

**Exhibit C
Project Schedule and Budget**

Multnomah County Health Headquarters Building

Phases	SCHEDULE MILESTONES	Estimated Start Date	Estimated Completion Date
Deal Structure			
	Execute IGA	May-2012	May-2012
	Begin Draft of Land Disposition with PHB/City	May-2012	Aug-2012
	County, City and Home Forward Approval Process	Aug-2012	Oct-2012
Design Procurement Phase		Sep-2012	Dec-2012
	Draft Initial Architectural and Engineering Request for Proposals		
	Internal Review Process by Multnomah County		
	Issue RFP, Review RFP Responses, Provide Recommendation		
	Approvals from Multnomah County and Home Forward		
CMGC Procurement Phase		Oct-2012	Feb-2013
	Draft Initial Construction Mgr/General Contractor Request for Proposals		
	Internal Review Process by Multnomah County		
	Issue RFP, Review RFP Responses, Provide Recommendation		
	Approvals from Multnomah County and Home Forward		
Design Phase		Feb-2013	Mar-2014
	Schematic Design and Cost Estimates		
	FAC 1 Project Proposal Approval-includes Schematic Design		
	Design Development Documents and Cost Estimates		
	FAC 1 Project Plan Approval-includes Design Development Documents		
	Development of Construction Documents and Cost Estimates		
	FAC 1 Project Design and Construction Approval with Final Cost Estimates		
Land Transfer		Jun-2014	Jun-2014
	Transfer/Closing: PHB to Multnomah County - Block U		
CMGC		Spring/Summer 2014	Sep-2015
	Construction - 18 months		
Move-In Phase		Sep-2015	Jan-2016
	TBD: Multnomah County - 6 floors - (3) weeks per floor		
	Includes Cabling; Telecom,		

Exhibit "C"

Project Budget

Sources

River District TIF	\$26,948,460
<u>Multnomah County</u>	<u>\$11,636,254</u>
Total	\$38,584,714

Uses

Land Acquisition Costs	\$0 (estimated value of just under \$2M)
Construction Costs	\$26,932,719
Development Costs	\$1,286,719
General Fees	\$4,896,812
<u>Reserves/Contingency</u>	<u>\$5,468,463</u>
Total	\$38,584,714