

Exhibit C – Initial Tenant Improvement



Community Design Center

April 12, 2019

Re: **Africatown – Fire Station 6**
Move-in project scope

Per notes from March 26, 2019 walkthrough of Former Fire Station 6 and review by representatives from Seattle SDCI, the building as currently permitted would allow Africatown to provide meeting space, offices, counseling rooms, mentoring and training rooms, with immediate occupancy of the following spaces:

1st Floor – Watch Room (change to Entry), Beanery, (3) Offices Basement – Study, Exercise

Phase I work for the above spaces (prior to occupancy) includes the following:

1st Flr. - Watch Room (change to Entry) – remove built in furnishings, paint room
1st Flr. - Beanery – remove lockers, paint room
1st Flr. - (3) Offices – paint room
Basement – Study – remove equipment, paint room
Basement – Exercise – paint room

Phase II includes the following work to be done after occupancy of spaces in Phase I: 1st Flr. - Entry – remove wall between Entry and Beanery

1st Flr. - Dormitory – change of use to office occupancy, remove all partitions and furnishings, upgrade to current energy code and accessibility standards

1st Flr. – Bath 2 – remodel to be fully accessible (including toilet and shower)
1st Flr. – Bath 3 – remodel to be fully accessible (including toilet and shower)
Basement – remodel Laundry Room into an accessible Restroom

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