

COST ESTIMATING TERMINOLOGY

TPC: Total Project Cost

EEC: Estimated Construction Cost

Includes:

TRADE COSTS: Buildings and Site Work

MARK-UPS: General Conditions, Insurance, Bonds,
Overhead & Profit, Estimating Contingency, Escalation

Soft Costs: Expenses above physical construction/building processes
Include (but are not limited to):
Design Fees, OPM Fee, Testing, Owner's Contingency, FF&E

OPM = Owner's Project Manager; FF&E = Furniture, Fixtures, & Equipment

TPC = ECC + SOFT COSTS

PROJECT COST RANGE 2025 DOLLARS

TARGET %	ECC \$*	TPC \$*																
Up to 100%	<table border="0"> <tr> <td>BUILDING(S)</td> <td>\$17.3M</td> </tr> <tr> <td>SITE WORK</td> <td>\$3.5M</td> </tr> <tr> <td colspan="2"><hr/></td> </tr> <tr> <td></td> <td>\$20.8M</td> </tr> </table>	BUILDING(S)	\$17.3M	SITE WORK	\$3.5M	<hr/>			\$20.8M	<table border="0"> <tr> <td>CONSTRUCTION</td> <td>\$20.8M</td> </tr> <tr> <td>SOFT COSTS</td> <td>\$4.2M</td> </tr> <tr> <td colspan="2"><hr/></td> </tr> <tr> <td></td> <td>≤ \$25.00M</td> </tr> </table>	CONSTRUCTION	\$20.8M	SOFT COSTS	\$4.2M	<hr/>			≤ \$25.00M
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*TPC: Total Project Cost = Estimated Construction Cost + Soft Costs @ 20% ECC

STRATEGIES ALL DESIGNED TO ACHIEVE NET ZERO

Up to 100%

OPTION 1

- New 2-story Building
- Pod B Renovation + New Maint. Bldg
- Demo Pods A & C
- Site Development - up to 60 spaces
- Parking Behind w/ PV Canopy*

Up to 75%

OPTION 1A

- New 2-story Building, Demo Pods A & B
- No Pod C Renovation or Maint. Bldg.
- Site Development - up to 60 spaces
- Parking Behind w/ PV Canopy*

OPTION 1B

- New 1-story Building, Demo Pods A & B
- No Pod C Renovation or Maint. Bldg.
- Site Development - up to 60 spaces
- Parking Behind w/ PV Canopy*

OPTION 2

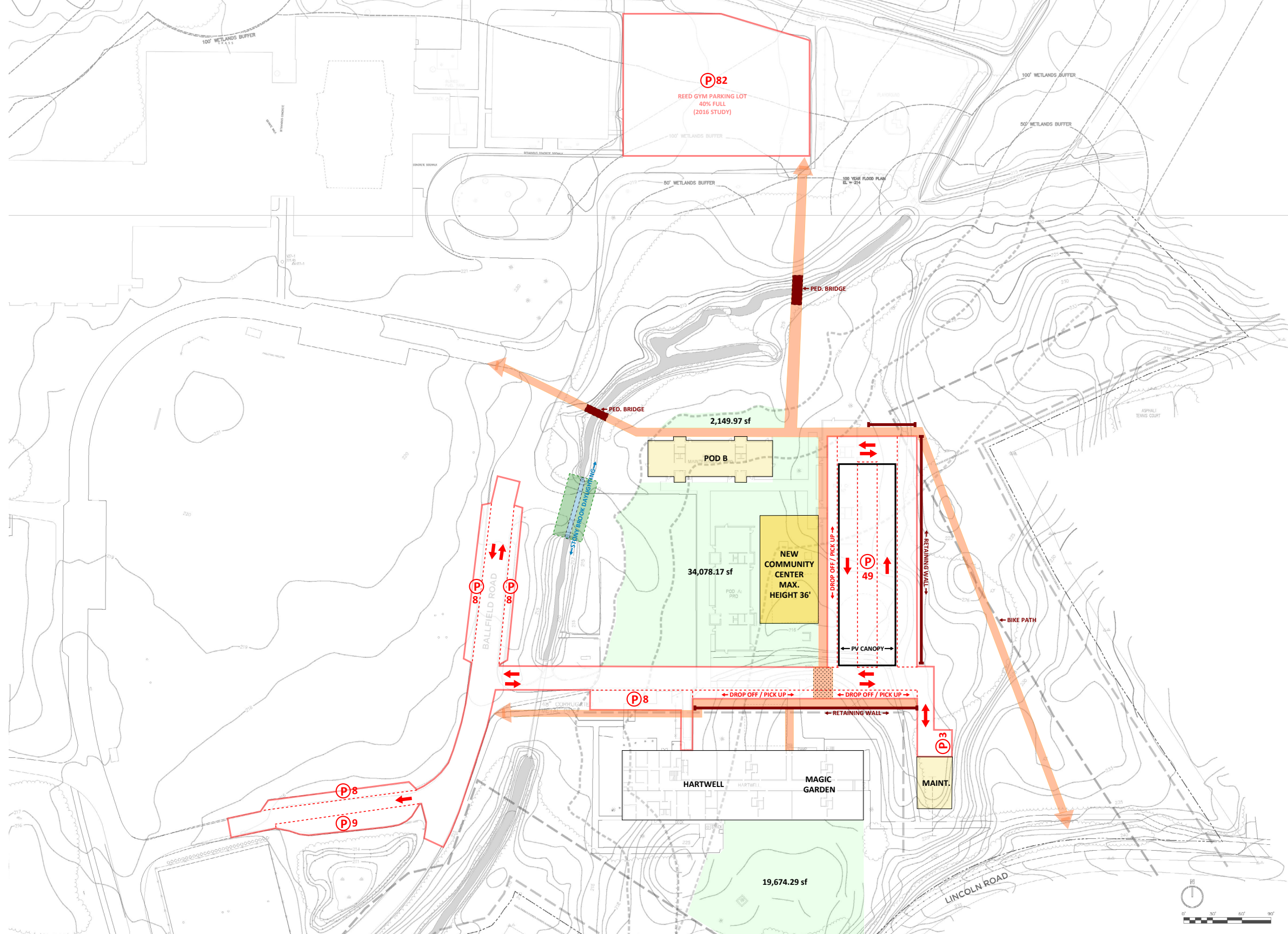
- Renovate All Pods with 2,000 GSF addition between 2 Pods - no Maint. Bldg.
- Deduct 1,000 GSF (incremental reduction)
- Site Development - up to 60 spaces
- Parking Behind w/ PV Canopy*

Up to 50%

OPTION 2A

- Renovate Pods A & B with Corridor Connector
- Deduct 3,000 GSF (incremental reduction)
- No Pod C Renovation or Maint. Bldg.
- Site Development - up to 60 spaces
- Parking Behind w/ PV Canopy*

*Photovoltaic panel parking lot canopy by others, allow 8,000 - 12,000 SF of PV panels.



P 60 ON SITE + 33 OFF SITE: 93 TOTAL

NEW COMMUNITY CENTER 13,048 SF

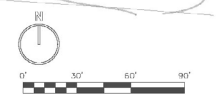
POD B RENOVATION 5,000 SF

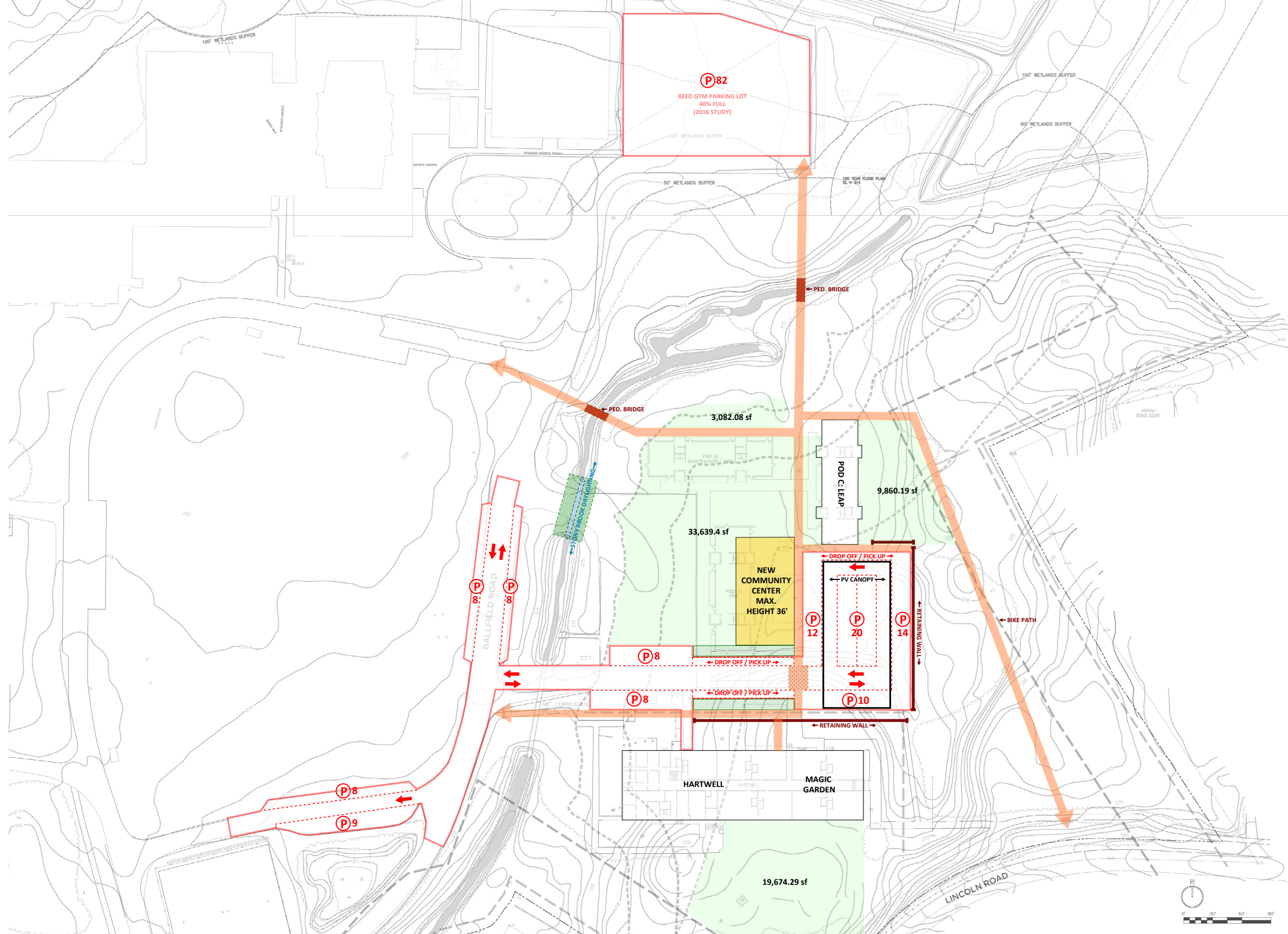
MAINTENANCE 2,000 SF

PV CANOPY 12,000 SF

OPEN SPACE 55,900 SF

1 UP TO 100%





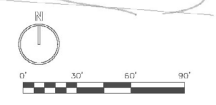
P 72 ON SITE + 33 OFF SITE: 105 TOTAL

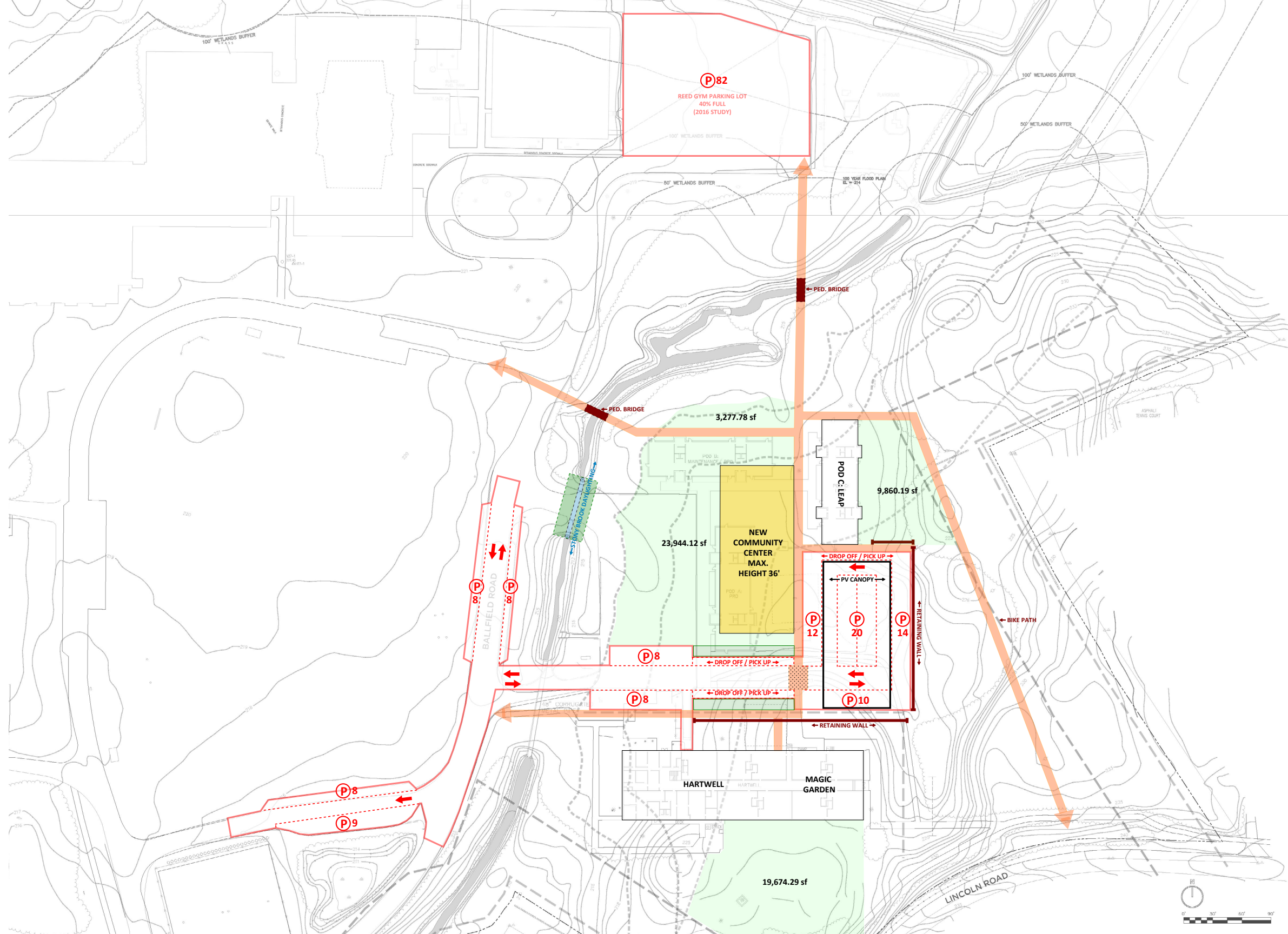
NEW COMMUNITY CENTER 13,048 SF

PV CANOPY 12,000 SF

OPEN SPACE 66.300 SF

1A UP TO 75%





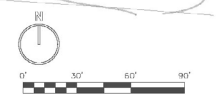
P 72 ON SITE + 33 OFF SITE: 105 TOTAL

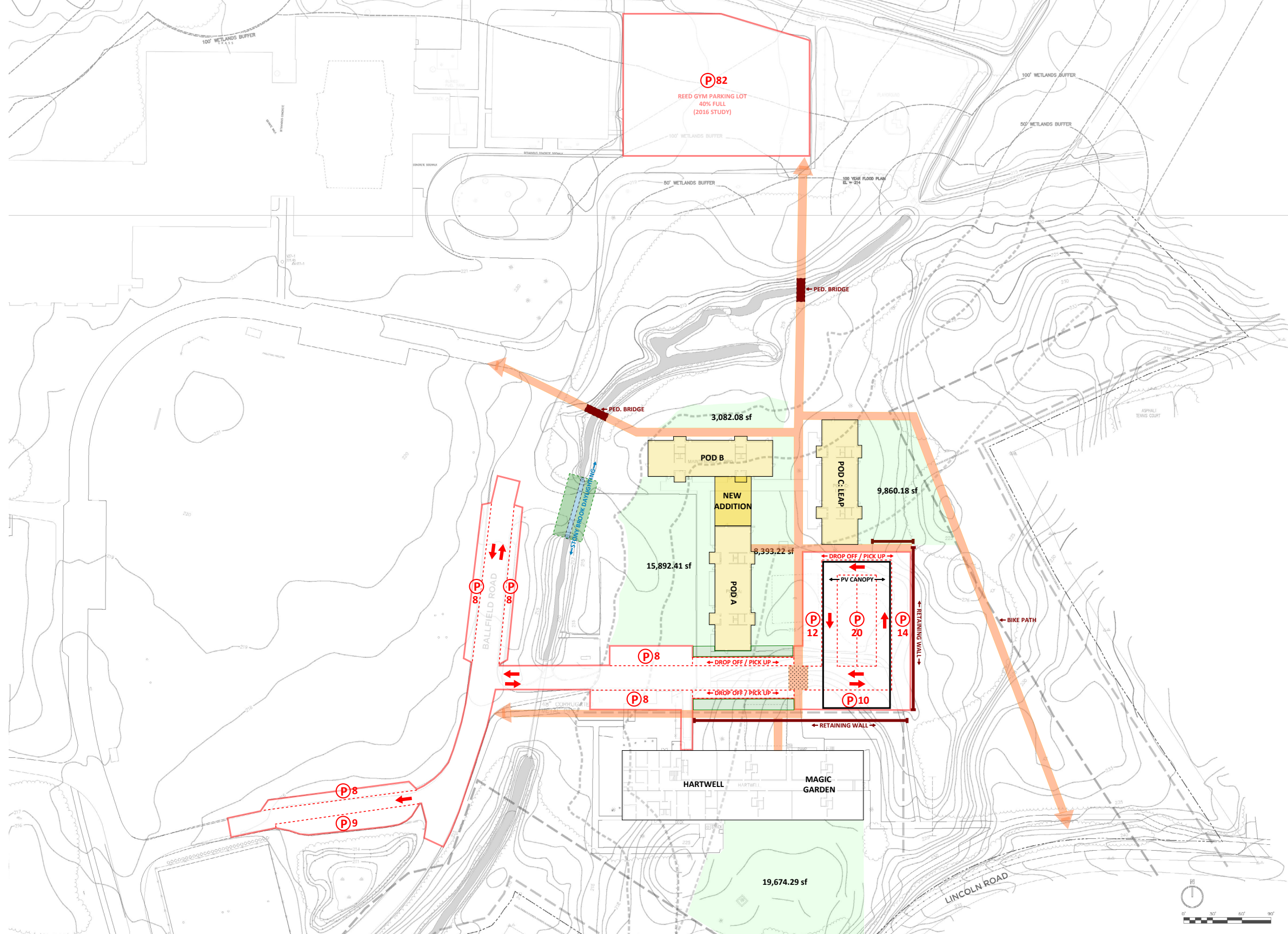
NEW COMMUNITY CENTER 13,048 SF

PV CANOPY 12,000 SF

OPEN SPACE 56,800 SF

1B UP TO 75%





P 72 ON SITE + 33 OFF SITE: 105 TOTAL

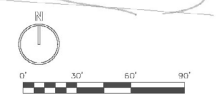
NEW ADDITION 2,000 SF

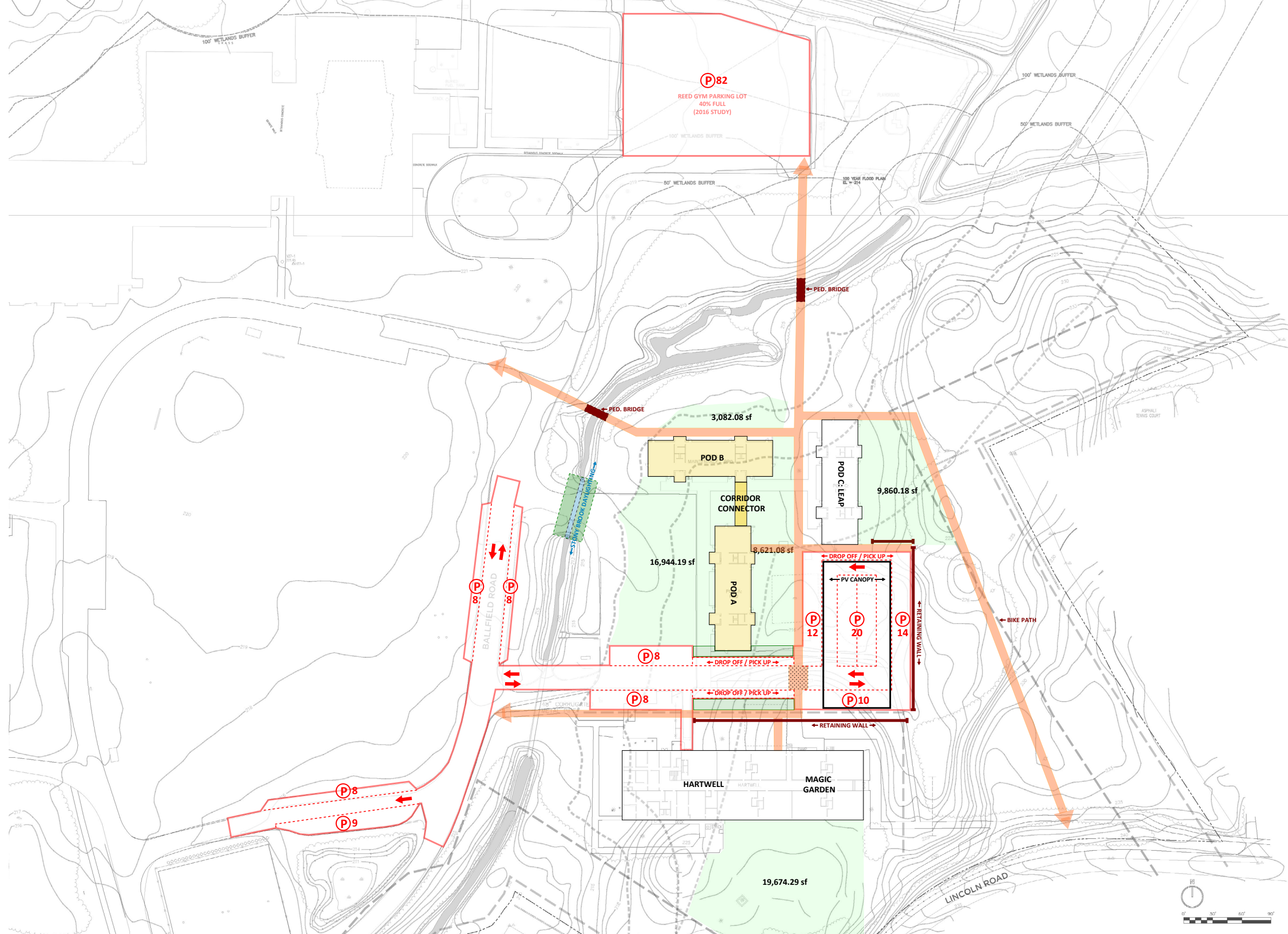
PODS RENOVATION

PV CANOPY 12,00 SF

OPEN SPACE 56,900 SF

2 UP TO 75%





P 72 ON SITE + 33 OFF SITE: 105 TOTAL

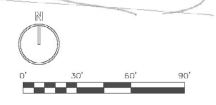
■ CORRIDOR CONNECTOR 500 SF

■ PODS RENOVATION

□ PV CANOPY 12,00 SF

■ OPEN SPACE 58,200 SF

2A UP TO 50%



ESTIMATED TPC BY STRATEGY

TPC ≤ \$25.00M

OPTION 1

ECC*: \$18,843,538

20 % Soft Costs**: \$3,768,708

Est. TPC ≈ \$22.6M

TPC ≤ \$18.75M

OPTION 1A

ECC*: \$14,956,146

20 % Soft Costs**: \$2,991,229

Est. TPC ≈ \$18M

OPTION 1B

ECC*: \$14,291,681

20 % Soft Costs**: \$2,858,336

Est. TPC ≈ \$17M

OPTION 2

ECC*: \$13,862,587

20 % Soft Costs**: \$2,772,517

Est. TPC ≈ \$16.7M

TPC ≤ \$12.50M

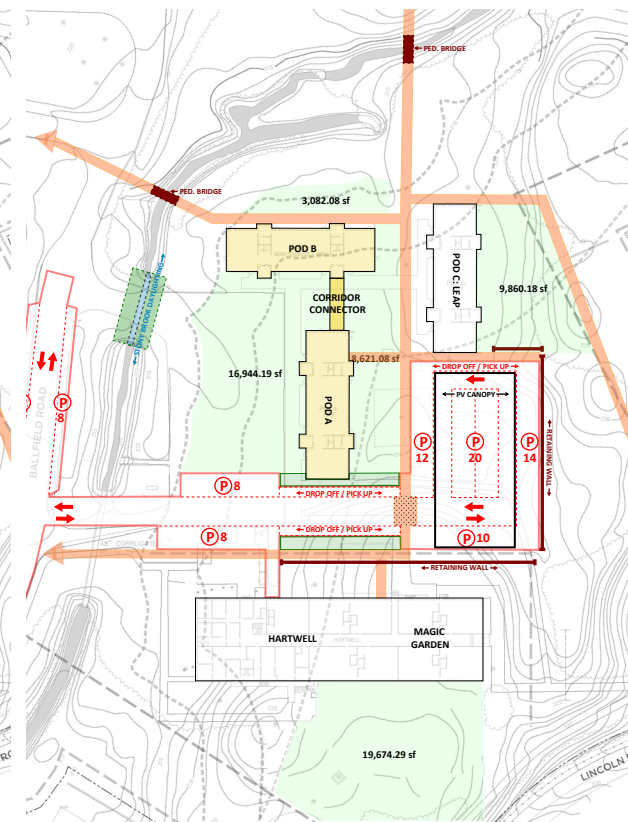
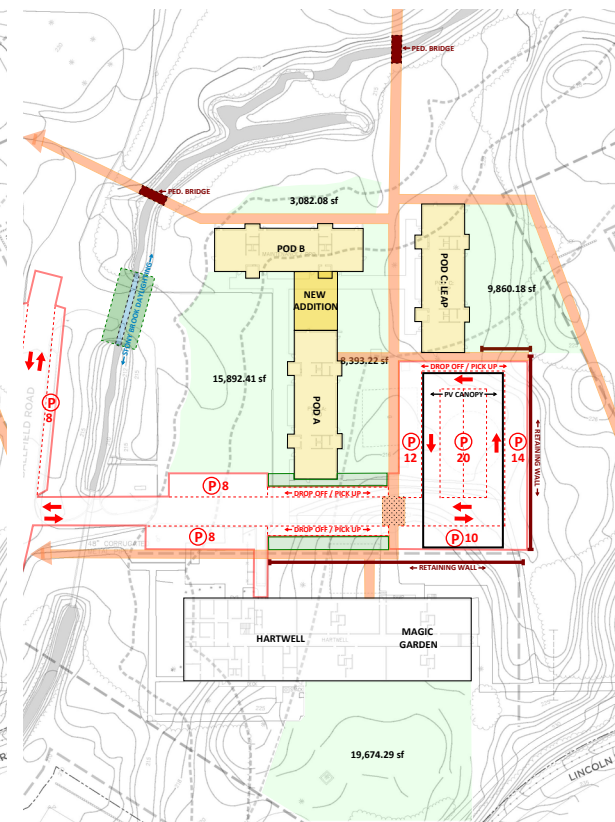
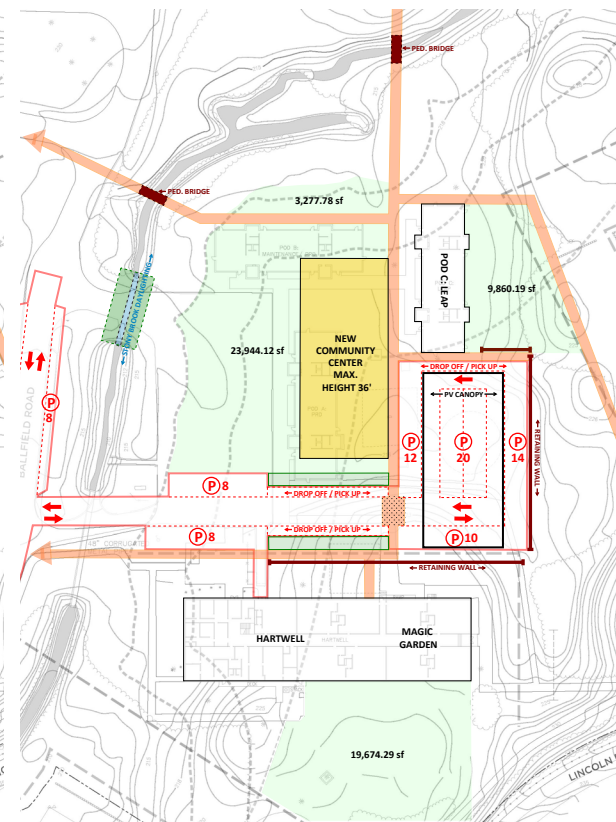
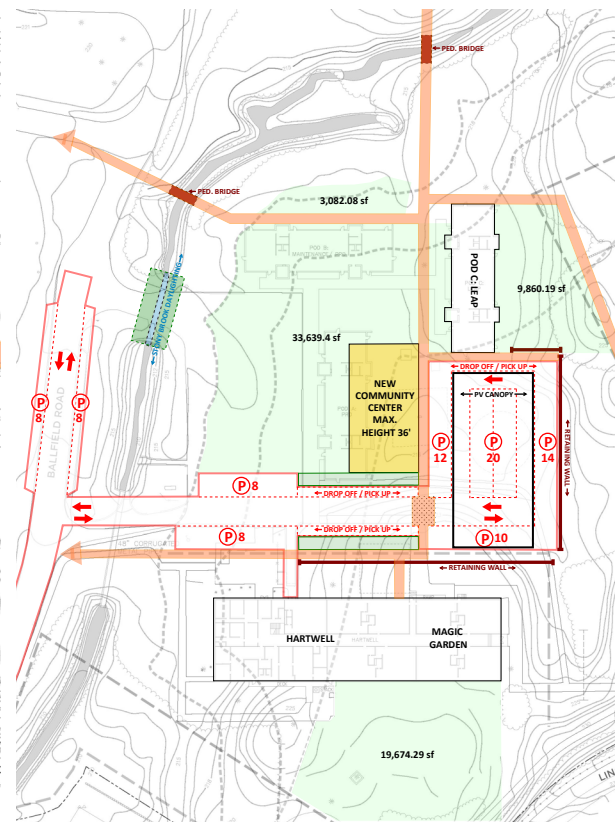
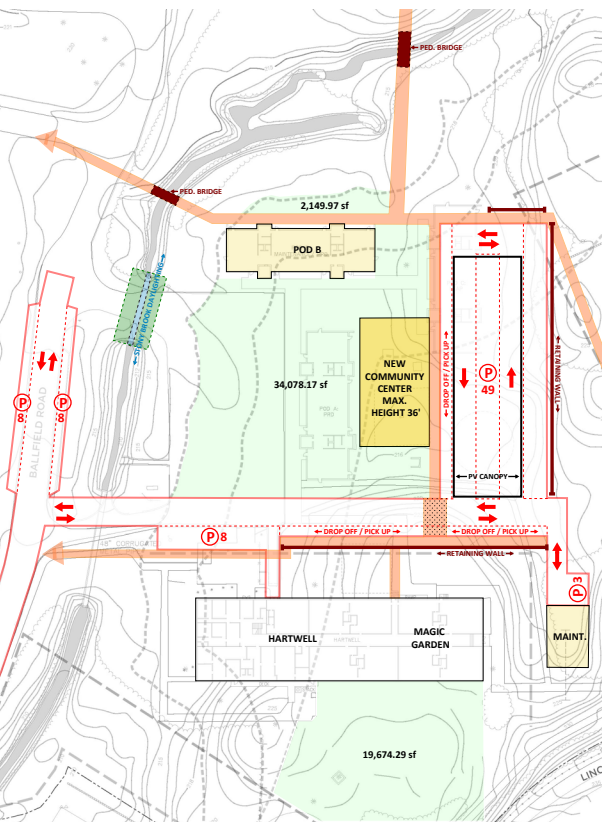
OPTION 2A

ECC*: \$9,430,961

20 % Soft Costs**: \$1,886,192

Est. TPC ≈ \$11.3M

*ECC = Building Costs + Site Work; **Soft costs include (but are not limited to): Design Fees, OPM Fee, Testing, Owner's Contingency, FF&E



1 UP TO 100%

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1A UP TO 75%

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- Site Development - up to 60 spaces
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1B UP TO 75%

- New 1-story Building, Demo Pods A & B
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- Site Development - up to 60 spaces
- Parking Behind w/ PV Canopy*

2 UP TO 75%

- Renovate All Pods with 2,000 GSF addition between 2 Pods - no Maint. Bldg.
- Deduct 1,000 GSF (incremental reduction)
- Site Development - up to 60 spaces
- Parking Behind w/ PV Canopy*

2A UP TO 50%

- Renovate Pods A & B with Corridor Connector
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