 330,000	\$ 330,000
10 General Conditions	\$ 110,000	\$ 110,000
11 Contingency 6.00%	\$ 124,129	\$ 107,647
12 Soft Costs 5.00%	\$ 109,647	\$ 95,088
13 Indirect Costs (CM/Permits/Bonding) - Not included in Contingency	\$ 180,000	\$ 180,000
D. Subtotals:	\$ 2,482,586	\$ 2,176,844

(Sections A, B, & D) Total TIF Eligible Expense Estimate Subtotals:	\$ 24,695,259	\$ 24,389,518
(Sections A, B, & D) Interest (Includes Capitalized Interest):	\$ 26,152,085	\$ 25,828,307
Total Sections A, B, & D TIF Eligible Expense & Interest Estimate:	\$ 50,847,344	\$ 50,217,825

(Section C ONLY) Total TIF Eligible Expense Estimate Subtotals:	\$ 2,479,220	\$ -
(Section C ONLY) Interest (Includes Capitalized Interest):	\$ 2,625,474	\$ -
Total Section C ONLY TIF Eligible Expense & Interest Estimate:	\$ 5,104,694	\$ -

(Sections A, B, C & D) Total TIF Eligible Expense Estimate Subtotals:	\$ 27,174,479	\$ 24,389,518
Interest (Includes Capitalized Interest)	\$ 28,777,559	\$ 25,828,307
Total TIF Eligible Expense & Interest Estimate	\$ 55,952,038	\$ 50,217,825

Note: The individual amounts shown in each category are preliminary and subject to change. If there are any inconsistencies or conflicts, Brownfield Plan #24 as approved by City Council would control.