

Exhibit B – Scope of Work

Exhibit B-1 Workplan, Sources of Funding and Schedule (Revised September 15, 2011)

Carson Block Building – CCHE ID# R2-27

Task Descriptions	Deliverable(s)	CCHE	Match	Match Source	Start Date	Completion Date
1. Planning – engineering documents	Initial drawings and engineering report.	0	\$49,996	The City of Eureka	October 21, 2005	June 28, 2006
2. Preconstruction Planning: Final Architectural review and preparation of technical documents. **Architectural, Engineering, historic preservation review & mechanical and electrical engineering	Final theater retrofit design plans. Specs for electrical and mechanical design plans; audited cost schedule and scope of work; construction plans. Permit/ plan review & plan adjustments. Historic Structure Report	\$273,577.52	\$213,082.75 \$30,000	NCDC (Carson Block Management) *City of Eureka (permit fee waiver) In-kind	July 5, 2007	September 27, 2011
3. Pre Construction Phase 1A & Construction Phase 1A Asbestos testing and mitigation. Removal of non-historic roofing and structural materials. Installation of roof diaphragm & vertical ties as first phase of seismic retrofit and historic restoration.	Bid process for asbestos mitigation & roof diaphragm system contractor. Hazmat and non-historic materials removal, first step in upper level stabilization for retrofit. Repair historic skylights and roofing system	\$250,000	\$250,000	Loan/ Investment from non-traditional sources. (Pending proposals: USDA grant and the California Endowment program)	July 14, 2011	November 18, 2011
4. Selection of Prime Contractor(s) and Specialized Subs	Prepare and release final bid documents and design/build specs; conduct pre-bid walkthroughs; select prime.	0	\$8,000	NCIDC Reserves	January 9, 2012	March 15, 2012
5. Preconstruction Phase 1 B Staging: Removal of non-historic modifications	Final plans for selective seismic retrofit; scaffolding and misc. bracing and support; excavation and construction	\$125,570.48	\$170,240.48	NCIDC, City of Eureka and New Market and Historic Tax credits (Pending proposals: USDA grant and the California Endowment program)	April 1, 2012	June 30, 2012
6. Construction – Phase 1B	Rough carpentry and layout of theater space, office and public spaces for stabilization for retrofit; Electrical and Mechanical	\$390,852.00	\$318,680.77	The City of Eureka & New Market and Historic Tax Credits. (Pending proposals:	May 6, 2012	December 31, 2012

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	installed			USDA grant and the California Endowment program)		
6. Indirect	Administrative project staff	\$60,000	\$60,000	Carson Block Management	July 5, 2007	December 31, 2012
7. Final Reporting	Final Invoice and Report to CCHE					(By end of Agreement)
TOTAL		\$1,100,000	\$1,100,000			

Narrative information to further explain one or more of the task descriptions -

The tentative timelines reflect the adjusted schedule of completion. As a condition of the City's permitting process, it is required by the Air Quality Management District to test for and mitigate any asbestos before starting construction and this is the last task prior to receiving final clearance for permits. It is still possible that the City of Eureka Redevelopment Funds will be available to contribute to the project. NCIDC has provided funding from the Carson Block Management fund (\$213,082.75) and City of Eureka (\$30,000) In-Kind as a plan review fee waiver. The Historic and New Market Tax Credits are being explored as financing options. We are awaiting the results of the USDA grant, are in the process of submitting a proposal to the California Endowment for their Program Related Investment Program and we continue to search for other options, conventional and otherwise.