

Site:	Carnegie			
Project Rentable SF:	20,000			
Available Capital	\$4,181,500			
Loan:	\$5,631,000			
TOTAL AVAILABLE CAPITAL BUDGET	\$9,812,500	\$ 490.63	SF	% Total
Land Purchase	\$0			
Hard Costs	\$6,319,320	\$ 315.97	SF	64.39%
Construction Costs (site+building)	\$5,959,320	\$ 297.97	SF	60.72%
Solar - alternate	\$300,000	\$ 15.00	SF	3.06%
Green Roof - alternate	\$60,000	\$ 3.00	SF	0.61%
Soft Costs	\$1,293,240	\$ 64.66	SF	13.18%
A&E	\$631,932	\$ 31.60	SF	6.44%
Geotech/Survey/Level 1 ESA	\$20,000	\$ 1.00	SF	0.20%
Testing and Inspections	\$31,597	\$ 1.58	SF	0.32%
Commissioning Agent	\$50,000	\$ 2.50	SF	0.51%
Project Management	\$220,000	\$ 11.00	SF	2.24%
LEED Certification Soft Costs	\$50,000	\$ 2.50	SF	0.51%
Percent for Art	\$63,193	\$ 3.16	SF	1.00%
SDC/Permit Fees	\$226,519	\$ 11.33	SF	2.31%
F.F.E. - Other	\$1,310,000	\$ 110.11		13.35%
Furnishings	\$600,000	\$ 30.00	SF	6.11%
Reclaimed Wood Furniture/Millwork	\$75,000	\$ 3.75	SF	0.76%
RFID	\$200,000	\$ 10.00	SF	2.04%
Mover	\$20,000	\$ 1.00	SF	0.20%
Network Build	\$50,000	\$ 2.50	SF	0.51%
Misc.	\$100,000	\$ 5.00	SF	1.02%
Signage	\$50,000	\$ 2.50	SF	0.51%
Audio Visual	\$200,000	\$ 10.00	SF	2.04%
Clean Out Old Building	\$15,000	\$ 0.75	SF	0.15%
10% Contingency	\$892,256	\$ 44.61	SF	9.09%
Construction Total	\$9,814,816	\$ 490.74	SF	100.00%
(Over)/Under Budget	(\$2,316)			

Available Capital Summary

2009 Roll Over:	\$418,000
2010 Operating Budget:	\$563,500
2011 Operating Budget:	\$550,000
2012 Operating Budget:	\$550,000
2013 Operating Budget:	\$550,000
2014 Operating Budget:	\$550,000
County Contribution Jan 2011:	\$1,000,000
TOTAL	\$4,181,500



Carnegie Redevelopment

	Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020	Year 6 2021	Year 7 2022	Year 8 2023	Year 9 2024	Year 10 2025	Year 11 2026	Year 12 2027	Year 13 2028	Year 14 2029	Year 15 2030	Year 16 2031	Year 17 2032	Year 18 2033	Year 19 2034	Year 20 2035
Expense																				
Annual Average Debt Service	\$438,903	\$438,903	\$438,903	\$438,903	\$438,903	\$438,903	\$438,903	\$438,903	\$438,903	\$438,903	\$438,903	\$438,903	\$438,903	\$438,903	\$438,903	\$438,903	\$438,903	\$438,903	\$438,903	\$438,903
Annual OpEx	\$120,000	\$123,000	\$126,075	\$129,227	\$132,458	\$135,769	\$139,163	\$142,642	\$146,208	\$149,864	\$153,610	\$157,450	\$161,387	\$165,421	\$169,557	\$173,796	\$178,141	\$182,594	\$187,159	\$191,838
Total Expense	\$558,903	\$561,903	\$564,978	\$568,130	\$571,361	\$574,672	\$578,066	\$581,545	\$585,111	\$588,767	\$592,513	\$596,353	\$600,290	\$604,324	\$608,460	\$612,699	\$617,044	\$621,497	\$626,062	\$630,741

Assumptions

Year Amortization	20	
Total Area	20,000	
Loan	\$6,000,000	
Annual Debt Exp	\$438,903.00	High Estimate Per Seattle Securities. Includes 1% cushion.
Estimated Building OpEx	\$120,000.00	\$6.00 SF
Op Ex increase 2.5% annually		

Site	Type	Size	SDC	Plan Ck Fee	Bldg Permit Fee	State Surcharge	Elec/Pmb/Mech	Total
Beavercreek/Molalla Ave. Shopping Center	New construction	24,280sf	\$324,209	\$19,500	\$30,000	\$3,600	\$25,000	\$402,309
Beavercreek/Molalla Ave. Shopping Center	New construction	30,000sf	\$386,272	\$21,700	\$33,000	\$4,000	\$25,000	\$469,972
Medical Building	Existing	42,000sf	\$16,958	\$9,500	\$14,300	\$1,700	\$15,000	\$57,458
2507 Beavercreek	New construction	20,000sf	\$1,069,000	\$17,000	\$26,700	\$3,200	\$25,000	\$1,140,900
2507 Beavercreek	New construction	30,000sf	\$1,582,000	\$21,700	\$33,000	\$3,600	\$25,000	\$1,665,300