

Exhibit B - Breakdown of Costs

BHC's - Ext. Upgrades Phase 2		Phase 2 1/10/22	Phase 2 Cost / 38,278 sf of Bldg. Siding	Phase 1 3/25/21	Phase 1 Cost / 48,739 sf of Bldg. Siding	Notes:
DIVISION 1	GENERAL CONDITIONS	\$418,292	\$10.93	\$254,595	\$5.22	Original General Conditions +
	INCLUSIONS:					\$93,201 Construction Contingency Incl w/Above
	Full Time Superintendent					\$24,259 CE #01: Builders Risk Incl w/Above
	Part Time Project Manager					\$2,668 CE #11: Snow Removal Incl w/Above
	Part Time Assistant PM					
	Management Truck/Fuel/Insurance					
	Phone/Internet					
	Portable Toilets					
	1 Final Cleaning For 6 ea Worker Housing Units					
	Builders Risk Insurance					
Allowance	\$10,400 Snow Removal Allowance					
	Safety Equipment & Review					
	CLARIFICATIONS, EXCLUSIONS, & VE OPTIONS:					
	Impact and system development fees by others.					
	Big Sky Homeowners Association Plan Review & Any Associated Permit Fee's by Owner.					
	Excludes all third party material testing and on site special inspection.					
	Pricing good thru 1/15/22. Some commodity type items such as wood framing, tyvek, insulation, etc. may be subject to slight escalation at the time of order/delivery.					
	Pricing based solely on Hip & Humble design drawings dated 5/14/18 and includes building types A, B, C, & D only. The E buildings yet to be completed shall be completed based on the previous values provided and included in the current contract agreement.					
DIVISION 2	EXISTING CONDITIONS	\$0	\$0.00	\$0	\$0.00	
	INCLUSIONS:					
	Not Applicable					
DIVISION 3	CONCRETE	\$75,163	\$1.96	\$0	\$0.00	
	INCLUSIONS:					
	Furnish & install "CTS Rapid Set" colored concrete resurfacer with 2 coats of protective HD UV Safe clear coating.'					
	CLARIFICATIONS, EXCLUSIONS, & VE OPTIONS:					
	Any corrective measures required greater than +/- 1/4" to be addressed on a time and material basis.					
DIVISION 4	STONE/MASONRY	\$0	\$0.00	\$0	\$0.00	
	INCLUSIONS:					
	Not Applicable					
DIVISION 5	STEEL	\$0	\$0.00	\$0	\$0.00	
	INCLUSIONS:					
	Not Applicable					
	CLARIFICATIONS, EXCLUSIONS, & VE OPTIONS:					
	Balcony railings not included within this proposal. Costs provided for this scope are proposed under separate "Balconies" cover.					
DIVISION 6	CARPENTRY	\$107,806	\$2.82	\$40,000	\$0.82	\$40,000 (\$1,000 per dwelling unit) wood substrate repair allowance.
	INCLUSIONS:					
	Demo, deposal, and reconstruction with supplemental framing of the Building A&B eaves adjacent to each entry.					

P: (406) 585-3420	Allowance	\$30,000 (\$1,000 per dwelling unit) wood substrate repair allowance.					
		CLARIFICATIONS, EXCLUSIONS, & VE OPTIONS: Balcony foundations, framing, & cladding are not included within this proposal. Costs provided for this scope are proposed under separate "Balconies" cover.					
	DIVISION 7	THERMAL/MOISTURE PROTECTION	\$1,366,947	\$35.71	\$2,314,980	\$47.50	1/12/21 Cladding Price +
		INCLUSIONS: Demolition and disposal of all existing cedar siding & weather barrier. Furnish and install of Tyvek WRB building wrap, seam tape, flexible flashings, and associated accessories. Furnish and install 1/2" thick foil faced exterior insulation board with associated seam tape. Form/bend & transport previously procured painted steel coil stock into siding/soffit/flashing/trim profiles required for the new exterior phase 2 cladding. Installation of new steel siding/soffit/flashing/trim based upon manufacturers installation instructions. Furnish and install of all fasteners as required for all exterior cladding products. Joint sealants and touch up painting as required. Furnish and install of new replacement attic vents located at gable ends. Furnish and install of new 4" Timbertek trim around all windows, doors, vents, outlets boxes, & light fixtures boxes. Additionally used as substrate for address letters, water meter bases, & data junction boxes. Equipment, dumpsters, & clean up required for above scopes of work.					\$83,688 Siding Reconciliation Increase incl. w/Above \$29,693 Siding Material Escalation incl. w/Above \$46,600 Materials Inflation Allowance (Included in Base Contract) incl. w/above \$1,416 CE #04: Double Bend flashing incl. w/above \$7,531 CE #05: Garage Door Perimeter Cladding incl. w/above \$6,615 CE #07: Bird Box Cladding incl. w/above \$882 CE #10: Phase 1 Data Trim Blocks incl. w/above (\$46,600) CE #17: Credit for Materials Inflation Allowance incl. w/above \$620,960 CE #12: Procurement of Phase 2 Coil Stock
		CLARIFICATIONS, EXCLUSIONS, & VE OPTIONS: NOTE: \$620,960 for the procurement of painted coil stock for all phase 2 steel siding is not included in the number reflected here as it has already been incorporated into our current contract agreement via CO #01. Understanding that not all gable vent sizes called out on design drawings will fit at location show. Vents replaced within gables at ends of the building intended to remain the same size.					
	DIVISION 8	DOORS AND WINDOWS	\$0	\$0.00	\$0	\$0.00	
		INCLUSIONS: Not Included.					
		CLARIFICATIONS, EXCLUSIONS, & VE OPTIONS: Windows & doors not included within this proposal. Exterior windows and doors proposed under separate "Owner Electives" cover.					
	DIVISION 9	FINISHES	\$0	\$0.00	\$0	\$0.00	
		CLARIFICATIONS, EXCLUSIONS, & VE OPTIONS: Not Included.					
		CLARIFICATIONS, EXCLUSIONS, & VE OPTIONS: Exterior painting not included within this proposal. Exterior window and door painting proposed under separate "Owner Electives" cover and exterior electrical/radon equipment painting included via Change Estimate #16.					
	DIVISION 10	SPECIALTIES	\$0	\$0.00	\$9,211	\$0.19	
		INCLUSIONS: Not Included.					CE #03: Address numbers for all units.
		CLARIFICATIONS, EXCLUSIONS, & VE OPTIONS: Furnish and install of all 70 dwelling unit address numbers previously included via CE #03.					
	DIVISION 11-14	FURNISHINGS, CONVEYING SYSTEMS, & SPECIAL CONSTRUCTION	\$0	\$0.00	\$0	\$0.00	
		INCLUSIONS: Not Applicable.					

DIVISION 21	FIRE SUPPRESSION	\$0	\$0.00	\$0	\$0.00	
	INCLUSIONS: Not Applicable.					
DIVISION 22	PLUMBING	\$0	\$0.00	\$0	\$0.00	
	INCLUSIONS: Not Applicable					
DIVISION 23	HVAC	\$24,719	\$0.65	\$30,049	\$0.62	\$30,049 CE #15: Furnish & Install Phase 1 Vents
	INCLUSIONS: Furnish and install of 112 ea. 3" wall vents, 31 ea. 4" wall vents, 80 ea. 4" soffit vents, & 108 ea foundation vents.					
DIVISION 26	ELECTRICAL	\$5,927	\$0.15	\$34,696	\$0.71	\$1,484 CE #20: Furnish & Install of outlet covers at 40 units. \$33,212 CE #06: Procure all Ext. Lighting & Install at 40 units. (Pull \$13,384.81 from phase 1 and put into phase 2 for apples to apples comparison.)
	INCLUSIONS: Furnish and install of Bell MX 1050S replacement exterior outlet covers at 30 units. Installation only of 60 each replacement exterior wall sconce light fixtures.					
	CLARIFICATIONS, EXCLUSIONS, & VE OPTIONS: All replacement light fixture materials and installation for 80 ea lights included with CE #06.					
DIVISION 27,28	DATA AND SECURITY	\$0	\$0.00	\$0	\$0.00	
	INCLUSIONS: Cutting and abandonment of all existing data cable penetrating the exterior of the buildings.					
DIVISION 31	EARTHWORK	\$0	\$0.00	\$0	\$0.00	
	INCLUSIONS: Not Applicable					
DIVISION 32	EXTERIOR IMPROVEMENTS	\$9,001	\$0.24	\$12,000	\$0.25	
Allowance	\$9,000 (\$300 per dwelling unit) landscaping repair allowance.					
DIVISION 33	UTILITIES	\$4,200	\$0.11	\$0	\$0.00	
Allowance	\$4,200 allowance for the removal/replacement/reinstallation of existing water meters.					
Total Building:		\$2,012,055	\$52.56	\$2,695,531	\$55.31	