

Exhibit B – Scope of Work
Exhibit B-1 Work plan, Sources of Funding and Schedule
Revised October 2011

| Task Descriptions | Deliverable(s) | CCHE | Match | Match Source | Start Date | Completion Date |
|--|--|----------|----------|--------------|------------|-----------------|
| 1. Master Plan Assessment | Eagle's Nest Lodge final conceptual design related to Master Plan Assessment | \$0 | \$26,666 | In-hand | 3/1/2011 | 5/30/2011 |
| 2. Architectural Construction Plans, Engineering documents | Architectural and Engineering Construction Drawings as approved by Los Angeles County Regulatory Agencies | \$40,000 | \$40,000 | In-hand | 12/1/2011 | 4/31/2012 |
| 3. CEQA, Agencies, Research, Bids, Etc | Continuation of CEQA determination, if unforeseen circumstances arise, Archeological and Biological Analysis | \$15,000 | \$16,900 | In-hand | 5/1/2012 | 9/30/2012 |
| 4. Dismantling of existing structure | Exterior siding removed, catalogued, stored; removal of balance of structure; site clearing | \$25,000 | \$34,400 | In-hand | 10/1/2012 | 10/31/2012 |
| 5. Site preparation | Site wall, septic system, temporary office, grading | \$55,000 | \$62,902 | In-hand | 11/1/2012 | 11/14/2012 |
| 6. Foundation | Excavation, foundation, backfill | \$25,000 | \$52,396 | In-hand | 11/15/2012 | 11/30/2012 |
| 7. Utilities/ Infrastructure | Water Tank, Septic System, Propane Tank, Fire Hydrant/ Box, Underground work, gas, electric, water hookup | \$25,000 | \$16,030 | In-hand | 11/15/2012 | 2/14/2013 |
| 8. Framing | framing, pest control | \$25,000 | \$50,706 | In-hand | 2/15/2013 | 2/28/2013 |
| 9. Exterior | Scaffold, exterior trim, replacement | \$45,000 | \$0 | | 3/1/2013 | 5/31/2013 |

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|---|---|------------------|------------------|--------------|------------|-----------------|
| | of siding | | | | | |
| 10. Plumbing | Plumbing installation | \$25,000 | \$0 | | 2/15/2013 | 2/28/2013 |
| 11. Fire Sprinklers | Fire sprinkler installation | \$7,500 | \$0 | | 2/15/2013 | 2/28/2013 |
| 12. Electrical | Electrical installation | \$7,500 | \$0 | | 3/1/2013 | 3/14/2013 |
| 13. HVAC | Heating, air conditioning installation, sheet metal work | \$7,500 | \$0 | | 3/15/2013 | 3/31/2013 |
| 14. Roofing | Roofing and light tube installation | \$25,000 | \$0 | | 4/1/2013 | 4/14/2013 |
| 15. Windows and Exterior Doors | Installation of windows, doors, hardware | \$25,000 | \$0 | | 5/15/2013 | 6/14/2013 |
| 16. Insulation and Drywall | Install insulation and drywall | \$7,500 | \$0 | | 5/15/2013 | 6/14/2013 |
| 17. Flooring | Installation of floors | \$7,500 | \$0 | | 6/15/2013 | 6/30/2013 |
| 18. Paint and Stain | Paint and stain | \$7,500 | \$0 | | 7/1/2013 | 7/31/2013 |
| 19. Interior Trim and Doors | Installation of interior details and doors | \$40,000 | \$0 | | 7/1/2013 | 7/31/2013 |
| 20. Bath and Prep Room | Installation of hardware, cabinets, countertops, appliance spaces | \$7,500 | \$0 | | 7/1/2013 | 7/31/2013 |
| 21. Fireplace | Construction of fireplace | \$7,500 | \$0 | | 7/15/2013 | 7/31/2013 |
| 22. Ceramic Tile | Installation of ceramic tile | \$7,500 | \$0 | | 7/15/2013 | 7/31/2013 |
| 23. Exterior Decks | Exterior walks, decks, railings | \$7,500 | \$0 | | 8/1/2013 | 8/14/2013 |
| 24. Clean Up | Site cleanup, disposal fees | \$25,500 | \$0 | | 8/15/2013 | 8/31/2013 |
| 25. Indirect/Admin. | | \$29,500 | 0 | | 3/1/2011 | 11/31/2013 |
| Final Reporting | Final Invoice and Report to CCHE | | | | | 2/28/2014 |
| TOTAL CCHE PROJECT BUDGET | | \$500,000 | \$300,000 | | | |
| Final Reporting | Final Invoice and Report to CCHE | | | | | 2/28/2014 |
| As a result of the relocation, additional costs for utilities/ infrastructure in the amount of \$187,000.00 will be incurred and covered entirely by the Santa Catalina Island Conservancy. | | | | | | |