

EXHIBIT D

Phase 0 Budget

Morgan Park Commons Infrastructure PHASE "0" Site Work

Sources of Funds	Revised Budget
State of Illinois Capital Grant	15,000,000
Total Sources of Funds	15,000,000
Uses of Funds - Hard Costs	Revised Budget
Site Work Construction Budget	Phase "0" Scope of Work
Demolition & Overall Site Preparation	984,250
114th Street Right of Way - Hardscape/Landscape	1,705,998
114th Street Right of Way - Earthwork/Utilities	1,351,250
114th Street Right of Way - Site Lighting	565,700
Lot A.1 & A.2 Grading & Utilities	284,250
Lot B.1 Stormwater Routing, Detention, and Landscaping	1,895,625
Lot B.2 Park Landscaping Improvements	701,648
Lot C Establishment - Landscaping	138,910
Lot D Establishment - Landscaping	253,131
Lot E Establishment - Landscaping	371,603
Additional Stabilization for Peoria Street & 114th Place	180,200
Major Taylor Trail Connections	13,800
Perimeter Restoration & Permitting Costs (Allowance)	219,100
Construction Surveying & Testing	150,000
Permit/Design Contingency - 3%	278,391
General Conditions - 6%	506,782
Contractor Profit/OH - 5%	422,318
Total Construction Costs Site Work	10,022,955
Owner's Contingency - 5%	501,148
Subtotal Uses of Funds - Hard Costs	10,524,102
Soft Costs (See detailed budget on page 2)	4,475,897
Total Uses of Funds	15,000,000