

**EXHIBIT IV.A - Schedule of Values Template**

ACCT	TRADE	Quantity	Unit of Measure	Unit Price	TOTAL
02203	EARTHWORK	22,000	CY	\$ 50.00	1,100,000
02400	ASPHALT PAVING	87,000	SF	\$ 3.25	282,750
02501	SITE & OFF-SITE UTILITIES	3,000	LF	\$ 295.00	885,000
02615	SITE CONCRETE	27,000	SF	\$ 28.00	756,000
02800	LANDSCAPE & IRRIGATION	33,000	SF	\$ 10.50	346,500
02840	PERIMETER FENCING	1,083	LF	\$ 475.00	514,425
03000	CONCRETE	4,000	CY	\$ 470.00	1,880,000
03200	REINFORCING STEEL	250	TONS	\$ 1,800.00	450,000
04000	MASONRY	4,600	SF	\$ 20.00	92,000
05110	STRUCTURAL STEEL	800	TON	\$ 4,400.00	3,520,000
05300	METAL DECK	127,000	SF	\$ 3.25	412,750
05500	MISCELLANEOUS METALS	500	LF	\$ 850.00	425,000
06400	WOODWORK	1,200	LF	\$ 600.00	720,000
07101	ROOFING	76,600	SF	\$ 12.75	976,650
07102	WATERPROOFING	9,800	SF	\$ 9.00	88,200
07103	METHANE MITIGATION	62,000	SF	\$ 5.25	325,500
07300	INSULATION	114,113	GSF	\$ 1.50	171,170
07600	SHEET METAL FLASHING & COPING	114,113	GSF	\$ 1.50	171,170
07600	FORMED METAL PANELS	21,100	SF	\$ 35.00	738,500
07600	DECORATIVE VERTICAL FINS	7,700	SF	\$ 130.00	1,001,000
08300	DOORS, FRAMES, HARDWARE	147	EA	\$ 2,700.00	396,900
08360	DOORS - FOLDING/OVERHEAD	4,640	SF	\$ 61.00	283,040
08400	TRANSLUCENT PANEL SYSTEM	1,834	SF	\$ 120.00	220,080
08500	GLASS & GLAZING	20,300	SF	\$ 200.00	4,060,000
09010	PLASTER / GYPBOARD / METAL STUD/FIREPROOFING	418,000	SF	\$ 10.50	4,389,000
09300	CERAMIC TILE	24,250	SF	\$ 30.50	739,625
09500	ACOUSTICAL TREATMENT	66,000	SF	\$ 10.00	660,000
09650	FLOORING/CARPET/POLISHED CONCRETE	9,000	SF	\$ 75.00	675,000
09680	WOOD FLOORING - COURT	35,000	SF	\$ 14.00	490,000

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09900	PAINTING/WALLCOVER	213,000	SF	\$ 1.85	394,050
010001	MISCELLANEOUS SPECIALTIES (Cryo, Sauna)	2	EA	\$ 180,000.00	360,000
010161	TOILET ACCESSORIES	15	RSTRMS	\$ 10,000.00	150,000
010440	SIGNAGE ALLOWANCES	114,113	GSF	\$ 4.50	513,509
011400	APPLIANCES	1	LS	\$ 185,000.00	185,000
012000	FURNISHINGS (Seating, Athletic Equip, Scoreboards)	6	COURTS	\$ 82,000.00	492,000
12500	WINDOW TREATMENT	12,200	SF	\$ 16.50	201,300
14200	ELEVATOR	2	EA	\$ 95,000.00	190,000
15400	PLUMBING	114,113	GSF	\$ 17.00	1,939,921
15510	FIRE PROTECTION	114,113	GSF	\$ 5.50	627,622
15600	H V A C	114,113	GSF	\$ 40.00	4,564,520
16000	ELECTRICAL	114,113	GSF	\$ 65.00	7,417,345
16001	ELECTRICAL (Offset for Security Costs, AV Allowance)	114,113	GSF	\$ 9.50	1,084,074
SUBTOTAL DIRECT COSTS					\$44,889,599
3.0%	CONTRACTOR'S CONTINGENCY				\$1,346,688
SUBTOTAL					\$46,236,286
0.01%	GENERAL CONDITIONS				\$2,924,374
0.01%	GROSS RECEIPT TAX				\$5,171
0.7%	GENERAL CONTRACTOR'S BOND				\$361,996
1.2%	INSURANCE				\$630,907
3.1%	FEE				\$1,554,921
TOTAL					\$51,713,655