

LEASE
EXHIBIT C-3

[Improvement Construction Cost Estimates]

1615 HEARTWOOD DHHS BUILDING
KH MCKENNY INC

Cost Breakdown by CSI Division

1000.000	SUPERVISION	KHM	14,500.00
1002.000	WATER/SEWER	KHM	21,000.00
1003.000	PG&E COST	KHM	24,000.00
1005.000	PLANS	KHM	1,000.00
1011.000	SURVEYING	KHM	2,020.00
1012.000	GENERAL CONDITIONS	KHM	13,240.00
1013.000	BONDING	OMIT	OMITED
1070.000	ENVIRONMENTAL WORK	KHM	5,350.00
1071.000	BUILDING PERMIT	KHM	40,560.00
1281.000	SITE CIVIL	KHM	9,350.00
1282.000	ELECTRICAL ENGINEERING	PACE	16,680.00
1283.000	HVAC ENGINEERING	FRONTIER	34,768.00
1284.000	STRUCTURAL ENGINEERING	KHM	15,900.00
1411.000	ARCHITECTURE FEES	TOM BOND	39,500.00
1444.000	SOIL & TESTING	KHM	2,800.00
1530.000	TEMP.FENCING	KHM	3,000.00
1540.000	TEMP.POWER	KHM	2,000.00
1541.000	TEMP. WATER	KHM	800.00
1542.000	TEMP.SANITARY	KHM	1,185.00
1543.000	FIRE EXTINGUISHERS	KHM	2,073.00
1710.000	CLEAN-UP	KHM	17,410.00
1998.000	BUILDER FEE	KHM	230,000.00
1999.000	CONTINGENCIES	KHM	35,000.00
2100.000	EROSION CONTROL	KHM	1,500.00
2200.000	BACKFILL	KHM	3,500.00
2210.000	GRADING	KHM	9,850.00
2225.000	PG&E TRENCHING	KHM	14,700.00
2230.000	BASE & PAVE	KHM	32,530.00
2515.000	BUILDING SIDEWALK	KHM	29,290.00
2516.000	PARKING LOT CURBC	KHM	18,160.00
2518.000	MAIN ENTRY DECO PAVERS	NORTH CST FLC	2,000.00
2519.000	TOP SOIL PLACEMENT ALLOW	KHM	2,900.00
2524.000	HANDICAP RAMPS	KHM	1,700.00
2650.000	DEMOLITION	KHM	11,880.00
2710.000	DRAINAGE	KHM	13,080.00
2715.000	SEWER CONSTRUCTION	KHM	9,600.00
2910.000	LANDSCAPE	KHM	30,950.00
2915.000	FENCING	KHM	7,434.00
3000.000	SLAB	KHM	163,642.00
3485.000	STAIRWAY	O&M	2,200.00

4100.000	MASONRY	KHM	9,600.00
5100.000	DIV 5 METAL WORK	O&M	1,000.00
6050.000	TRUSSES	CRESCENT TRUSS	40,100.00
6100.000	ROUGH FRAME MATERIAL	SCHMIDBAUER	91,400.00
6105.000	ROUGH CARPENTRY LABOR	KHM	122,900.00
6200.000	FINISH CARPENTRY MATERIAL	MILL YARD	13,500.00
6205.000	FINISH CARPENTRY LABOR	KHM	30,750.00
6400.000	CASEWORK	JR STEPHENS	32,920.00
6405.000	COUNTERTOPS	JR STEPHENS	6,600.00
7200.000	INSULATION	DC INSULATION	33,226.00
7300.000	ROOF	KHM	51,220.00
7600.000	SHEETMETAL	O&M	8,000.00
7900.000	CAULK	KHM	1,000.00
8100.000	DOORS	BELL HDWR	73,256.00
8130.000	STOREFRONT DOOR	EKA GLASS	24,244.00
8200.000	WINDOWS	SCHMIDBAUER	22,720.00
8205.000	SKYLIGHTS	NA	0.00
9001.000	PAINTING	NORTH PAINT	68,620.00
9050.000	TBAR	NRTHCOAST AC	65,600.00
9100.000	DRYWALL	PRIMO	155,000.00
9200.000	PLASTER	FC BICKERT	37,400.00
9300.000	TILE	KHM	41,800.00
9600.000	FLOOR	NORTH CST FLOOR	67,515.00
9999.000	ELEVATOR	OTIS	1,300.00
10100.000	ACCESSORIES	KHM	18,000.00
10120.000	WINDOW COVERING	KHM	7,460.00
10130.000	PLAYGROUND EQUIPMENT	KHM	25,000.00
10150.000	APPLIANCES	KHM	16,500.00
10400.000	SIGNAGE	KHM	18,000.00
15210.000	PLUMBING	HUMBOLDT	79,800.00
15510.000	HVAC	O&M	175,320.00
15600.000	SPRINKLER SYSTEM	AFP	99,969.00
15650.000	fm200 SPRINKLER	OMIT	
16100.000	ELECTRICAL	OWSLEY	221,280.00
16115.000	SITE LIGHTING	OWSLEY	9,400.00
16200.000	SECURITY	ADVANCED	36,808.00
16300.000	PHONE WIRING	OWSLEY	10,350.00
16400.000	COMPUTER WIRING	OWSLEY	10,350.00

Grand Totals:

2,614,960.00