

Appendix I

LIST OF PROTOTYPE PROJECTS & PROFORMAS

1. PAGE 160-161

MATT DRESKA :: LCC STUDENT CENTER
A LIVING AND LEARNING COMPLEX

2. PAGE 162-163

NICOLE GAY :: MIXED USE COMPLEX
HOUSING, HOSPITALITY & GARDENS

3. PAGE 164-165

PATRICK MADULIN :: MADULIN SPA
A SPA AND MIXED USE BUILDING

4. PAGE 166-167

MIKE WILSON :: AQUATIC CENTER
AN OLYMPIC STANDARD NATATORIUM

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Student Prototype Project I

LCCSC

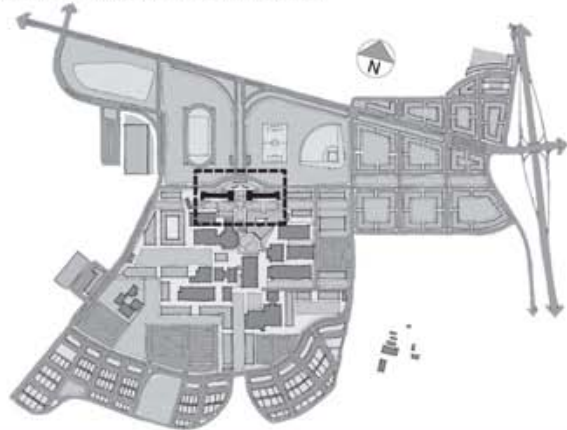
LANE COMMUNITY COLLEGE STUDENT CENTER

MATHEW DRESKA TERMINAL STUDIO ARCH 486 WINTER 2010 PROF: MARK GILLEM

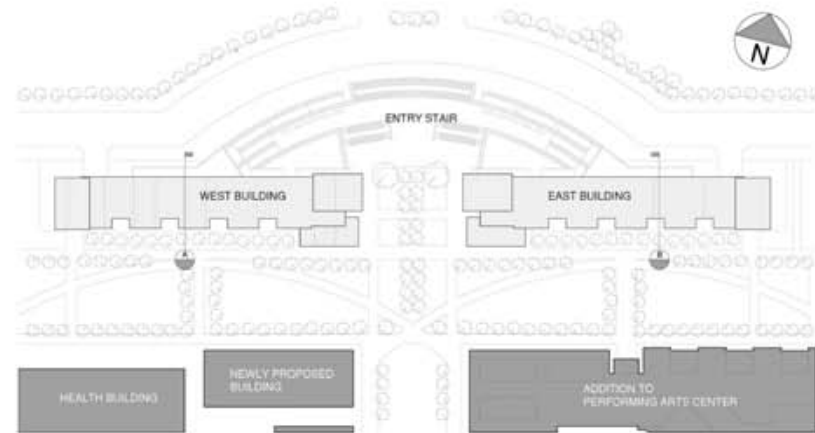


VISION

To create a sustainable student living center that utilizes natural light and provides comfortable rooms for every student with easily accessible outdoor social and gathering spaces.



CONTEXT PLAN
1:300



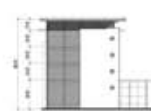
SITE PLAN
1:50



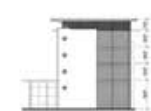
NORTH ELEVATION
1:20



EAST ELEVATION
1:20



WEST ELEVATION
1:20



EAST ELEVATION
1:20



WEST ELEVATION
1:20



SOUTH ELEVATION
1:20

Student Project I: Feasibility Analysis

Construction cost budget at \$125 PSF (wood) and \$150 PSF (post tension concrete) plus a contingency of 6%.

Area and Density

Site I

Acreage	1.74	
Beds	168	86 Units
Density (beds/acre)	0.0	49.4 Density (units/acre)

Income and Unit Mix

Site I

Unit Type Beds/Baths	Quantity of Units*	Quantity of Beds	Fraction of Total	Gross Area (SF)	Total Area (SF)	Correlated Rent	Correlated Rent per SF	Pro Forma Rent	Pro Forma Rent per SF	Income
Double	64	128	76.2%	320	20,480	\$958	\$2.99	\$950	\$2.97	\$121,600
Single	4	4	2.4%	320	1,280	\$1,195	\$3.73	\$1,000	\$3.13	\$4,000
Suite Double	18	36	21.4%	638	11,484	\$1,432	\$2.24	\$1,300	\$2.04	\$46,800
4 BR/2.5 TH- Sgles	0	0	0.0%	309	0		\$0.00	\$850	\$2.75	\$0
						0		0		\$0
Total/Average	86	168	100.0%	388	33,244	\$1,065	\$2.74	\$1,026	\$2.64	\$172,400

Parking, Amenity, and Commercial Income:

	Qty.	Price	Total
Garage Parking	88	@ \$75	\$6,600
Premium View	0	@ -	0
Commercial Space	0	SF @ -	0
Muliti Purpose Space Rental	4	@ 1,000	\$4,000
Gross Monthly Rental Income			\$183,000
Gross Annual Rental Income			\$2,196,000

Building Areas and Costs

Unit Type	Qty.	Gross Area	Common Area & Circulation	Commercial Area	Program Area	Net Rentable SF	Hard Cost per SF	Hard Cost per Unit
Demo Area	0	0	-	0	-	0	\$15.00	\$0
Site 1 Building Area	1	99,312	36,604	0	9,300	33,244	\$125.00	\$12,414,000
Site 2 Wood Frame	0	0	-	0	-	0	\$125.00	\$0
Site 2 Tower	0	0	-	0	3,200	0	\$150.00	\$0
LEED Upgrade								\$744,840
Garage Area	1	25,484		0		28,600	\$92.90	\$2,367,464
Total	1	124,796	36,604	0	12,500	33,244	156.34	\$15,526,304
Average		1,451	426	-	145	387	\$467.04	\$180,538
Percentage of Total Area		66.0%	29.3%	0.0%	10.0%	26.6%		

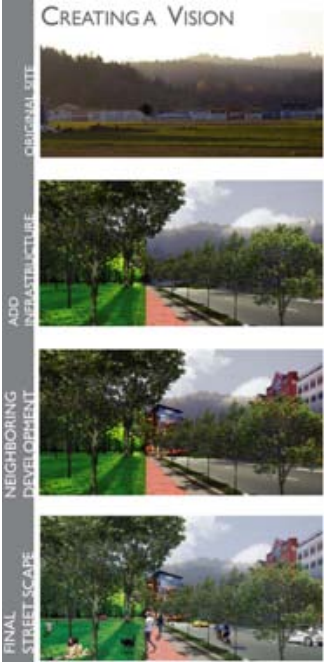
Development Budget

	Total	Per Bed	Per Gross SF
Land Leased	\$0	\$0	\$0.00
Architectural & Engineering	8% of Hard Cost	1,242,104	\$7,393
Municipal Fees, Permits & Mitigation	(entered manually)	300,000	\$1,786
Hard Construction Costs	(from Building Area Matrix)	15,526,304	\$92,418
Furniture, Fixtures and Equipment		352,000	\$2,095
Nonprofit Start-up OH Fee		130,000	\$774
Development Fee	6.0% of Total Development Costs	1,735,000	\$10,327
Construction Financing (net of interim NOI)	(From Interest worksheet)	1,957,950	\$11,654
Legal, Closing & Taxes	(formula)	50,000	\$298
Pre-leasing and Marketing		200,000	\$1,190
Contingency	6.0% of Hard Costs	931,578	\$5,545
Total Development Costs		\$22,424,936	\$133,482

Yield Analysis

	2010 As if Stabilized	2012 As if Stabilized
Yield on Cost	7.31%	8.07%
Yield on Cost without g.c. and offsite overhead fees	7.97%	8.80%

Student Prototype Project 2



FLOOR PLAN [1]
CULINARY INSTITUTE - RESTAURANT - HOSPITALITY SCHOOL - HOUSING

Student Project 2: Feasibility Analysis

Value to Nonprofit Entity- 6.00% Cap Rate
 Development Cost excluding Land Value- Funded in Credit Enhanced Series A Bonds
 Land Value- Leased to Nonprofit Entity
 Series C Bond- Unrecovered cost and Profit

\$ 33,000,000
 23,200,000
 0
 \$ 9,800,000

Project:
 Financing with a tax exempt bond of \$23,200,000
 Construction cost budget at \$125 PSF (wood) and \$150 PSF (post tension concrete) plus a contingency of 6%.

Area and Density

Site 1

Acreage 3.34
 Beds 144 36 Units
 Density (beds/acre) 0.0 10.8 Density (units/acre)

Site 2

Acreage 0.00
 Beds 0 26 Units
 Density (beds/acre) 0.0 7.8 Density (units/acre)

Income and Unit Mix

Site 1

Unit Type Beds/Baths	Quantity of Units*	Quantity of Beds	Fraction of Total	Gross Area (SF)	Total Area (SF)	Correlated Rent	Correlated Rent per SF	Pro Forma Rent	Pro Forma Rent per SF	Income
2 BR/2.5 TH- Sgls	0	0	0.0%	264	0	\$1,165	\$4.41	\$850	\$3.22	\$0
2 BR/2.5 TH- Dbles	0	0	0.0%	264	0	\$876	\$3.31	\$750	\$2.84	\$0
2 BR/2.5 TH- Dbles	0	0	0.0%	1,373	0	\$876	\$0.64	\$750	\$0.55	\$0
4 BR/2 TH- Sgls	36	144	100.0%	1,470	211,680	\$1,165	\$0.79	\$850	\$0.58	\$122,400
4 BR/2.5 TH- Dbles	0	0	0.0%	309	0	\$876	\$2.83	\$750	\$2.43	\$0
Total/Average	36	144	100.0%	1,470	211,680	\$1,165	\$0.79	\$850	\$0.58	\$122,400

*Total of 29 units: 14 2 BR units on the north parking lot; 5 2 BR units above the church addition; 5 2 BR units and 5 4 BR units on the Patterson Street side.

Note-2009-2010 Dorm rents have been increased 12% to 17% across the board.

Parking, Amenity, and Commercial Income:

	Qty.	@	Price	Total
Garage Parking	234	@	\$50	\$11,700
Premium View	0	@	50	0
Commercial Space	44,041	SF @	3.00 NNN	132,123
Multit Purpose Space Rental	0	@	500	\$0
Gross Monthly Rental Income				\$266,223
Gross Annual Rental Income				\$3,194,676

Building Areas and Costs

Unit Type	Qty.	Gross Area	Common Area & Circulation	Commercial Area	Program Area	Net Rentable SF	Hard Cost per SF	Hard Cost per Unit
Demo Area	0	0	-	0	-	0	\$15.00	\$0
Site 1 Building Area	30	63,796	10,440	0	9,300	211,680	\$125.00	\$7,974,500
Site 2 Wood Frame	12	0	-	0	-	0	\$125.00	\$0
Site 2 Tower	22	133,772	26,121	44,041	3,200	0	\$150.00	\$20,065,800
LEED Upgrade								\$1,682,418
Garage Area	1	98,110	0	0		98,110	\$50.00	\$4,905,500
Total	64	295,678	36,561	44,041	12,500	211,680	175.27	\$34,628,218
Average		8,213	1,016	1,223	347	5,880	\$163.59	\$961,895
Percentage of Total Area		103.1%	12.4%	14.9%	4.2%	71.6%		

Development Budget

	Total	Per Bed	Per Gross SF
Land Leased	\$0	\$0	\$0.00
Architectural & Engineering	8% of Hard Cost	2,770,257	\$19,238
Municipal Fees, Permits & Mitigation	(entered manually)	300,000	\$2,083
Hard Construction Costs	(from Building Area Matrix)	34,628,218	\$240,474
Furniture, Fixtures and Equipment		316,000	\$2,194
Nonprofit Start-up OH Fee		130,000	\$903
Development Fee	6.0% of Total Development Costs	-	\$0
Construction Financing (net of interim NOI)	(From Interest worksheet)	2,281,274	\$15,842
Legal, Closing & Taxes	(formula)	50,000	\$347
Pre-leasing and Marketing		200,000	\$1,389
Contingency	6.0% of Hard Costs	2,077,693	\$14,428
Total Development Costs		\$42,753,443	\$296,899
			\$144.59

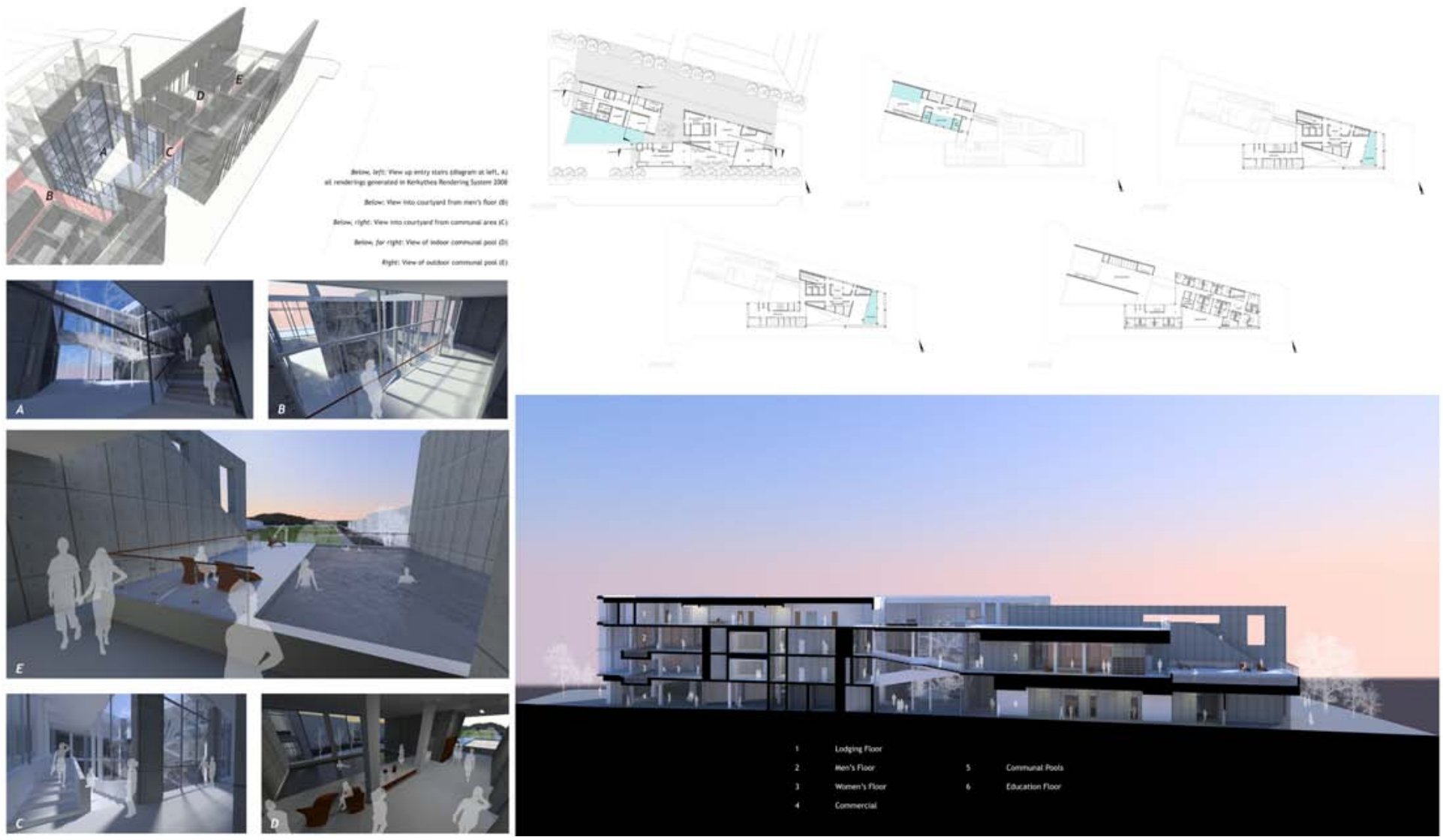
Yield Analysis

	2010 As if Stabilized	2012 As if Stabilized
Yield on Cost	6.08%	6.70%
Yield on Cost without g.c. and offsite overhead fees	6.09%	6.72%

Student Prototype Project 3

Madulid Spa & Mixed Use Building

PATRICK MADULID TERMINAL STUDIO PROE MARK GILLEM



Student Project 3: Feasibility Analysis

Development Cost excluding Land Value- Funded in Credit Enhanced Series A Bonds
Land Value- Leased to Nonprofit Entity
Series C Bond- Unrecovered cost and Profit

23,200,000
0
\$ 9,800,000

Project:
Financing with a tax exempt bond of \$23,200,000
Construction cost budget at \$125 PSF (wood) and \$150 PSF (post tension concrete) plus a contingency of 6%.

Area and Density

Site 1

Acreage	1.351		
Beds	16,000	16,000 Units	
Density (beds/acre)	11.843	11.843 Density (units/acre)	

Site 2

Acreage	
Beds	
Density (beds/acre)	

Income and Unit Mix

Site 1

Unit Type Beds/Baths	Quantity of Units*	Quantity of Beds	Fraction of Total	Gross Area (SF)	Total Area (SF)	Room RATE	75% Occupancy	Pro Forma Rent	Pro Forma Rent per SF	Income
1bdrm/1ba	12	12	75.0%	351	4,212	\$175	22.50	\$0	\$0.00	\$47,250
1bdrm/1ba (Suites)	4	4	25.0%	446	1,784	\$200	22.50	\$0	\$0.00	\$18,000
2 BR/2.5 TH- Dbles	0	0	0.0%	0	0	\$0	\$0.00	\$0	\$0.00	\$0
4 BR/2.5 TH- Sgles	0	0	0.0%	0	0	\$0	\$0.00	\$0	\$0.00	\$0
4 BR/2.5 TH- Dbles	0	0	0.0%	0	0	\$0	\$0.00	\$0	\$0.00	\$0
Total/Average	16	16	100.0%	375	5,996	\$181	\$0.48	\$0	\$0.00	\$65,250

Parking, Amenity, and Commercial Income:

	Qty.	Price	Total
Spa Rental (Private)	4	@ \$500.00	\$2,000
Spa Rental	37,725	@ \$2.00	75,450
Retail Rental	2,858	@ \$2.00	5,717
Classroom Rental	6,000	SF @ \$0.00	\$0.00
student fee	16,000	@ \$1.00	\$16,000
staff fee	1,000	@ \$1.00	\$1,000
Gross Monthly Rental Income			\$165,417
Gross Annual Rental Income			\$1,985,004

Building Areas and Costs

Unit Type	Qty.	Gross Area	Common Area & Circulation	Commercial Area	Program Area	Net Rentable SF	Hard Cost per SF	Hard Cost per Unit
Demo Area	0	0	-	0	-	0	\$15.00	\$0
Spa Building Area	1	82,764	-	0	-	2,858	\$150.00	\$12,414,536
Subfloor Systems	1	25,048	-	0	-	0	\$150.00	\$3,757,138
-	0	0	-	0	-	0	\$150.00	\$0
LEED Upgrade								\$1,617,167
Garage Area	1	0	-	0	-	0	\$50.00	\$0
Total	2	107,811	0	0	0	2,858	165.00	\$17,788,842

Average	6,738	-	-	-	179	\$6,224.23	\$1,111,803
Percentage of Total Area	2.7%	0.0%	0.0%	0.0%	2.7%		

Development Budget

	Total	Per Bed	Per Gross SF
Land Leased	\$0	\$0	\$0.00
Architectural & Engineering	8% of Hard Cost	1,423,107	\$88,944
Municipal Fees, Permits & Mitigation	(entered manually)	300,000	\$18,750
Hard Construction Costs	(from Building Area Matrix)	17,788,842	\$1,111,803
Furniture, Fixtures and Equipment		124,000	\$7,750
Nonprofit Start-up OH Fee		130,000	\$8,125
Development Fee	6.0% of Total Development Costs	\$0.00	\$0
Construction Financing (net of interim NOI)	(From Interest worksheet)	1,989,080	\$124,317
Legal, Closing & Taxes	(formula)	50,000	\$3,125
Pre-leasing and Marketing		200,000	\$12,500
Contingency	6.0% of Hard Costs	1,067,331	\$66,708
Total Development Costs	\$23,072,360	\$1,442,022	\$214.01

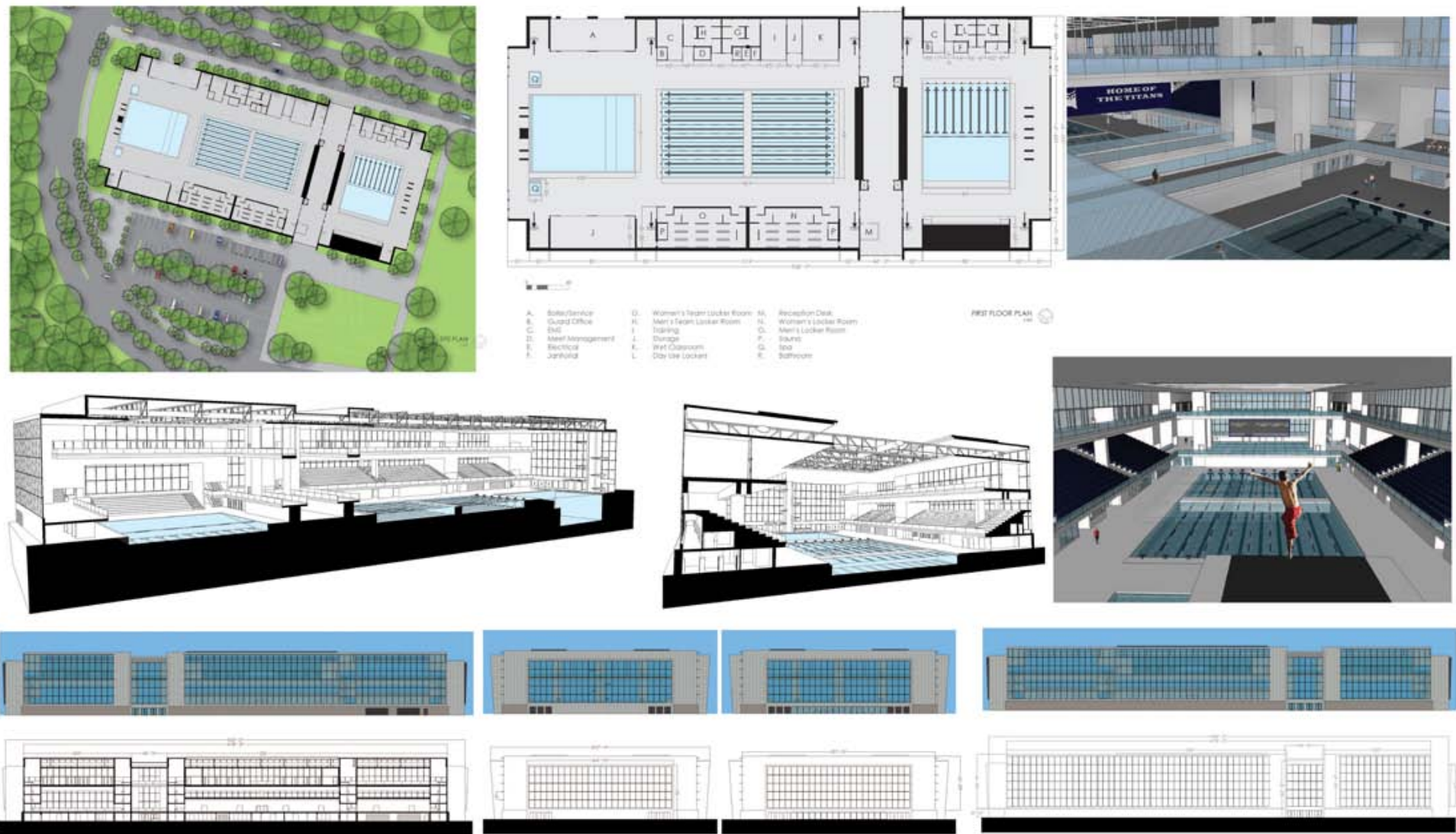
Yield Analysis

	2010 As if Stabilized	2012 As if Stabilized
Yield on Cost	6.74%	7.47%
Yield on Cost without g.c. and offsite overhead fees	6.78%	7.51%

Student Prototype Project 4

LANE COUNTY AQUATIC CENTER

MIKE WILSON TERMINAL.STUDIO PROF. MARK GILLEM



Student Project 4: Feasibility Analysis

Value to Nonprofit Entity- 6.00% Cap Rate	\$ 36,681,426
Development Cost excluding Land Value- Funded in Credit Enhanced Series A	14,325,216
Land Value	0
Series C Bond- Unrecovered cost and Profit	\$ 22,356,210

Area and Density

Site 1

Acreage	1.47	
Beds	0	30 Units
Density (beds/acre)	0.0	20.4 Density (units/acre)

Site 2

Acreage	0.41	
Beds	1	26 Units
Density (beds/acre)	0.7	17.7 Density (units/acre)

Income and Unit Mix

Site 1

Unit Type Beds/Baths	Quantity of Units*	Quantity of Beds	Fraction of Total	Gross Area (SF)	Total Area (SF)	Correlated Rent	Correlated Rent per SF	Pro Forma Rent	Pro Forma Rent per SF	Income
2 BR/2.5 TH- Sgles	14	0	#DIV/0!	264	0	\$1,165	\$4.41	\$850	\$3.22	\$0
2 BR/2.5 TH- Dbles	0	0	#DIV/0!	264	0	\$876	\$3.31	\$750	\$2.84	\$0
2 BR/2.5 TH- Dbles	10	0	#DIV/0!	309	0	\$876	\$2.83	\$750	\$2.43	\$0
4 BR/2.5 TH- Sgles	5	0	#DIV/0!	309	0	\$1,165	\$3.77	\$850	\$2.75	\$0
4 BR/2.5 TH- Dbles	0	0	#DIV/0!	309	0	\$876	\$2.83	\$750	\$2.43	\$0
Total/Average	29	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	\$0

*Total of 29 units: 14 2 BR units on the north parking lot; 5 2 BR units above the church addition; 5 2 BR units and 5 4 BR units on the Patterson Street side.
Note-2009-2010 Dorm rents have been increased 12% to 17% across the board.

Parking, Amenity, and Commercial Income:

	Qty.	@	Price	Total
Garage Parking	0	@	\$75	\$0
Premium View	0	@	\$50	0
USER FEE (PER VISIT)	3,500	@	\$7	24,500
USER FEE (PER MONTH)	16,000	@	\$13	\$208,000
Gross Monthly Rental Income				\$232,500
Gross Annual Rental Income				\$2,790,000

Building Areas and Costs

Unit Type	Qty.	Gross Area	Common Area & Circulation	Commercial Area	Program Area	Net Rentable SF	Hard Cost per SF	Hard Cost per Unit
Demo Area	0	0	-	0	-	0	\$15.00	\$0
Site 1 Building Area	0	0	-	0	-	0	\$125.00	\$0
Site 2 Wood Frame	0	0	-	0	-	0	\$125.00	\$0
Natorium	1	204,000	-	0	204,000	0	\$150.00	\$30,600,000
LEED Upgrade								\$1,836,000
Garage Area	0	0	0	0	0	0	\$50.00	\$0
Total	1	204,000	0	0	204,000	0	159.00	\$32,436,000
Average		6,800	-	-	6,800	-	#DIV/0!	\$1,081,200
Percentage of Total Area		100.0%	0.0%	0.0%	100.0%	0.0%		

Development Budget

	Total	Per Bed	Per Gross SF
Land Leased	\$0	\$0	\$0.00
Architectural & Engineering	2,594,880	\$2,594,880	12.72
Municipal Fees, Permits & Mitigation	300,000	\$300,000	1.47
Hard Construction Costs	32,436,000	\$32,436,000	159.00
Furniture, Fixtures and Equipment	101,500	\$101,500	0.50
Nonprofit Start-up OH Fee	130,000	\$130,000	0.64
Development Fee	-	\$0	0.00
Construction Financing (net of interim NOI)	1,488,929	\$1,488,929	7.30
Legal, Closing & Taxes	50,000	\$50,000	0.25
Pre-leasing and Marketing	200,000	\$200,000	0.98
Contingency	1,946,160	\$1,946,160	9.54
Total Development Costs	\$39,247,469	\$39,247,469	\$192.39

Yield Analysis

	2010 As if Stabilized	2012 As if Stabilized
Yield on Cost	6.12%	6.74%
Yield on Cost without g.c. and offsite overhead fees	6.14%	6.77%