

## **EXHIBIT E**

### **List of Improvements and Estimated Costs**

<b>PROPOSED IMPROVEMENTS AND ESTIMATE OF COSTS</b>	
<b>Category</b>	<b>Estimate</b>
Construction Hard Costs*	\$ 1,884,070
Food Service Equipment	\$ 632,400
Technology Costs	\$ 127,000
FF&E Costs	\$ 202,500
Consultants	\$ 260,000
Contingency	\$ 200,000
<b>TOTAL</b>	<b>\$ 3,305,970</b>
*See itemization on following page	
Cost estimates are preliminary and subject to adjustment	

**EXHIBIT E**  
**(CONTINUED)**

<b>ITEMIZATION OF CONSTRUCTION HARD COSTS ESTIMATE</b>	
<b>Category</b>	<b>Estimate</b>
General Conditions	\$ 149,000
Concrete	\$ 184,000
Metals	\$ 359,000
Roof	\$ 275,000
Woodwork	\$ 161,000
Waterproofing	\$ 29,000
Mechanical	\$ 149,000
Electrical	\$ 98,000
Overhead Profit	\$ 130,000
Misc & Contingency	\$ 350,000
<b>TOTAL</b>	<b>\$ 1,884,000</b>
Estimates are preliminary and subject to adjustment	

The above is in addition to investments we will make to the building during the course of the lease, as conditions warrant, to ensure that the City of Miami Beach's property is maintained to the highest of standards.