

## Exhibit C

### Schedule of Fees and Rent

Total Building Area	56,900
Leased Area	2,020
Add: proportionate share of common space	855
Rentable Square Feet	2,875
Percent of Total	5.05%

<b>Capital Cost</b>	
Building construction	\$10,662,564
FFE	\$667,000
FFE Classrooms	\$150,000
Less: City contribution to tenant improvements	(\$200,000)
Soft Costs	\$1,587,543
	\$12,867,107

<b>Amortization of Capital Costs</b>	
Amount Amortized	\$ 12,867,107
Term (Years)	20
Interest Rate	4.50%
Annual Payments	\$989,174
Rent: (Health Dept Share of Capital Costs)	\$49,980
Less: Credit for City of Milwaukee Up Front Contribution (Rent capped at \$40,000 for each of the first five years)	(\$9,980)
<b>Adjusted Rent - 1st Five Years</b>	<b>\$40,000</b>

<b>Add: Operating Costs (Estimated)</b>	
Electric Power	\$ 100,000
Heat	\$ 120,000
Insurance	
Mgmt/Custodial	\$ 70,000
Trash Pickup	\$ 30,000
Snow Removal	\$ 20,000
Landscaping	\$ 20,000
Maintenance	\$ 40,000
	\$ 400,000
<b>Total operating Costs</b>	\$ 400,000
<b>Health Dept Share of Operating Costs</b>	<b>\$ 20,211</b>

**UW-MILWAUKEE SCHOOL OF PUBLIC HEALTH**

<u>RM. NM</u>	<u>ASF</u>	<u>Unassignable</u>	<u>RM. TYPE</u>	<u>DEPT.</u>
100A			Corridor	Corridor
100B			Corridor	Corridor
100C			Vestibule	Vestibule
100D			Entry	Entry
100E			Elevator Access	Elevator Access
100F			Corridor	Corridor
100G			Vestibule	Vestibule
100H			Corridor	Corridor
100J			Corridor	Corridor
100P			Stair 2	Stairwell
100Q			Stair 1	Stairwell
100R			Lobby Stair	Stairwell
100X			Elevator	Elevator
100Y			Elevator	Elevator
105		196	Utilities	Utilities
109	613		Classroom	Classroom
110	657		Classroom	Classroom
116	89		Vend.	Vend.
118			Bathroom	Bathroom
119	532		Classroom	Classroom
122			M. Bathroom	M. Bathroom
128			W. Bathroom	W. Bathroom
129	612		Classroom	Classroom
132		35	Janitor	Janitor
135			Lobby	Lobby
145		931	Commons	Commons
150	691		Teaching Kitchen	Classroom
156	482		Fitness Room	Classroom
156A	143		Fitness M. Shower	Class Support
156B	143		Fitness W. Shower	Class Support
166		176	Trash and Receiving	Unassigned
174			Elec Closet	Unassigned
178		282	Electrical	Unassigned
178A			Electrical	Unassigned
184			Break Room	Unassigned
184A		70	Bathroom	Unassigned
190	624		Classroom	Classroom
195		139	Telecom.	Telecom.
200A			Corridor	Corridor
200B			Corridor	Corridor
200C			Lobby	Lobby
200D			Corridor	Corridor
200E			Elevator Access	Elevator Access

200F			Corridor	Health Policy & Admin.
200G			Corridor	Corridor
200P			Stair 2	Stairwell
200Q			Stair 1	Stairwell
200R			Lobby Stair	Stairwell
200X			Elevator	Elevator
200Y			Elevator	Elevator
215	198		Reading	Classroom
222		68	Lac.	Unassigned
223	324		Seminar	Classroom
226	150		Sitting Area	Sitting Area
227	329		Seminar	Classroom
228	75		Kitchenette	Kitchenette
232			M. Bathroom	M. Bathroom
236			W. Bathroom	W. Bathroom
240	1028		Computer Class	Classroom
250	262		Lab	Health Policy & Admin.
252	104		Office	Health Policy & Admin.
253	104		Workstations	Health Policy & Admin.
254	134		Office	Health Policy & Admin.
258	194		Office	Health Policy & Admin.
262	141		Office	Health Policy & Admin.
266	253		Lab	Health Policy & Admin.
272	158		Office	Health Policy & Admin.
278	135		Office	Health Policy & Admin.
280	135		Office	Health Policy & Admin.
281	313		Lab	Health Policy & Admin.
286	135		Office	Health Policy & Admin.
288	135		Office	Health Policy & Admin.
290			Electrical	Electrical
291	428		Open Work	Health Department
291A	125		Office	Health Department
291B	136		Office	Health Department
291C	194		Office	Health Department
291D	130		Office	Health Department
291E	130		Office	Health Department
291F	194		Office	Health Department
291G	194		Office	Health Department
292			IT	Unassigned
294		142	Storage	Unassigned
298		54	Storage	Unassigned
300A			Corridor	Epidemiology & Behavioral Health
300B			Corridor	Epidemiology & Behavioral Health
300C			Corridor	Epidemiology & Behavioral Health
300D			Corridor	Epidemiology & Behavioral Health

300E			Elevator Access	Elevator Access
300F			Corridor	Epidemiology & Behavioral Health
300G			Corridor	Epidemiology & Behavioral Health
300P			Stair 2	Stairwell
300Q			Stair 1	Stairwell
300X			Elevator	Elevator
300Y			Elevator	Elevator
309	150		Office	Epidemiology & Behavioral Health
315	135		Office	Epidemiology & Behavioral Health
317	135		Office	Epidemiology & Behavioral Health
323	135		Office	Epidemiology & Behavioral Health
325	315		Office	Epidemiology & Behavioral Health
326	425		Sitting Area	Epidemiology & Behavioral Health
328	75		Kitchenette	Epidemiology & Behavioral Health
332			M. Bathroom	M. Bathroom
336			W. Bathroom	W. Bathroom
337	166		Support	Epidemiology & Behavioral Health
341	185		Office	Epidemiology & Behavioral Health
345	491		Conference	Epidemiology & Behavioral Health
348	138		Office	Epidemiology & Behavioral Health
352	136		Office	Epidemiology & Behavioral Health
356	135		Office	Epidemiology & Behavioral Health
360	326		Conference	Epidemiology & Behavioral Health
364	142		Office	Epidemiology & Behavioral Health
368	219		Office	Epidemiology & Behavioral Health
372	160		Office	Epidemiology & Behavioral Health
376	135		Office	Epidemiology & Behavioral Health
378	135		Office	Epidemiology & Behavioral Health
382	135		Office	Epidemiology & Behavioral Health
384	135		Office	Epidemiology & Behavioral Health
387	105		Break-Out	Epidemiology & Behavioral Health
388	135		Office	Epidemiology & Behavioral Health
390	135		Office	Epidemiology & Behavioral Health
392	188		Conference	Epidemiology & Behavioral Health
393	1550		Open Space	Epidemiology & Behavioral Health
394		127	Telecom.	Telecom.
396	215		Storage	Epidemiology & Behavioral Health
398	72		Storage	Epidemiology & Behavioral Health
400A			Corridor	Community & Behavioral Health
400B			Corridor	Community & Behavioral Health
400C			Corridor	Community & Behavioral Health
400D			Corridor	Community & Behavioral Health
400E			Elevator Access	Elevator Access
400F			Corridor	Community & Behavioral Health
400G			Corridor	Community & Behavioral Health

400P			Stair 2	Stairwell
400Q			Stair 1	Stairwell
400X			Elevator	Elevator
400Y			Elevator	Elevator
402	404		Lab 7	Community & Behavioral Health
406	187		INT./OB.	Community & Behavioral Health
409	150		Office	Community & Behavioral Health
415	135		Office	Community & Behavioral Health
417	135		Office	Community & Behavioral Health
423	135		Office	Community & Behavioral Health
425	135		Office	Community & Behavioral Health
426	150		Sitting Area	Community & Behavioral Health
428	75		Kitchenette	Community & Behavioral Health
432			M. Bathroom	M. Bathroom
436			W. Bathroom	W. Bathroom
437	166		Support	Community & Behavioral Health
441	185		Office	Community & Behavioral Health
444	124		Resource	Community & Behavioral Health
445	158		Office	Community & Behavioral Health
447	284		Conference	Community & Behavioral Health
448	138		Office	Community & Behavioral Health
452	136		Office	Community & Behavioral Health
456	135		Office	Community & Behavioral Health
460	401		Lab 1	Community & Behavioral Health
468	403		Lab 2	Community & Behavioral Health
470	400		Lab 3	Community & Behavioral Health
476	399		Lab 4	Community & Behavioral Health
484	371		Lab 5	Community & Behavioral Health
485	188		INT./OB.	Community & Behavioral Health
486	410		Lab 6	Community & Behavioral Health
487	266		Conference	Community & Behavioral Health
490		128	Elec.	Elec.
491	78		INT./OB.	Community & Behavioral Health
493	77		INT./OB.	Community & Behavioral Health
495	77		INT./OB.	Community & Behavioral Health
496	215		Storage	Community & Behavioral Health
498	72		Storage	Community & Behavioral Health
499	76		INT./OB.	Community & Behavioral Health
500A			Corridor	Corridor
500B			Corridor	Corridor
500C			Corridor	Corridor
500D			Corridor	Corridor
500E			Elevator Access	Elevator Access
500F			Corridor	Corridor
500G			Corridor	Corridor

500P			Stair 2	Stairwell
500Q			Stair 1	Stairwell
500X			Elevator	Elevator
500Y			Elevator	Elevator
503	138		Office	Administration
505	119		Office	Administration
508	447		Business Center	Administration
509	135		Fin.	Administration
515	209		Assoc. Dean	Administration
516	240		Student Receptions	Administration
520	120		AA	Administration
521	146		DM	Administration
522	120		Marketing	Administration
527	197		Assist. Dean	Administration
530	240		Main Reception	Administration
531	150		H.R.	Administration
535	261		Dean	Administration
540	155		GPM	Administration
544	155		R.M.	Administration
550	247		Conference	Administration
554	548		Conference	Administration
560	1447		Centers / Hoteling	Unassigned
569			Elevator Control	Elevator Control
572			W. Bathroom	W. Bathroom
576			M. Bathroom	M. Bathroom
580		39	Janitors Closet	Unassigned
582	55		Storage	Unassigned
585		127	Telecom.	Telecom.
590	1506		Unassigned	Unassigned
595		323	IT	Administration
597			IT	Administration

TOTAL 29732 2837 Note this number is not the total as the grey spaces above are not measu  
 ASF Non ASF

To Be Confirmed









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