

EXHIBIT "C"

Construction Budget

Project Segment	Budget (note #9)	Private/BID Share	City Share	Cit
1. Sidewalk (Highland to Edison)	\$ 45,927.00	\$ 10,000.00	\$ 35,927.00	Dwnt
2. Highland Plaza East	\$ 560,810.00 (note #1)	\$ 183,000.00	\$ 377,810.00 (note #1)	Dwnt
3. Highland to State - East Side (Rojan)	\$ 596,611.00	\$ 164,000.00	\$ 432,611.00	Dwnt
4. Highland Pedestrian Bridge	\$ 3,611,883.00 (note #13) (note #14)	\$ 545,000.00	\$ 3,066,883.00	TID 1 Dwnt Fund
5a. Michigan to Clybourn - Eastside (Bank One Parking)	\$ 519,533.00	\$ 155,000.00	\$ 364,533.00	Dwnt
5b. Michigan to Clybourn - Eastside (connection to 3rd Ward)	\$ 500,000.00 (note #15)	\$ 55,000.00 (note #16)	\$ 445,000.00	Stew Deve
6. Wisconsin to Riverbank Plaza - West side (Empire)	\$ 659,368.00	\$ -	\$ 659,368.00	TID 3
7. Wells to Kilbourn - West side (Multi Owner)	\$ 1,790,158.00 (note #10)	\$ 1,080,567.00	\$ 709,591.00	Dwnt
8. State to Highland - West side (Usinger)	\$ 762,362.00 (note #5)	\$ 302,000.00 (note #5)	\$ 460,362.00	Dwnt
9. Highland Plaza West	\$ 298,765.00 (note #1)	\$ 86,000.00	\$ 212,765.00 (note #1)	Dwnt Func
10a. Commerce Street Park & Riverwalk (Perimeter lighting)	\$ 343,381.00 (note #2)	\$ -	\$ 343,381.00	TID 1
10b. Commerce Street Park & Riverwalk (Warner Cable Segment)	\$ 2,407,916.00 (note #12)	\$ 529,742.00 (note #12)	\$ 1,878,174.00 (note #12)	TID 1
10c. Commerce Street Park & Riverwalk (Harley Segment)	\$ 1,635,979.00 (note #12)	\$ 359,915.00 (note #12)	\$ 1,276,064.00 (note #12)	TID 1
10d. Commerce Street Park & Riverwalk (Infill Segment)	unknown	unknown	unknown	unkn
11. Crosswalk Connections	\$ 362,000.00	\$ 80,000.00	\$ 282,000.00	TID 1

Project Segment	Budget (note #9)	Private/BID Share	City Share	Cit
12. Mason Street Plaza	\$ 573,565.00	\$ 159,000.00	\$ 414,565.00	Dwnt
13. Pedestrian Alley - 3rd to 4th Street	\$ 64,889.00	\$ 17,000.00	\$ 47,889.00	Dwnt
14. Kilbourn to State - West Side (Pere Marquette Park)	<u>\$ 896,152.00</u>	<u>\$ 100,000.00</u>	<u>\$ 796,152.00</u>	Dwnt
SUBTOTALS	\$ 15,629,299.00	\$ 3,826,224.00	\$ 11,803,075.00	
15. Wells to Kilbourn - East Side (Milwaukee Ctr. Enhancements)	\$ 37,527.00	\$ 22,400.00	\$ 15,127.00	Dwnt
16. Wisconsin to Michigan - East Side (Bank One Enhancements)	\$ 16,600.00	\$ 16,600.00	\$ -	Dwnt
17. Clybourn to Michigan - West Side (Towne Garage Enhance.)	\$ 345,665.00	\$ 67,000.00	\$ 278,665.00	Dwnt
18. Michigan to Wisconsin - West Side (Marshall Fields Enhance.)	\$ 141,113.00	\$ 51,000.00	\$ 90,113.00	Dwnt
19. Highland to Juneau - West Side (Weissgerber Enhancements)	\$ 128,658.00	\$ 39,000.00	\$ 89,658.00	Dwnt
20. Wells South - West Side (Riverbank Plaza Enhancements)	\$ 292,000.00 (note #3)	\$ 209,000.00 (note #3)	\$ 83,000.00	Dwnt
21. Kilbourn to State - East Side (PAC Enhancements)	\$ 14,459.00	\$ 8,000.00	\$ 6,459.00	Dwnt
22. Fine Arts Building Enhancements	\$ 438,302.00 (note #4)	\$ 205,414.00 (note #4)	\$ 232,888.00	Dwnt
23. Empire Building & Towne Garage Enhancements	<u>\$ 55,000.00</u> (note #7)	<u>\$ 55,000.00</u> (note #7)	<u>\$ -</u>	Dwnt
SUBTOTALS	\$ 1,469,324.00	\$ 673,414.00	\$ 795,910.00	
24. Monitoring & Inspections (DPW Engineers)	\$ 181,000.00	\$ 42,000.00	\$ 139,000.00	Dwnt
25. System Upgrades	\$ 750,000.00 (note #17)	\$ 165,000.00	\$ 585,000.00	Devi
26. Building Amenities (Signage, etc.) (note #6)	<u>\$ 238,574.00</u> (note #11)	<u>\$ 57,000.00</u>	<u>\$ 181,574.00</u>	Dwnt Opp

<i>Project Segment</i>	<i>Budget</i> (note #9)	<i>Private/BID Share</i>	<i>City Share</i>	<i>City</i>
SUBTOTALS	<u>\$ 1,169,574.00</u>	<u>\$ 264,000.00</u>	<u>\$ 905,574.00</u>	
GRAND TOTALS	\$ 18,268,197.00	\$ 4,763,638.00	\$ 13,504,559.00	

EXHIBIT C

Footnotes

1. Includes \$125,000 for dockwall repairs authorized by Common Council Resolution No. 941733 and \$40,000 for additional enhancements authorized by Common Council Resolution No. 990128.
2. This figure includes installation of pedestrian lighting on North Martin Luther King, Jr. Drive and on West Cherry Street adjacent to the Commerce Street/WEPCO Power Plant block. It also includes design plans for dockwall improvements and a temporary riverwalk. This temporary riverwalk will not be constructed as part of the overall project.
3. Includes \$100,000 added by Common Council File No. 950603 to upgrade the Riverbank Plaza plus an additional \$80,000 added by File No. 960465.
4. Includes \$100,000 added by the Common Council (File No. 950603) to upgrade the Fine Arts Building portion of the riverwalk.
5. Includes \$100,000 for dockwall repairs added by Common Council File No. 941184.
6. This line includes funds for project signage, building amenities, water taxi stops not included with other segment improvements, and general project contingency funds.
7. Added by Common Council File No. 950957.
8. In addition to the budget shown, \$495,400 was previously approved for the segment per Common Council File No. 940926. Of this total, \$336,000 will be provided through a Federal Grant and \$159,400 will be provided by the City. The total budget for this segment is \$933,702.
9. The budget for each of the individual project components has been adjusted to reflect actual and expected costs as of September 1, 1997.
10. Includes \$1,278,000 added per amendment number 7 (Common Council File No. 970824). Of this amount, \$871,035 is for project up-grades to be paid back to the City by benefited property owners. The remaining \$406,965 reflects increases in base project costs and will be split 78% City and 22% BID15. The \$871,035 for project up-grades was subsequently reduced by \$200,000 (see footnote #13).

11. Includes \$75,000 added per amendment number 7 (Common Council File No. 970824). This \$75,000 addition will be used as a building amenity grant in the multi-owner block.
12. These funds were established per amendment number 9 (Common Council File No. 000690).
13. This figure includes \$200,000 transferred from the multi-owner block budget. The \$200,000 was allocated 78% City, 22% BID.
14. Includes \$62,000 added per amendment number 10 (Common Council File No. 011165). This \$62,000 will be used to fund Change Order #8 for the Highland Avenue bridge (pressure switches).
15. These funds were established per amendment number 11 (Common Council File No.). Included in the \$500,000 total is a \$250,000 State of Wisconsin Stewardship Grant.
16. The \$55,000 private share will be split equally between BID #15 (Downtown Riverwalk) and BID #2 (Historic Third Ward Riverwalk). The amount to be paid back to the City by BID #15 under the terms of this development agreement is \$27,500.
17. These funds were established per amendment number 11 (Common Council File No.).

BUDGET SUMMARY

	<u>Project Category</u>	<u>Private</u>	<u>Public</u>	<u>% Private</u>
1.	New Riverwalk Segments	\$3,410,224 ⁵	\$10,756,923 ⁶	24.1
2.	Amenities & Monitoring	264,000 ⁸	905,574 ⁷	22.6
3.	Pere Marquette Park	100,000	796,152	11.2
4.	Enhancements to Pre-existing Segments	673,414	795,910	45.8
5.	Dockwall upgrades	<u>316,000³</u>	<u>250,000²</u>	<u>55.8</u>
		\$4,763,638	\$13,504,559	26.1
	Total Project Cost:	\$18,268,197		

City Source Summary

TID 9:	\$716,000.
TID 13:	3,348,264.
Downtown Fund:	5,025,057.
Development Fund	855,000 ¹⁰ .
	\$4,763,638
Bridge Program Fund:	156,000.
Stewardship Grant	250,000.
TID 41:	<u>3,154,238.</u>
TOTAL	13,504,559.

Private Source Summary

Private Contributions	\$ 143,703
BID 15:	4,592,435 ⁴
BID 2	<u>27,500⁹</u>
TOTAL	

1. Reflects Common Council Resolution No. 941184 (Steinmeyer Building dockwall improvements) and Common Council File No. 970824 (multi owner block dockwall improvements).
2. Reflects Common Council Resolution No. 941733 (dockwalk repairs to City property in the vicinity of Highland Avenue).
3. Includes an additional \$335,000 per Common Council Resolutions Nos. 950603, 960465, and 950957 (Upgrades to the Riverbank Plaza, Fine Arts Building and the Empire Building)
4. Includes \$1,137,332 for private property upgrades to be assessed exclusively against the individual benefited property owners; an additional \$27,500 for the Michigan to Clybourn connection to the Third Ward; and an additional \$165,000 for system upgrades.
5. Includes an additional \$105,414 per Common Council File No. 961445 for the Mason to Wells (east side) segment, an additional \$655,035 per Common Council File No. 970824 for the Wells to Kilbourn (west side) segment, an additional \$889,657 per Common Council file number 000690 for the Time Warner and the Harley Davidson segments, and an additional \$55,000 for the Michigan to Clybourn connection to the Third Ward per Common Council File No.
6. Includes an additional \$232,888 per Common Council File No. 961445 for the Mason to Wells (east side) segment; an additional \$406,965 per Common Council File No. 970824 for the Wells to Kilbourn (west side) segment; an additional \$40,000 per Common Council File No. 990128 for Highland Plaza East; an additional \$3,154,238 per Common Council File No. 000690 for the Time Warner and the Harley Davidson segments; an additional \$62,000 per Common Council File No. 011165 for the Highland Avenue bridge; and an additional \$445,000 for the Michigan to Clybourn connection to the Third Ward.
7. Includes an additional \$75,000 per Common Council File No. 970824 for building amenities in the multi-owner block and an additional \$585,000 for system upgrades per Common Council File No.
8. Includes an additional \$165,000 for system upgrades per Common Council File No.
9. This is the BID 2 (Historic Third Ward) share of the Michigan to Clybourn connection to the Third Ward.
10. Includes \$195,000 added as the City's share of the Michigan to Clybourn connection project and \$585,000 as the City's share of the system upgrades.