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	13.300
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**