

STRUEVER BROS. ECCLES & ROUSE
Transforming America's Cities

August 11, 2008

Mr. Neal Pratt
Cumberland County Civic Center Trustees
c/o Verrill Dana LLP
One Portland Square
Portland, ME 04112

Dear Neal,

We enjoyed meeting with you and the Task Force last month in Boston, and are pleased to present this proposal for continuation of design and consulting services for the renovation of the Cumberland County Civic Center. Below please see the scope and costs associated with our proposed Phase II investigations.

- McNamara Salvia, the structural engineers, will advance their analysis of the building. This investigation will include both interior and exterior spaces, and will focus on the proposed design and the structural requirements for such renovations. (\$50,000)
- The architects, DAIQ, will advance the conceptual design to include additional detail, operations input, and engineering coordination. The goal will be to have a set of plans that can be priced with more detail and accuracy than the Phase I estimate. (\$70,000)
- SBER will engage a Mechanical, Electrical, and Plumbing engineer to perform a study of the existing infrastructure and its capability of accommodating the proposed design. SBER expects to enter into an agreement with AAA Energy out of Scarborough, which has serviced the facility from the time of its construction. (\$20,000)
- Howe Engineers, a leading facility Code and Life Safety Engineering company with an expertise in sports venues, will perform a study on the existing conditions and offer recommendations to improve these conditions in a manner that will be coordinated with DAIQ's work (\$15,000)
- Fenway Sports Group will work with the operations team and the primary tenant to review revenue streams associated with the improvements to the facility with respect to sponsorships, bookings, and events generation. (\$15,000)
- SBER will direct the design and planning and provide estimates and phasing options at this stage, and will coordinate efforts between owner and consultants. (\$60,000)

We expect that this Phase could take three months if the Task Force would like to move forward from this time. Work will be invoiced at 33%, 66%, and 100% completion. If the Phase continues past the three month period, the estimates given above may change accordingly. We look forward to continuing our relationship with you to revitalize this unique New England landmark.

Sincerely,

Janet Marie Smith
VP, Planning and Design
Struever Bros, Eccles & Rouse