Appendix I

160

LIST OF PROTOTYPE PROJECTS & PROFORMAS

I. 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

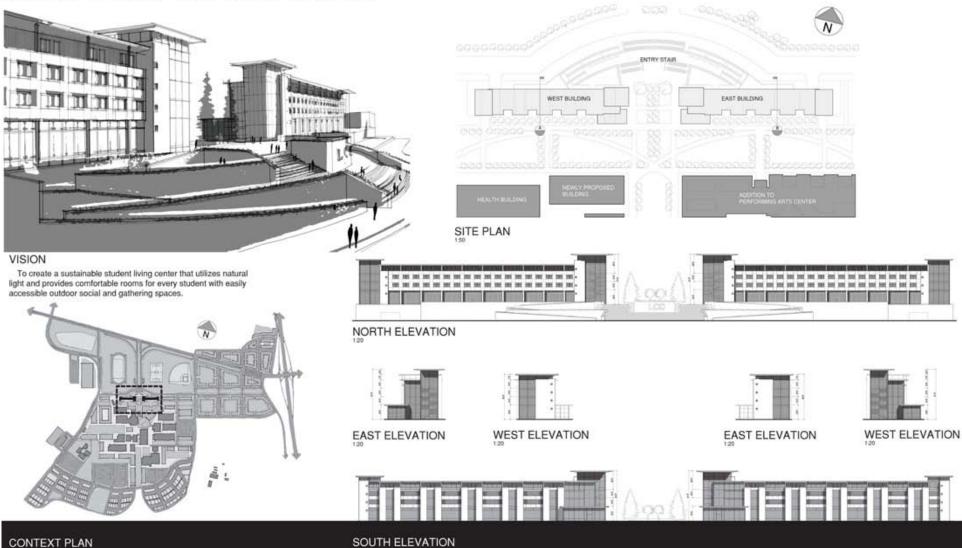
3. PAGE 164-165 PATRICK MADULIN :: MADULIN SPA A SPA AND MIXED USE BUILDING

4. PAGE 166-167 MIKE WILSON :: AQUATIC CENTER AN OLYMPIC STANDARD NATATORIUM INTENTIONALLY LEFT BLANK

Student Prototype Project I

LANE COMMUNITY COLLEGE STUDENT CENTER

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



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 1

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

Income and Unit Mix

Site I							Correlated		Pro Forma	
Unit Type	Quantity	Quantity	Fraction	Gross	Total	Correlated	Rent	Pro Forma 🎈	Rent	
Beds/Baths	of Units*	of Beds	of Total	Area (SF)	Area (SF)	Rent	per SF	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	1	\$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 Co	ommercial In	come:		<u>Qty.</u>		Price			Total	
Garage Parking				88	@	\$75			\$6,600	
Premium View				0	@	-			0	
Commercial Space				0	SF @	-	NNN		<u>0</u>	
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 Cos	ts	Gross	Common Area	Commercial	Program	Net	Hard Cost	Hard Cost per
Unit Type	Qty.	Area	& Circulation	Area	Area	Rentable SF	per SF	Unit
Demo Area	0	0	-	0	-	0	\$15.00	\$0
Site I Building Area	I.	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 LEED Upgrade	0	0	-	0	3,200	0	\$150.00	\$0 \$744,840
Garage Area	I	25,484		0		28,600	\$92.90	\$2,367,464
Total	Ι	124,796	36,604	0	12,500	33,244	156.34	\$15,526,304
Average Percentage of Total Area		1,451 66.0%	426 29.3%	- 0.0%	145 10.0%	387 - 26.6%	\$467.04	\$180,538

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	9.95
Municipal Fees, Permits & Mitigation	(entered manually)	300,000	\$1,786	2.40
Hard Construction Costs	(from Building Area Matrix)	15,526,304	\$92,418	124.41
Furniture, Fixtures and Equipment		352,000	\$2,095	2.82
Nonprofit Start-up OH Fee		130,000	\$774	1.04
Development Fee	6.0% of Total Development Costs	1,735,000	\$10,327	13.90
Construction Financing (net of interim NOI)	(From Interest worksheet)	1,957,950	\$11,654	15.69
Legal, Closing & Taxes	(formula)	50,000	\$298	0.40
Pre-leasing and Marketing		200,000	\$1,190	1.60
Contingency	6.0% of Hard Costs	931,578	\$5,545	7.46
Total Development Costs		\$22,424,936	\$133,482	\$179.69

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

Student Prototype Project 2



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	\$ 33,000,000 23,200,000
Land Value- Leased to Nonprofit Entity	0
Series C Bond- Unrecovered cost and Profit	\$ 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 I				
	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 I							Correlated		Pro Forma	
Unit Type Beds/Baths	Quantity of Units*	Quantity of Beds	Fraction of Total	Gross Area (SF)	Total <u>Area (SF)</u>	Correlated <u>Rent</u>	Rent per SF	Pro Forma <u>Rent</u>	Rent per SF	Income
2 BR/2.5 TH- Sgles	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- Sgles	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

Hard

*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
Muliti Purpose Space Rental	0	@	500	\$0
Gross Monthly Rental Income				\$266,223
Gross Annual Rental Income				\$3,194,676

Building Areas and Costs

		Gross	Common Area	Commercial	Program	Net	Hard Cost 🏾	Cost per
Unit Type	Qty.	Area	& Circulation	Area	Area	Rentable SF	per SF	Unit
Demo Area	0	0		0	-	0	\$15.00	\$0
Site I 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	I.	98,110		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	9.37
Municipal Fees, Permits & Mitigation	(entered manually)	300,000	\$2,083	1.01
Hard Construction Costs	(from Building Area Matrix)	34,628,218	\$240,474	117.11
Furniture, Fixtures and Equipment		316,000	\$2,194	1.07
Nonprofit Start-up OH Fee		130,000	\$903	0.44
Development Fee	6.0% of Total Development Costs	-	\$0	0.00
Construction Financing (net of interim NOI)	(From Interest worksheet)	2,281,274	\$15,842	7.72
Legal, Closing & Taxes	(formula)	50,000	\$347	0.17
Pre-leasing and Marketing		200,000	\$1,389	0.68
Contingency	6.0% of Hard Costs	2,077,693	\$14,428	7.03
Total Development Costs		\$42,753,443	\$296,899	\$144.59
Yield Analysis	2010	2012		

2010	2012
As if Stabilized	As if Stabilized
6.08%	6.70%
6.09%	6.72%
	As if Stabilized 6.08%

Student Prototype Project 3

Madulid Spa & Mixed Use Building

PATRICK MADULID TERMINAL STUDIO PROF MARK GILLEM



Student Project 3: Feasibility Analysis

Development Cost excluding Land Value- Funded in Credit Enhanced Series A Bonds	23,200,000
Land Value- Leased to Nonprofit Entity	0
Series C Bond- Unrecovered cost and Profit	\$ 9,800,000

Project:

Site 2

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 Beds Density (beds/acre)	1.351 16.000 11.843	16.000 Units 11.843 Density (units/acre)
Acreage Beds		

Density (beds/acre)

Income and Unit Mix

Site 1 Unit Type	Quantity	Quantity	Fraction	Gross	Total	Room 🗾	75%	Pro Forma 🏾 🎙	Pro Forma Rent	
Beds/Baths	of Units*	of Beds	<u>of Total</u>	<u>Area (SF)</u>	Area (SF)	RATE	<u>Occupancy</u>	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 F	\$0.48	\$0	\$0.00	\$65,250
Parking, Amenity, and Comm	oroial Incomo:			Otv		Price			Total	
Spa Rental (Private)	ercial income.			Qty. 4	@	\$500.00			\$2,000	
Spa Rental				37.725	@	\$2.00			75,450	
Retail Rental				2,858	0	\$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	

Hard

Per Bed \$0

\$88,944

\$18,750

<u>Total</u> \$0

1,423,107 300.000

Per Gross SF \$0.00

13.20

Building Areas and Costs

Unit Type	Qty.	Gross Area	Common Area & Circulation	Commercial Area	Program Area	Net Rentable SF	Hard Cost Per SF	Cost per Unit
Demo Area	0	0	-	0	-	0	\$15.00	\$0
Spa Building Area	1	82,764				2,858	\$150.00	\$12,414,536
Subfloor Systems	1	25,048	-	0	-	0	\$150.00	\$3,757,138
LEED Upgrade	0	0	-	0	-	0	\$150.00	\$0 \$1,617,167
Garage Area	1	0		0		0 7	\$50.00	\$0
Total	2	107,811	0 '	0 •	0	2,858	165.00	\$17,788,842
Average Percentage of Total Area		6,738 2.7%	0.0%	0.0%	- 0.0%	179 * 2.7%	\$6,224.23	\$1,111,803

8% of Hard Cost

(entered manually)

Development Budget Land Leased Architectural & Engineering Municipal Fees, Permits & Mitigation Hard Construction Costs

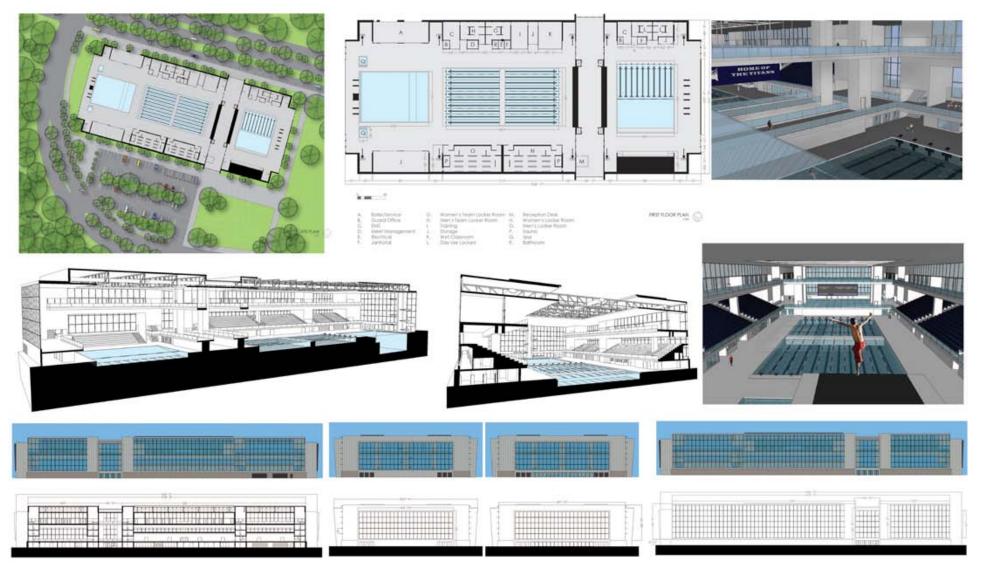
Municipal rees, remits a Miligation	(entered manually)	300,000	\$10,750	2.70
Hard Construction Costs	(from Building Area Matrix)	17,788,842	\$1,111,803	165.00
Furniture, Fixtures and Equipment	· · ·	124,000	\$7,750	1.15
Nonprofit Start-up OH Fee		130,000	\$8,125	1.21
Development Fee	6.0% of Total Development Costs	\$0.00	\$0	0.00
Construction Financing (net of interim NOI)	(From Interest worksheet)	1,989,080	\$124,317	18.45
Legal, Closing & Taxes	(formula)	50,000	\$3,125	0.46
Pre-leasing and Marketing		200,000	\$12,500	1.86
Contingency	6.0% of Hard Costs	1,067,331	\$66,708	9.90
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 offiste 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

Land Value Series C Bond- Unr	ecovered co	st and Prof	t		-	0 \$ 22,356,210				
Area and Density										
Site I										
Acreage	1.47									
Beds	0		Units							
Density (beds/acre) Site 2	0.0	20.4	Density (units/a	acre)						
Acreage	0.41									
Beds	1	26	Units							
Density (beds/acre)	0.7	17.7	Density (units/a	acre)						
Income and Unit M	i <u>x</u>									
Site I							Correlated		Pro Forma	
Unit Type Beds/Baths	Quantity of Units*	Quantity of Beds	Fraction of Total	Gross Area (SF)	Total Area (SF)	Correlated <u>Rent</u>	Rent per SF	Pro Forma Rent	Rent per SF	Income
2 BR/2.5 TH- Sgles	14	01 Deas	#DIV/0!	<u>264</u>	0	\$1,165	\$4.41	\$850	\$3.22	<u>111COIIIE</u> \$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!	0 '	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	\$0
* Note-2009-2010 Dorm					2 BR units abov	e the church add	ition; 5 2 BR u	nits and 5 4 BR ur	nits on the Patte	rson Street sid
						D :			T . I	
Parking, Amenity, a Garage Parking	ind Commer	cial income	<u>81</u>	<u>Qty.</u> 0	0	<u>Price</u> \$75			<u>Total</u> \$0	
Premium View				0	@	\$75 \$50			20 20	
USER FEE (PER VISIT)				3,500	@ @	\$7			24,500	
USER FEE (PER MONTH	Ð			16,000	@	\$13			\$208,000	
Gross Monthly Rental In					<u> </u>				\$232,500	
Gross Annual Rental Inco	ome								\$2,790,000	
Building Areas and	Costs	-			_			Hard		
-			Common Area		Program	Net	Hard Cost	Cost per		
- Unit Type	Qty.	Area	Common Area & Circulation	Area	Program Area	Rentable SF	per SF	Cost per Unit		
- Unit Type Demo Area	Qty. 0	Area 0		Area 0		Rentable SF 0	per SF \$15.00	Cost per Unit \$0		
- Unit Type	Qty.	Area		Area 0 0		Rentable SF 0 0	per SF \$15.00 \$125.00	Cost per Unit		
Unit Type Demo Area Site I Building Area	Qty. 0 0	Area 0 0		Area 0		Rentable SF 0	per SF \$15.00	Cost per Unit \$0 \$0		
Site 1 Building Area Site 2 Wood Frame	Qty. 0 0 0	Area 0 0 0		Area 0 0 0	Area - - -	Rentable SF 0 0 0 0 0	per SF \$15.00 \$125.00 \$125.00	Cost per Unit \$0 \$0 \$0		
Unit Type Demo Area Site I Building Area Site 2 Wood Frame Natatorium	Qty. 0 0 0	Area 0 0 0		Area 0 0 0	Area - - -	Rentable SF 0 0 0	per SF \$15.00 \$125.00 \$125.00	Cost per Unit \$0 \$0 \$0 \$30,600,000		
Unit Type Demo Area Site I Building Area Site 2 Wood Frame Natatorium LEED Upgrade	Qty. 0 0 1	Area 0 0 204,000		Area 0 0 0 0 0	Area - - -	Rentable SF 0 0 0 0 0	per SF \$15.00 \$125.00 \$125.00 \$150.00 \$50.00	Cost per Unit \$0 \$0 \$30,600,000 \$1,836,000		
Unit Type Demo Area Site I Building Area Site 2 Wood Frame Natatorium LEED Upgrade Garage Area Total	Qty. 0 0 1 0	Area 0 0 204,000 0 204,000	& Circulation - - - -	Area 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Area - - 204,000 204,000	Rentable SF 0 0 0 0	per SF \$15.00 \$125.00 \$125.00 \$150.00 \$50.00 159.00	Cost per Unit \$0 \$0 \$30,600,000 \$1,836,000 \$32,436,000		
Unit Type Demo Area Site I Building Area Site 2 Wood Frame Natatorium LEED Upgrade Garage Area Total Average	Qty. 0 0 1 0	Area 0 0 204,000 0 204,000 6,800	& Circulation - - - - 0	Area 0 0 0 0 0	Area - 204,000 204,000 6,800	Rentable SF 0 <th< td=""><td>per SF \$15.00 \$125.00 \$125.00 \$150.00 \$50.00</td><td>Cost per Unit \$0 \$0 \$30,600,000 \$1,836,000 \$0</td><td></td><td></td></th<>	per SF \$15.00 \$125.00 \$125.00 \$150.00 \$50.00	Cost per Unit \$0 \$0 \$30,600,000 \$1,836,000 \$0		
Unit Type Demo Area Site I Building Area Site 2 Wood Frame Natatorium LEED Upgrade Garage Area Total Average	Qty. 0 0 1 0	Area 0 0 204,000 0 204,000	& Circulation - - - -	Area 0 0 0 0 0	Area - - 204,000 204,000	Rentable SF 0 0 0 0	per SF \$15.00 \$125.00 \$125.00 \$150.00 \$50.00 159.00	Cost per Unit \$0 \$0 \$30,600,000 \$1,836,000 \$32,436,000		
Unit Type Demo Area Site I Building Area Site 2 Wood Frame Natatorium LEED Upgrade Garage Area Total Average Percentage of Total Area	Qty. 0 0 1 0	Area 0 0 204,000 0 204,000 6,800	& Circulation - - - - 0	Area 0 0 0 0 0	Area - 204,000 204,000 6,800	Rentable SF 0 <th< td=""><td>per SF \$15.00 \$125.00 \$125.00 \$150.00 \$50.00 159.00</td><td>Cost per Unit \$0 \$0 \$30,600,000 \$1,836,000 \$32,436,000</td><td>Per Gross SF</td><td></td></th<>	per SF \$15.00 \$125.00 \$125.00 \$150.00 \$50.00 159.00	Cost per Unit \$0 \$0 \$30,600,000 \$1,836,000 \$32,436,000	Per Gross SF	
Unit Type Demo Area Site 1 Building Area Site 2 Wood Frame Natatorium LEED Upgrade Garage Area Total Average Percentage of Total Area Development Budg Land Leased	Qty. 0 0 1 1 1	Area 0 0 204,000 0 204,000 6,800	<u>* Circulation</u> - - - - 0.0%	Area 0 0 0 0 0 0 0	Area - 204,000 204,000 6,800	Rentable SF 0 <th< td=""><td>per SF \$15.00 \$125.00 \$125.00 \$150.00 \$50.00 159.00 #DIV/0! <u>Total</u> \$0</td><td>Cost per Unit \$0 \$30,60,000 \$1,836,000 \$32,436,000 \$32,436,000 \$1,081,200 <u>Per Bed</u> \$0</td><td>\$0.00</td><td></td></th<>	per SF \$15.00 \$125.00 \$125.00 \$150.00 \$50.00 159.00 #DIV/0! <u>Total</u> \$0	Cost per Unit \$0 \$30,60,000 \$1,836,000 \$ 32,436,000 \$ 32,436,000 \$1,081,200 <u>Per Bed</u> \$0	\$0.00	
Unit Type Demo Area Site I Building Area Site 2 Wood Frame Natatorium LEED Upgrade Garage Area Total Average Percentage of Total Area Development Budg Land Leased Architectural & Engineer	Qty. 0 0 1 0 1 et	Area 0 0 204,000 0 204,000 6,800	<u>* Circulation</u> - - - - 0.0%	Area 0 0 0 0 0 0 0 0 0 0 0 0 0	Area - 204,000 204,000 6,800	Rentable SF 0 <th< td=""><td>per SF \$15.00 \$125.00 \$125.00 \$150.00 \$50.00 #DIV/0! <u>Total</u> \$0 2.594.880</td><td>Cost per Unit \$0 \$0 \$30,600,000 \$1,836,000 \$32,436,000 \$1,081,200 <u>Per Bed</u> \$0 \$2,594,880</td><td>\$0.00 12.72</td><td></td></th<>	per SF \$15.00 \$125.00 \$125.00 \$150.00 \$50.00 #DIV/0! <u>Total</u> \$0 2.594.880	Cost per Unit \$0 \$0 \$30,600,000 \$1,836,000 \$32,436,000 \$1,081,200 <u>Per Bed</u> \$0 \$2,594,880	\$0.00 12.72	
Unit Type Demo Area Site 1 Building Area Site 2 Wood Frame Natatorium LEED Upgrade Garage Area Total Average Percentage of Total Area Development Budg Land Leased Architectural & Engineer Municipal Fees, Permits &	Qty. 0 0 1 1 1 et k Mitigation	Area 0 0 204,000 0 204,000 6,800	<u>* Circulation</u> - - - - 0.0%	Area 0 0 0 0 0 0 0 0 0 0 0 0 0	Area - 204,000 204,000 6,800	Rentable SF 0 <th< td=""><td>per SF \$15.00 \$125.00 \$125.00 \$50.00 \$50.00 #DIV/0! <u>Total</u> \$0 2,554,880 300,000</td><td>Cost per Unit \$0 \$0 \$30,600,000 \$1,836,000 \$32,436,000 \$1,081,200 \$1,081,200 \$2,594,880 \$300,000</td><td>\$0.00 12.72 1.47</td><td></td></th<>	per SF \$15.00 \$125.00 \$125.00 \$50.00 \$50.00 #DIV/0! <u>Total</u> \$0 2,554,880 300,000	Cost per Unit \$0 \$0 \$30,600,000 \$1,836,000 \$ 32,436,000 \$1,081,200 \$1,081,200 \$2,594,880 \$300,000	\$0.00 12.72 1.47	
Unit Type Demo Area Site 1 Building Area Site 2 Wood Frame Natatorium LEED Upgrade Garage Area Total Average Percentage of Total Area Development Budg Land Leased Architectural & Engineer Municipal Fees, Permits & Hard Construction Costs	Qty. 0 0 1 1 et k Mitigation s	Area 0 0 204,000 0 204,000 6,800	<u>* Circulation</u> - - - - 0.0%	Area 0 0 0 0 0 0 0 0 0 0 0 0 0	Area - 204,000 204,000 6,800	Rentable SF 0 <th< td=""><td>per SF \$15.00 \$125.00 \$125.00 \$150.00 \$50.00 IS9.00 #DIV/0! <u>Total</u> \$0 2.594.880 300,000 32,436,000</td><td>Cost per Unit \$0 \$0 \$30,600,000 \$1,836,000 \$32,436,000 \$1,081,200 \$1,081,200 \$2,594,880 \$300,000 \$32,436,000</td><td>\$0.00 12.72 1.47 159.00</td><td></td></th<>	per SF \$15.00 \$125.00 \$125.00 \$150.00 \$50.00 IS9.00 #DIV/0! <u>Total</u> \$0 2.594.880 300,000 32,436,000	Cost per Unit \$0 \$0 \$30,600,000 \$1,836,000 \$32,436,000 \$1,081,200 \$1,081,200 \$2,594,880 \$300,000 \$32,436,000	\$0.00 12.72 1.47 159.00	
Unit Type Demo Area Site I Building Area Site 2 Wood Frame Natatorium LEED Upgrade Garage Area Total Average Percentage of Total Area Development Budg Land Leased Architectural & Engineer Municipal Fees, Permits & Hard Construction Cost Furniture, Fixtures and E	Qty. 0 0 1 0 1 et k Mitigation s quipment	Area 0 0 204,000 0 204,000 6,800	& Circulation - - - - - - - - 0.0%	Area 0 0 0 0 0 0 0 0 0 0 0 0 0	Area - 204,000 204,000 6,800	Rentable SF 0 <th< td=""><td>per SF \$15.00 \$125.00 \$125.00 \$150.00 \$50.00 #DIV/0! <u>Total</u> \$0 2,594.880 300.000 32,436,000 101,500</td><td>Cost per Unit \$0 \$0 \$30,600,000 \$1,836,000 \$32,436,000 \$1,081,200 \$2,594,880 \$300,000 \$32,436,000 \$10,500</td><td>\$0.00 12.72 1.47 159.00 0.50</td><td></td></th<>	per SF \$15.00 \$125.00 \$125.00 \$150.00 \$50.00 #DIV/0! <u>Total</u> \$0 2,594.880 300.000 32,436,000 101,500	Cost per Unit \$0 \$0 \$30,600,000 \$1,836,000 \$32,436,000 \$1,081,200 \$2,594,880 \$300,000 \$32,436,000 \$10,500	\$0.00 12.72 1.47 159.00 0.50	
Unit Type Demo Area Site 1 Building Area Site 2 Wood Frame Natatorium LEED Upgrade Garage Area Total Average Percentage of Total Area Development Budg Land Leased Architectural & Engineer Municipal Fees, Permits & Hard Construction Cost Furniture, Fixtures and E Nonprofit Start-up OH	Qty. 0 0 1 0 1 et k Mitigation s quipment	Area 0 0 204,000 0 204,000 6,800	& Circulation - - - 0 - 0.0% 6 - 	Area 0 0 0 0 0 0 0 0 0 0 0 0 0	Area - 204,000 204,000 6,800 100.0%	Rentable SF 0 <th< td=""><td>per SF \$15.00 \$125.00 \$125.00 \$150.00 \$50.00 IS9.00 #DIV/0! <u>Total</u> \$0 2.594.880 300,000 32,436,000</td><td>Cost per Unit \$0 \$0 \$30,60,000 \$1,836,000 \$32,436,000 \$1,081,200 \$1,081,200 \$2,594,880 \$300,000 \$32,436,000 \$130,000 \$130,000</td><td>\$0.00 12.72 1.47 159.00 0.50 0.64</td><td></td></th<>	per SF \$15.00 \$125.00 \$125.00 \$150.00 \$50.00 IS9.00 #DIV/0! <u>Total</u> \$0 2.594.880 300,000 32,436,000	Cost per Unit \$0 \$0 \$30,60,000 \$1,836,000 \$ 32,436,000 \$1,081,200 \$1,081,200 \$2,594,880 \$300,000 \$32,436,000 \$130,000 \$130,000	\$0.00 12.72 1.47 159.00 0.50 0.64	
Unit Type Demo Area Site 1 Building Area Site 2 Wood Frame Natatorium LEED Upgrade Garage Area Total Average Percentage of Total Area Development Budg Land Leased Architectural & Engineer Municipal Fees, Permits & Hard Construction Coss Furniture, Fixtures and E Nonprofit Start-up OH I Development Fee	Qty. 0 0 1 0 1 et k Mitigation s quipment Fee	Area 0 0 0 204,000 0 204,000 6,800 100.0%	& Circulation - - - - 0.0% (entered manua (from Building / 0.0% of	Area 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Area - 204,000 204,000 6,800 100.0%	Rentable SF 0 <th< td=""><td>per SF \$15.00 \$125.00 \$125.00 \$150.00 \$50.00 #DIV/0! <u>Total</u> \$0 2.554.880 300.000 32.436.000 101,500 130,000</td><td>Cost per Unit \$0 \$0 \$30,600,000 \$1,836,000 \$32,436,000 \$1,081,200 \$1,081,200 \$2,594,880 \$300,000 \$32,436,000 \$32,436,000 \$101,500 \$130,000 \$130,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,594,800 \$30,600,000 \$32,594,800 \$30,600,000 \$32,600,000 \$30,600,0000\$ \$30,600,0</td><td>\$0.00 12.72 1.47 159.00 0.50 0.64 0.00</td><td></td></th<>	per SF \$15.00 \$125.00 \$125.00 \$150.00 \$50.00 #DIV/0! <u>Total</u> \$0 2.554.880 300.000 32.436.000 101,500 130,000	Cost per Unit \$0 \$0 \$30,600,000 \$1,836,000 \$32,436,000 \$1,081,200 \$1,081,200 \$2,594,880 \$300,000 \$32,436,000 \$32,436,000 \$101,500 \$130,000 \$130,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,594,800 \$30,600,000 \$32,594,800 \$30,600,000 \$32,600,000 \$30,600,0000\$ \$30,600,0	\$0.00 12.72 1.47 159.00 0.50 0.64 0.00	
Unit Type Demo Area Site 1 Building Area Site 2 Wood Frame Natatorium LEED Upgrade Garage Area Total Average Percentage of Total Area Development Budg Land Leased Architectural & Engineer Municipal Fees, Permits & Hard Construction Coss Furniture, Fixtures and E Nonprofit Start-up OH I Development Fee Construction Financing (Qty. 0 0 1 0 1 et k Mitigation s quipment Fee	Area 0 0 0 204,000 0 204,000 6,800 100.0%	& Circulation - - - - - - 0.0% (entered manua (from Building / 0.0% c (From Interest	Area 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Area - 204,000 204,000 6,800 100.0%	Rentable SF 0 <th< td=""><td>per SF \$15.00 \$125.00 \$125.00 \$50.00 \$50.00 #DIV/0! #DIV/0! <u>Total</u> \$0 2.594.880 300.000 32,436,000 101.500 130,000 1,488,929</td><td>Cost per Unit \$0 \$0 \$30,600,000 \$1,836,000 \$32,436,000 \$1,081,200 \$1,081,200 \$2,594,880 \$300,000 \$32,436,000 \$32,436,000 \$1,488,929</td><td>\$0.00 12.72 1.47 159.00 0.50 0.64 0.00 7.30</td><td></td></th<>	per SF \$15.00 \$125.00 \$125.00 \$50.00 \$50.00 #DIV/0! #DIV/0! <u>Total</u> \$0 2.594.880 300.000 32,436,000 101.500 130,000 1,488,929	Cost per Unit \$0 \$0 \$30,600,000 \$1,836,000 \$ 32,436,000 \$1,081,200 \$1,081,200 \$2,594,880 \$300,000 \$32,436,000 \$32,436,000 \$1,488,929	\$0.00 12.72 1.47 159.00 0.50 0.64 0.00 7.30	
Unit Type Demo Area Site 1 Building Area Site 2 Wood Frame Natatorium LEED Upgrade Garage Area Total Average Percentage of Total Area Development Budg Land Leased Architectural & Engineer Municipal Fees, Permits & Hard Construction Cost Furniture, Fixtures and E Nonprofit Start-up OH Development Fee Construction Financing (Legal, Closing & Taxes	Qty. 0 0 1 0 1 et Mitigation s quipment ree net of interim I	Area 0 0 0 204,000 0 204,000 6,800 100.0%	& Circulation - - - - 0.0% (entered manua (from Building / 0.0% of	Area 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Area - 204,000 204,000 6,800 100.0%	Rentable SF 0 <th< td=""><td>per SF \$15.00 \$125.00 \$125.00 \$150.00 \$50.00 #DIV/0! <u>Total</u> \$0 2.554.880 300.000 32.436.000 101,500 130,000</td><td>Cost per Unit \$0 \$0 \$30,600,000 \$1,836,000 \$32,436,000 \$1,081,200 \$1,081,200 \$2,594,880 \$300,000 \$32,436,000 \$32,436,000 \$101,500 \$130,000 \$130,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,594,800 \$30,600,000 \$32,594,800 \$30,600,000 \$32,600,000 \$30,600,0000\$ \$30,600,0</td><td>\$0.00 12.72 1.47 159.00 0.50 0.64 0.00</td><td></td></th<>	per SF \$15.00 \$125.00 \$125.00 \$150.00 \$50.00 #DIV/0! <u>Total</u> \$0 2.554.880 300.000 32.436.000 101,500 130,000	Cost per Unit \$0 \$0 \$30,600,000 \$1,836,000 \$32,436,000 \$1,081,200 \$1,081,200 \$2,594,880 \$300,000 \$32,436,000 \$32,436,000 \$101,500 \$130,000 \$130,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,436,000 \$32,594,800 \$30,600,000 \$32,594,800 \$30,600,000 \$32,600,000 \$30,600,0000\$ \$30,600,0	\$0.00 12.72 1.47 159.00 0.50 0.64 0.00	
Unit Type Demo Area Site 1 Building Area Site 2 Wood Frame Natatorium LEED Upgrade Garage Area Total Average Percentage of Total Area Development Budg Land Leased Architectural & Engineer Municipal Fees, Permits & Hard Construction Coss Furniture, Fixtures and E Nonprofit Start-up OH I Development Fee Construction Financing (Qty. 0 0 1 0 1 et Mitigation s quipment ree net of interim I	Area 0 0 0 204,000 0 204,000 6,800 100.0%	<u>& Circulation</u> - - - 0 7 0.0% 6 (entered manuz (from Building, 0.0% d (From Interest (formula) 	Area 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Area - 204,000 204,000 6,800 100.0%	Rentable SF 0 <th< td=""><td>per SF \$15.00 \$125.00 \$125.00 \$50.00 \$50.00 #DIV/0! #DIV/0! Total \$00 32,436,000 101,500 130,000 - 1,488,929 50,000</td><td>Cost per Unit \$0 \$0 \$30,60,000 \$1,836,000 \$32,436,000 \$1,081,200 \$1,081,200 \$2,554,880 \$300,000 \$132,436,000 \$130,000 \$14,488,299 \$50,000</td><td>\$0.00 12.72 1.47 159.00 0.50 0.64 0.00 7.30 0.25</td><td></td></th<>	per SF \$15.00 \$125.00 \$125.00 \$50.00 \$50.00 #DIV/0! #DIV/0! Total \$00 32,436,000 101,500 130,000 - 1,488,929 50,000	Cost per Unit \$0 \$0 \$30,60,000 \$1,836,000 \$ 32,436,000 \$1,081,200 \$1,081,200 \$2,554,880 \$300,000 \$132,436,000 \$130,000 \$14,488,299 \$50,000	\$0.00 12.72 1.47 159.00 0.50 0.64 0.00 7.30 0.25	
Unit Type Demo Area Site 1 Building Area Site 2 Wood Frame Natatorium LEED Upgrade Garage Area Total Average Percentage of Total Area Development Budg Land Leased Architectural & Engineer Municipal Fees, Permits & Hard Construction Const Furniture, Fixtures and E Nonprofit Start-up OH 1 Development Fee Construction Financing (Legal, Closing & Taxes Pre-leasing and Marketin Contingency	Qty. 0 0 1 0 1 et k Mitigation k Mitigation s quipment Fee net of interim l	Area 0 0 0 204,000 0 204,000 6,800 100.0%	<u>& Circulation</u> - - - 0 7 0.0% 6 (entered manuz (from Building, 0.0% d (From Interest (formula) 	Area 0 0 0 0 0 0 0 0 0 0 0 0 0	Area - 204,000 204,000 6,800 100.0%	Rentable SF 0 <th< td=""><td>per SF \$15.00 \$125.00 \$125.00 \$150.00 \$50.00 #DIV/0! <u>Total</u> \$0 2,594.880 300.000 32,436.000 101,500 13,436.000 101,500 13,436.000 2,436.000 10,500 1,488,929 50,000</td><td>Cost per Unit \$0 \$0 \$30,600,000 \$1,836,000 \$32,436,000 \$1,081,200 \$1,081,200 \$1,081,200 \$32,436,000 \$32,436,000 \$101,500 \$130,000 \$11,488,929 \$50,000 \$200,000</td><td>\$0.00 12.72 1.47 159.00 0.50 0.64 0.00 7.30 0.25 0.98</td><td></td></th<>	per SF \$15.00 \$125.00 \$125.00 \$150.00 \$50.00 #DIV/0! <u>Total</u> \$0 2,594.880 300.000 32,436.000 101,500 13,436.000 101,500 13,436.000 2,436.000 10,500 1,488,929 50,000	Cost per Unit \$0 \$0 \$30,600,000 \$1,836,000 \$32,436,000 \$1,081,200 \$1,081,200 \$1,081,200 \$32,436,000 \$32,436,000 \$101,500 \$130,000 \$11,488,929 \$50,000 \$200,000	\$0.00 12.72 1.47 159.00 0.50 0.64 0.00 7.30 0.25 0.98	
Unit Type Demo Area Site 1 Building Area Site 2 Wood Frame Natatorium LEED Upgrade Garage Area Total Average Percentage of Total Area Development Budg Land Leased Architectural & Engineer Municipal Fees, Permits & Hard Construction Cost Furniture, Fixtures and E Nonprofit Start-up OH I Development Fee Construction Financing (Legal, Closing & Taxes Pre-leasing and Marketin Contingency	Qty. 0 0 1 0 1 et k Mitigation k Mitigation s quipment Fee net of interim l	Area 0 0 0 204,000 0 204,000 6,800 100.0%	<u>& Circulation</u> - - - 0 7 0.0% 6 (entered manuz (from Building, 0.0% d (From Interest (formula) 	Area 0 0 0 0 0 0 0 0 0 0 0 0 0	Area - 204,000 204,000 6,800 100.0%	Rentable SF 0 <th< td=""><td>per SF \$15.00 \$125.00 \$125.00 \$50.00 #DIV/0! #DIV/0! <u>Total</u> \$0 2.594,880 300.000 32,436,000 101,500 130,000 -1,48,929 50,000 1,946,160 \$39,247,469</td><td>Cost per Unit \$0 \$0 \$30,600,000 \$1,836,000 \$1,836,000 \$32,436,000 \$1,081,200 \$2,594,880 \$300,000 \$12,436,000 \$101,500 \$130,000 \$1,946,160</td><td>\$0.00 12.72 1.47 159.00 0.50 0.64 0.00 7.30 0.25 0.98 9.54</td><td></td></th<>	per SF \$15.00 \$125.00 \$125.00 \$50.00 #DIV/0! #DIV/0! <u>Total</u> \$0 2.594,880 300.000 32,436,000 101,500 130,000 -1,48,929 50,000 1,946,160 \$39,247,469	Cost per Unit \$0 \$0 \$30,600,000 \$1,836,000 \$1,836,000 \$32,436,000 \$1,081,200 \$2,594,880 \$300,000 \$12,436,000 \$101,500 \$130,000 \$1,946,160	\$0.00 12.72 1.47 159.00 0.50 0.64 0.00 7.30 0.25 0.98 9.54	
Unit Type Demo Area Site 1 Building Area Site 2 Wood Frame Natatorium LEED Upgrade Garage Area Total Average Percentage of Total Area Development Budg Land Leased Architectural & Engineer Municipal Fees, Permits & Hard Construction Costs Furniture, Fixtures and E Nonprofit Start-up OH Development Fee Construction Financing (Legal, Closing & Taxes Pre-leasing and Marketin	Qty. 0 0 1 0 1 et k Mitigation k Mitigation s quipment Fee net of interim l	Area 0 0 0 204,000 0 204,000 6,800 100.0%	<u>& Circulation</u> - - - 0 7 0.0% 6 (entered manuz (from Building, 0.0% d (From Interest (formula) 	Area 0 0 0 0 0 0 0 0 0 0 0 0 0	Area - 204,000 204,000 6,800 100.0%	Rentable SF 0 0 0 0 0 0 0 0 0 0 0 0.0% 0	per SF \$15.00 \$125.00 \$125.00 \$150.00 \$50.00 #DIV/0! #DIV/0! Total \$0 2.594.880 300.000 32,436,000 101,500 130,000 130,000 1,946,160 \$39,247,469 2012	Cost per Unit \$0 \$0 \$30,600,000 \$1,836,000 \$1,836,000 \$32,436,000 \$1,081,200 \$2,594,880 \$300,000 \$12,436,000 \$101,500 \$130,000 \$1,946,160	\$0.00 12.72 1.47 159.00 0.50 0.64 0.00 7.30 0.25 0.98 9.54	
Jnit Type Demo Area Site 1 Building Area Site 2 Wood Frame Natatorium LEED Upgrade Garage Area Total Average Percentage of Total Area Development Budg and Leased Architectural & Engineer Municipal Fees, Permits & Architectural & Engineer Municipal Fees, Permits & Architectural & Engineer Municipal Fees, Permits & The Construction Cost Unitide Prictures and B Nonprofit Start-up OH 1 Development Fee Construction Financing (Legal, Closing & Taxes Tre-leasing and Marketin Contingency Total Development Cost	Qty. 0 0 1 0 1 et k Mitigation k Mitigation s quipment Fee net of interim l	Area 0 0 0 204,000 0 204,000 6,800 100.0%	<u>& Circulation</u> - - - 0 7 0.0% 6 (entered manuz (from Building, 0.0% d (From Interest (formula) 	Area 0 0 0 0 0 0 0 0 0 0 0 0 0	Area - 204,000 204,000 6,800 100.0%	Rentable SF 0 0 0 0 0 0 0 0 0 0 0 0.0% 0	per SF \$15.00 \$125.00 \$125.00 \$50.00 #DIV/0! #DIV/0! <u>Total</u> \$0 2.594,880 300.000 32,436,000 101,500 130,000 -1,48,929 50,000 1,946,160 \$39,247,469	Cost per Unit \$0 \$0 \$30,600,000 \$1,836,000 \$1,836,000 \$32,436,000 \$1,081,200 \$2,594,880 \$300,000 \$12,436,000 \$101,500 \$130,000 \$1,946,160	\$0.00 12.72 1.47 159.00 0.50 0.64 0.00 7.30 0.25 0.98 9.54	