

3855 WOODLAND & 1808 E. 39TH STREET – PROJECT BUDGET & SCHEDULE

Phase 1

3855 Woodland Unit #1 –

Summer 2019 start of major cleanup of debris, construction to completion through the fall. First floor to house Casting Studio, Talent Waiting Area, Common Area Bathrooms. 2nd floor to house offices for I & I Talent Agency and Wright/Laird Casting Company.

First Floor-

Floor joists repaired/replaced as needed to support ceiling repair. Basement & 2nd floor stairs installed. Original flooring cleaned and preserved as much as possible. Sheet rock or brick wall exposed. Windows and door repair. Construction of interior walls for Casting Studio space and 2 bathrooms. Installation of plumbing, electrical, & HVAC. Painting and finishing. \$40,000

Second Floor-

Floor joists replaced as needed, repairs to support inside access for roof repair. Use existing walls/studs where possible, sheet rock or brick wall exposed. Windows and door repair, plumbing, electrical, & HVAC. Roof Rafter repair. Painting and finishing \$60,000

3855 Woodland Unit #2, 3 & attached Garage -

Floor joists repaired & replaced as needed to provide support for inside access to roof for repair. \$50,000

Rear wall of Unit 2 will require some repair and possible reinforcement due to water damage, other water damage remediation and control. \$25,000

Roof on Units 1, 2, 3, & attached Garage to be replaced. \$32,000 for 39th St building and \$25,000 for Woodland properties.

Phase 2

W. 39th Street - Warehouse (1808 E. 39TH)

Summer 2019 start of major cleanup of debris, construction to completion through the fall.

Buildout for a functional warehouse \$10,000

Phase 3

3855 Woodland Units #2, 3, & attached Garage -

Fall 2019 painting and finishing work. Patching or replacement of concrete floors. Possible build-out Unit 2 for small coffee shop, Unit 3 use TBD, attached Garage use storage and possible parking. \$33,000