

This agreement was prepared by and
after recording return to:
Adam R. Walker
Supervising Assistant Corporation Counsel
City of Chicago Department of Law
121 North LaSalle Street, Room 600
Chicago, IL 60602

AMENDMENT NO. 1 to the

UNITED YARDS 1B REDEVELOPMENT AGREEMENT

This Amendment No. 1 to the United Yards 1B Redevelopment Agreement (this "Amendment") is made as of _____, 2026, by and among the City of Chicago, an Illinois municipal corporation (the "City"), through its Department of Planning and Development ("DPD"), and Celadon Construction Corporation NFP, an Illinois not for profit corporation ("Celadon Construction"), Celadon Partners, LLC, an Illinois limited liability company ("Celadon Partners"), Blackwood Development Partners LLC, an Illinois limited liability company ("Blackwood"), United Yards 1B LL, LLC, an Illinois limited liability company (the "Prime Tenant") and United Yards 1B QALICB, LLC, an Illinois limited liability company (the "QALICB") (Celadon Construction, Celadon Partners, Blackwood, the Prime Tenant, and the QALICB are, collectively, the "Developer" and each a "Developer Party").

RECITALS

A. Pursuant to an ordinance enacted on April 19, 2023, and an amending ordinance enacted on November 1, 2023, the City Council of the City of Chicago (the "City Council") authorized the Commissioner of Planning and Development for the City to enter into that certain United Yards 1B Redevelopment Agreement (the "Original Agreement").

B. On December 21, 2023, the City and the Developer entered into the Original Agreement, pursuant to which, within the showroom floor parcel of the former Goldblatt's department store at 4700 South Ashland Avenue in the City, and which is legally described on Exhibit A hereto (the "Property"), and within the time frames set forth in Section 3.01 of the Original Agreement, the Developer agreed to:

(a) complete the rehabilitation of the Property into (x) an approximately 14,617 sf space (the "FQHC Space") intended to be occupied by a Federally-Qualified Health Center ("FQHC"), and (y) an approximately 8,240 sf space into retail space (the "Other Goldblatt's Space" and collectively with FQHC Space, "Developer Space") intended to be occupied by the Back of the Yards Coffee retail business or an affiliate thereof ("BYC") for the use by BYC and other local businesses; and

(b) sell or transfer title to the Property, including but not limited to the FQHC Space and the Other Goldblatt's Space, to the QALICB; and

(c) ensure that the QALICB leases the FQHC Space and the Other Goldblatt's Space to the Prime Tenant (the "Prime Lease") and ensure that the Prime Tenant subleases the respective spaces to the FQHC, BYC, and/or to-be-determined subtenants (collectively, the "Lease"); and

(d) thereby hope to create or retain jobs on the Property that equate to approximately 40 full-time-equivalent employees.

The combination of (a) and (b), above, collectively, comprise the "Facility."

The combination of (a), (b), (c) and (d) above, collectively, comprise the redevelopment project (the "Project").

C. The Property is located within the Redevelopment Area.

D. All capitalized terms not otherwise defined herein have the meanings set forth in the Original Agreement.

E. To support the Developer's completion of the Project and the Facility, the City agreed to use Incremental Taxes to pay for or reimburse Developer for the costs of TIF-Funded Improvements incurred by Developer pursuant to the terms and conditions of the Original Agreement.

In addition, the City agreed to pay Developer CRP Funds to pay for a portion of the costs of the Project through the City's Chicago Recovery Program (the "CRP Funds").

F. Developer has now requested, and the City has agreed to fund, an additional \$1,813,375 in Incremental Taxes (not CRP Funds) to reimburse the Developer for unforeseen cost escalations and scope revisions related to the Project. In consideration of the additional funding, the City is requiring revisions to the funding disbursement schedule and to certain covenants, as described herein.

Now, therefore, in consideration of the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

SECTION 1. RECITALS

The foregoing recitals are hereby incorporated into this Amendment by reference.

SECTION 2. AMENDMENTS to the ORIGINAL AGREEMENT

Section 3.03 of the Original Agreement is hereby replaced with:

3.03 Project Budget. Developer has furnished to DPD, and DPD has approved, a Project Budget showing total costs for the Project in an amount not less than \$19,263,775. Developer hereby certifies to the City that the City Funds, together with Lender Financing, Equity, and Net NMTC Equity, all as described in Section 4.02 hereof, shall be sufficient to complete the Project. Developer hereby certifies to the City that (a) it has Lender Financing, Equity, and Net NMTC Equity in an amount sufficient to pay for all Project costs; and (b) the Project Budget is true, correct and complete in all material respects. Developer shall promptly deliver to DPD certified copies of any Change Orders with respect to the Project Budget for approval pursuant to Section 3.04 hereof.

Section 4.01 of the Original Agreement is hereby replaced with:

4.01 Total Project Cost and Sources of Funds. The cost of the Project is estimated to be \$19,263,775, to be applied in the manner set forth in the Project Budget (the "Total Project Cost"). Such costs shall be funded through a NMTC financing structure, including the NMTC Loan, in part, from the following sources:

Deferred Developer Fee	\$500,000
Senior Loan/Lender Financing	\$3,300,000
City Funds	\$6,813,375
City (CRP) Funds	\$4,200,000
Net NMTC Equity	\$2,950,400
Chicago Community Trust Grant	\$1,500,000
 ESTIMATED TOTAL	 \$19,263,775*

* Amount reflects anticipated Senior Loan funds to bridge the City Funds

Section 4.03 of the Original Agreement is hereby replaced with:

4.03 City Funds.

(a) Uses of City Funds. City Funds may only be used to pay directly or reimburse the Developer for costs of TIF-Funded Improvements incurred by Developer that constitute Redevelopment Project Costs. Exhibit C sets forth, by line item, the TIF-Funded Improvements for the Project, and the maximum amount of costs that may be paid by or reimbursed from City Funds for each line item therein (subject to Section 4.03(b)), contingent upon receipt by the City of documentation satisfactory in form and substance to DPD evidencing such cost and its eligibility as a Redevelopment Project Cost. City Funds shall not be paid to Developer hereunder prior to the issuance of the Certificate.

(b) Sources of City Funds. Subject to the terms and conditions of this Agreement, including but not limited to this Section 4.03 and Section 5 hereof, the City hereby agrees to provide City funds from the sources and in the amounts described directly below (the "City Funds") to pay for or reimburse Developer for the costs of the TIF-Funded Improvements incurred by Developer:

<u>Source of City Funds</u>	<u>Maximum Amount</u>
Incremental Taxes	\$6,813,375

provided, however, that the total amount of City Funds expended for TIF-Funded Improvements shall be an amount not to exceed the lesser of \$6,813,375 or 35.4% of the Total Project Cost; and provided further, that the \$6,813,375 to be derived from Incremental Taxes shall be available to pay costs related to TIF-Funded Improvements and allocated by the City for that purpose. The City Funds shall be paid to Developer in four disbursements pursuant to the time frames set forth herein and in accordance with the terms and conditions of this Agreement, as follows:

Payment	Timing	Maximum Annual Payment
Initial Payment	Within 30 days after the Issuance of the Certificate	\$4,313,375
Second Payment	Six-month Anniversary of the Issuance of the Certificate	\$1,250,000
Third Payment	12-Month Anniversary of the Issuance of the Certificate	\$1,250,000
TOTAL CITY FUNDS		\$6,813,375

City Funds derived from Incremental Taxes shall be available to pay such costs and allocated for such purposes so long as the amount of the Incremental Taxes is

sufficient to pay for such costs.

The Developer acknowledges and agrees that the City's obligation to pay any City Funds is contingent upon the fulfillment of the conditions set forth in parts (a) and (b) above, as well as the prior issuance of the Certificate and the Developer's satisfaction of all other applicable terms and conditions of this Agreement, including, without limitation, compliance with the covenants in Section 8.06.

(c) Reduction in City Funds. City Funds may be reduced if the final Total Project Cost falls below \$19,263,775 and the City Funds will be reduced by \$1.00 for every \$1.00 shortfall. Such reduction shall be made from the Initial Payment and, if necessary, from the Second Payment.

Section 5.17 of the Original Agreement is hereby replaced with:

5.17 Prime Lease, the Lease, and Other Agreements. Complete copies of the Prime Lease, the Lease, and all other written agreements, if any, setting forth the parties' understandings relating to Developer's occupancy and leasing of the Property and any financial agreements between the parties in any way relating to the Property or the Prime Lease or the Lease, certified by Developer, shall have been delivered to the City. In addition, 2026 estimated pass-through expenses, accounting of vendor contracts, and verified subtenant rent and CAM collection timelines. In addition, proof that all Subtenant spaces are open and operational or actively marketed.

Section 7.01(g) and (h) of the Original Agreement are hereby replaced with:

(g) Evidence acceptable to DPD that the Total Project Cost is equal to, or in excess of, \$19,263,775. As described in Section 4.03(c), the City Funds will be reduced on a dollar for dollar basis if the Total Project Cost is less than \$19,263,775;

(h) Evidence that Developer has incurred TIF-eligible costs in an amount equal to, or greater than, the total amount of City Funds for the Project (up to \$6,813,345);

Exhibits C, H-1 and H-2 of the Original Agreement are hereby replaced with Exhibits C-1, H-1-1 and H-2-1 attached and incorporated hereto.

SECTION 3. MISCELLANEOUS

3.01 Entire Agreement. This Amendment (including each Exhibit attached hereto, which is hereby incorporated herein by reference) and the Original Agreement, together, constitutes the entire Agreement (the "Agreement") between the parties hereto and it supersedes all prior agreements, negotiations and discussions between the parties relative to the subject matter hereof.

Other than as amended by this Amendment, the Original Agreement is unchanged and, as of the date of the Amendment, is still executory.

3.02 No Effect on Recording of Priority of Agreement. The parties agree that entering into this Amendment shall have no effect on the recording priority of the Original Agreement and that this Amendment shall relate back to the date the Original Agreement was originally recorded in the land title records of Cook County, Illinois

3.03 Counterparts. This Amendment may be executed in several counterparts, each of which shall be deemed an original and all of which shall constitute one and the same agreement.

3.04 Severability. If any provision in this Agreement, or any paragraph, sentence, clause, phrase, word or the application thereof, in any circumstance, is held invalid, this Agreement shall be construed as if such invalid part were never included herein and the remainder of this Agreement shall be and remain valid and enforceable to the fullest extent permitted by law.

3.05 Governing Law. This Agreement shall be governed by and construed in accordance with the internal laws of the State of Illinois, without regard to its conflicts of law principles.

3.06 Approval. Wherever this Agreement provides for the approval or consent of the City, DPD or the Commissioner, or any matter is to be to the City's, DPD's or the Commissioner's satisfaction, unless specifically stated to the contrary, such approval, consent or satisfaction shall be made, given or determined by the City, DPD or the Commissioner in writing and in the reasonable discretion thereof. The Commissioner or other person designated by the Mayor of the City shall act for the City or DPD in making all approvals, consents and determinations of satisfaction, granting the Certificate or otherwise administering this Agreement for the City.

3.07 Exhibits. All the exhibits attached to this Amendment are incorporated into the Agreement by reference.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

1

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed on or as of the day and year first above written.

CITY OF CHICAGO, by and through its Department of Planning and Development

By: _____
Ciere Boatright, Commissioner

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Ciere Boatright, personally known to me to be the Commissioner of Planning and Development of the City of Chicago (the "City"), and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed, and delivered said instrument pursuant to the authority given to her by the City, as her free and voluntary act and as the free and voluntary act of the City, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this ____th day of _____.

Notary Public

My Commission Expires _____

EXHIBIT A

PROPERTY

[Subject to Survey and Title Insurance]

(FORMER GOLDBLATT'S BUILDING, GROUND FLOOR)

THAT PART OF LOTS 1 TO 5 INCLUSIVE, (EXCEPT THAT PART OF SAID LOTS TAKEN FOR WIDENING SOUTH ASHLAND AVENUE); LOT 43 (EXCEPT THAT PART OF SAID LOT 43 DEDICATED FOR AN ALLEY BY DOCUMENT NO. 5610414); LOTS 44 TO 47, BOTH INCLUSIVE AND 16 FOOT STRIP FORMERLY ALLEY AND NOW VACATED LYING WEST OF AND ADJOINING SAID LOTS 1,2 AND 3, ALL IN BLOCK 1 IN BERGER AND JACOB'S SUBDIVISION OF BLOCK 9 IN STONE AND WHITNEY'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6 AND THE NORTH HALF AND WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO ALL THAT PART OF THE NORTH AND SOUTH ALLEY BEING PART OF SAID LOT 43 AS DEDICATED AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS ON APRIL 12th, 1995 AS DOCUMENT NUMBER 5610414 TOGETHER WITH THAT PART OF THE NORTH AND SOUTH ALLEY LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 4 AND 5 AND LYING EAST OF AND ADJOINING THE EAST LINE OF ORIGINAL LOT 43 AND LYING NORTH OF AND ADJOINING A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 5 TO THE SOUTHEAST CORNER OF ORIGINAL LOT 43, ALL IN BLOCK 1 OF BERGER AND JACOBS SUBDIVISION AFOREMENTIONED, LYING BETWEEN THE HORIZONTAL PLANES OF 14.75 FEET AND 32.00 FEET, CHICAGO CITY DATUM (CCD), BASED ON THE CITY OF CHICAGO BENCHMARK MONUMENT NUMBER 90 HAVING AN ELEVATION OF 14.545 CCD, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 47; THENCE SOUTH 89 DEGREES 44 MINUTES 57 SECONDS EAST ALONG THE SOUTH LINE OF WEST 47TH STREET, BEING AN ASSUMED BEARING, 88.81 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE CENTERLINE OF AN EXISTING WALL WITHIN AN EXISTING BUILDING; THENCE SOUTH, EAST AND NORTH THE FOLLOWING FIVE COURSES ALONG SAID CENTERLINE: (1) SOUTH 00 DEGREES 22 MINUTES 21 SECONDS WEST 25.55 FEET; (2) SOUTH 89 DEGREES 37 MINUTES 39 SECONDS EAST 49.45 FEET; (3) NORTH 00 DEGREES 22 MINUTES 21 SECONDS EAST 7.00 FEET; (4) SOUTH 89 DEGREES 37 MINUTES 39 SECONDS EAST 44.40 FEET; (5) NORTH 00 DEGREES 22 MINUTES 21 SECONDS EAST 18.75 FEET TO A POINT ON SAID SOUTH LINE OF WEST 47TH STREET; THENCE SOUTH 89 DEGREES 44 MINUTES 57 SECONDS EAST ALONG SAID SOUTH LINE OF WEST 47TH STREET 65.69 FEET TO A POINT ON THE WEST LINE OF SAID SOUTH ASHLAND AVENUE AS WIDENED; THENCE SOUTH 00 DEGREES 01 MINUTES 39 SECONDS EAST ALONG SAID WEST LINE AS WIDENED 124.60 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 5; THENCE

NORTH 89 DEGREES 44 MINUTES 57 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 5 A DISTANCE OF 111.17 FEET TO THE SOUTHWEST CORNER THEREOF, ALSO BEING THE WESTERLY FACE OF THE EXISTING BRICK BUILDING; THENCE NORTH 00 DEGREES 18 MINUTES 39 SECONDS EAST ALONG SAID WEST FACE 16.36 FEET TO AN INSIDE CORNER OF SAID BRICK BUILDING; THENCE NORTH 89 DEGREES 41 MINUTES 21 SECONDS WEST ALONG THE SOUTHERLY FACE OF SAID BRICK BUILDING 17.58 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 39 SECONDS WEST 16.98 FEET TO A POINT ON THE NORTH LINE OF THE EXISTING PUBLIC ALLEY; THENCE NORTH 89 DEGREES 44 MINUTES 57 SECONDS WEST CONTINUING ALONG SAID NORTH LINE 46.81 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE CENTERLINE OF AN EXISTING WALL WITHIN AN EXISTING BUILDING; THENCE NORTH AND WEST THE FOLLOWING SEVEN COURSES ALONG SAID CENTERLINE: (1) NORTH 00 DEGREES 18 MINUTES 39 SECONDS EAST 29.59 FEET; (2) SOUTH 89 DEGREES 56 MINUTES 47 SECONDS WEST 24.20 FEET; (3) NORTH 00 DEGREES 03 MINUTES 13 SECONDS WEST 17.06 FEET; (4) NORTH 41 DEGREES 31 MINUTES 43 SECONDS WEST 5.61 FEET; (5) SOUTH 89 DEGREES 56 MINUTES 47 SECONDS WEST 18.01 FEET; (6) NORTH 00 DEGREES 03 MINUTES 13 SECONDS WEST 22.70 FEET; (7) SOUTH 89 DEGREES 56 MINUTES 47 SECONDS WEST 27.02 FEET TO A POINT ON THE EAST LINE OF SOUTH MARSHFIELD AVENUE; THENCE NORTH 00 DEGREES 02 MINUTES 06 SECONDS WEST ALONG SAID EAST LINE 52.03 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

(ROOF AND WATER TOWER AREA)

THAT PART OF LOTS 1 TO 5 INCLUSIVE, (EXCEPT THAT PART OF SAID LOTS TAKEN FOR. WIDENING SOUTH ASHLAND AVENUE); LOT 43 (EXCEPT THAT PART OF SAID LOT 43 DEDICATED FOR AN ALLEY BY DOCUMENT NO. 5610414); LOTS 44 TO 47, BOTH INCLUSIVE AND 16 FOOT STRIP FORMERLY ALLEY AND NOW VACATED LYING WEST OF AND ADJOINING SAID LOTS 1,2 AND 3, ALL IN BLOCK 1 IN BERGER AND JACOB'S SUBDIVISION OF BLOCK 9 IN STONE AND WHITNEY'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6 AND THE NORTH HALF AND WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO ALL THAT PART OF THE NORTH AND SOUTH ALLEY BEING PART OF SAID LOT 43 AS DEDICATED AND RECORDED IN THE OFFICE OF THE RECORDER OF . DEEDS IN COOK COUNTY, ILLINOIS ON APRIL 12th, 1905 AS DOCUMENT NUMBER 5610414 TOGETHER WITH THAT PART OF THE NORTH AND SOUTH ALLEY LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 4 AND 5 AND LYING EAST OF AND ADJOINING THE EAST LINE OF ORIGINAL LOT 43 AND LYING NORTH OF AND ADJOINING A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 5 TO THE SOUTHEAST CORNER OF ORIGINAL LOT 43, ALL IN BLOCK 1 OF BERGER AND JACOBS SUBDIVISION AFOREMENTIONED, LYING BETWEEN THE HORIZONTAL PLANES OF 107.00 FEET AND 145.00 FEET, CHICAGO CITY DATUM (CCD), BASED ON THE CITY OF CHICAGO BENCHMARK MONUMENT NUMBER 90 HAVING AN ELEVATION OF 14.545 CCD, DESCRIBED AS

FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 47; THENCE SOUTH 00 DEGREES 02 MINUTES 06 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 47 ALSO BEING EAST LINE OF SOUTH MARSHFIELD AVENUE 125.20 FEET TO THE SOUTHWEST CORNER OF SAID LOT 47, ALSO BEING A POINT ON THE NORTH LINE OF A PUBLIC ALLEY; THENCE SOUTH 89 DEGREES 44 MINUTES 57 SECONDS EAST ALONG SAID NORTH LINE 36.20 FEET TO THE POINT ON THE WEST WALL OF THE EXISTING PENTHOUSE, SAID POINT BEING THE OF BEGINNING; THENCE NORTH 00 DEGREES 25 MINUTES 45 SECONDS EAST ALONG THE WEST WALL OF SAID PENTHOUSE 29.43 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 55 MINUTES 26 SECONDS EAST ALONG THE NORTH WALL OF SAID PENTHOUSE 37.02 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 18 MINUTES 39 SECONDS WEST ALONG THE EAST WALL OF SAID PENTHOUSE 29.64 FEET TO A POINT ON THE NORTH LINE OF SAID PUBLIC ALLEY; THENCE NORTH 89 DEGREES 44 MINUTES 57 SECONDS WEST ALONG SAID NORTH LINE 37.08 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXHIBIT C-1
TIF-FUNDED IMPROVEMENTS*

United Yards 1B

	<u>TIF- Eligible Budget</u>
Acquisition Costs	\$1,882,428
Hard Costs	
Shell	\$0
Interiors	\$328,983
Services	\$3,484,303
FFE	\$0
Special Construction	\$1,003,847
Building Site Work	\$160,479
Hard Cost Contingency	\$851,974
Total Hard Costs	\$5,829,586
Soft Costs/Fees	
Architecture & Engineering	\$878,187
Other Professional Services	\$0
Construction Management	\$414,474
Permits & Titles	\$0
Developer Fee	\$957,132
Soft Cost Contingency	\$0
General Conditions & Requirements	\$448,407
Overhead & Profit	\$597,876
Total Soft Costs	\$3,296,076
Total	\$11,008,091

*Notwithstanding the total of TIF-Funded Improvements or the amount of TIF-eligible costs, the assistance to be provided by the City is limited to the amount described in Section 4.03 and shall not exceed the lesser of \$6,813,375 or 35.4% of the Project Budget.

EXHIBIT H-1-1
PROJECT BUDGET

United Yards 1B

	<u>Project Budget</u>
Acquisition Costs	\$1,882,428
Hard Costs	
Shell	\$0
Interiors	\$328,983
Services	\$3,484,303
FFE	\$3,645,356
Special Construction	\$1,003,847
Hard Cost Contingency	<u>\$851,974</u>
Total Hard Costs	\$9,474,941
Soft Costs/Fees	
Architecture & Engineering	\$878,187
Other Professional Services	\$3,815,783
Construction Management	\$414,474
Permits & Titles	\$101,516
Developer Fee	\$1,500,000
Soft Cost Contingency	\$150,162
General Conditions & Requirements	\$448,407
Overhead & Profit	\$597,876
Total Soft Costs	<u>\$7,906,406</u>
Total	\$19,263,775

EXHIBIT H-2-1
MBE/WBE BUDGET

United Yards 1B

	MBE/WBE Budget
Acquisition Costs	
Hard Costs	
Shell	\$0
Interiors	\$328,983
Services	\$3,484,303
FFE	\$0
Special Construction	\$1,003,847
Building Site Work	\$160,479
Hard Cost Contingency	\$851,974
Total Hard Costs	\$7,757,974
Soft Costs/Fees	
Architecture & Engineering	\$0
Other Professional Services	\$0
Construction Management	\$0
Permits & Titles	\$0
Developer Fee	\$0
Soft Cost Contingency	\$0
General Conditions & Requirements	\$0
Overhead & Profit	\$0
Total Soft Costs	\$0
Total	\$5,829,586

Project MBE Total at	
26%	\$1,515,692
Project WBE Total at	
6%	\$349,775