

COMMUNITY CENTER HARD COSTS	QUANTITY	Cost per unit	Cost
light renovation	0 sf	\$250 /SF	\$0
new construction	23,550 sf	\$400 /SF	\$9,420,000
deck	1,200 sf	\$100 /SF	\$120,000
loggia	0 sf	\$150 /SF	\$0

<b>HARD COST Community Center Building</b>	<b>23,550 SF</b>	<b>\$405 /SF</b>	<b>\$9,540,000</b>
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HARTWELL SITE WORK	QUANTITY	Cost per unit	Cost
porte cohere	1,000 SF	\$300 /SF	\$300,000
new parking	92 spaces	\$6,500 /space	\$598,000
boardwalk at stream	2,500 SF	\$100 /SF	\$250,000
new septic for new building			\$125,000
relocate exist Pod septic			\$30,000
new electrical transformer			\$100,000
other utilities			\$75,000
delete existing parking, soil and seed			\$150,000
screening at property edge			\$100,000
plantings at wetlands			\$80,000
new paths			\$50,000
new access roads over exist culverts			\$80,000
regrading for parking			\$250,000
retaining walls			\$200,000
oil seperator & storm water manage.			\$150,000

TOTAL SITE WORK \$2,538,000

<b>TOTAL HARD COST Community Center + Site Work</b>	<b>23,550 SF</b>	<b>\$513 /SF</b>	<b>\$12,078,000</b>
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SOFT COST Community Center + Site work			
Design/Engineering Fees Community Center + Site work		15 % hard cost	\$1,811,700
FF&E Community Center			\$300,000
TOTAL Community Center + Site Work soft cost			\$2,111,700

PODS (LEAP and Maintenance) HARD + SOFT COSTS	QUANTITY	Cost per unit	Cost
light renovation (1 POD)	4,500 SF	\$250 /SF	\$1,125,000
new construction for Maintenance Scheme 1	2,000 SF	\$300 /SF	\$600,000
Design/Engineering Fees Pods		15 % hard cost	\$258,750
TOTAL PODS HARD + SOFT COST			\$1,983,750

<b>HARD + SOFT COST Community Center + site work + Pods</b>	<b>30,050 SF</b>	<b>\$538 \$/SF</b>	<b>\$16,173,450</b>
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Numbers assume a 20% contingency

**Escalation Community Center + Site only assuming 5% escalation/year \***

Construction start 6/2018	\$14,189,700
Construction start 6/2019	\$14,899,185
Construction start 6/2020	\$15,644,144
Construction start 6/2021	\$16,426,351
Construction start 6/2022	\$17,247,669
Construction start 6/2023	\$18,110,052

\*assumes we are not going into a recession

**Escalation Community Center + Site + Pods assuming 5% escalation/year \***

Construction start 6/2018	\$16,173,450
Construction start 6/2019	\$16,982,123
Construction start 6/2020	\$17,831,229
Construction start 6/2021	\$18,722,790
Construction start 6/2022	\$19,658,930
Construction start 6/2023	\$20,641,876

Additional for Solar Photovoltaic

Roof Solar PV, approximately 68 kw on South facing sloped roof	\$200,000
Solar structures over parking to get to NET Zero, (2) 3600 sf conopies, approximately 105 kw**	\$900,000

\*\* could also get to net zero leasing solar power from another location



COMMUNITY CENTER HARD COSTS	QUANTITY	Cost per unit	Cost
light renovation	0 sf	\$250 /SF	\$0
new construction	23,650 sf	\$400 /SF	\$9,460,000
deck	0 sf	\$100 /SF	\$0
loggia (covered entry porch)	750 sf	\$150 /SF	\$112,500

<b>HARD COST Community Center Building</b>	<b>23,650 SF</b>	<b>\$405 /SF</b>	<b>\$9,572,500</b>
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HARTWELL SITE WORK	QUANTITY	Cost per unit	Cost
porte cohere	1,000 SF	\$300 /SF	\$300,000
new parking	94 spaces	\$6,500 /space	\$611,000
boardwalk at stream	2,500 SF	\$100 /SF	\$250,000
new septic for new building			\$125,000
relocate exist Pod septic			\$0
new electrical transformer			\$100,000
other utilities			\$75,000
delete existing parking, soil and seed			\$150,000
screening at property edge			\$50,000
plantings at wetlands			\$80,000
new paths			\$50,000
new access roads over exist culverts			\$80,000
regrading for parking			\$250,000
retaining walls			\$200,000
oil seperator & storm water manage.			\$150,000

TOTAL SITE WORK \$2,471,000

<b>TOTAL HARD COST Community Center + Site Work</b>	<b>23,650 SF</b>	<b>\$509 /SF</b>	<b>\$12,043,500</b>
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SOFT COST Community Center + Site work			
Design/Engineering Fees Community Center + Site work		15 % hard cost	\$1,806,525
FF&E Community Center			\$300,000
TOTAL Community Center + Site Work soft cost			\$2,106,525

PODS (LEAP and Maintenance) HARD + SOFT COSTS	QUANTITY	Cost per unit	Cost
light renovation (2 POD)	9,000 SF	\$250 /SF	\$2,250,000
Design/Engineering Fees Pods		15 % hard cost	\$337,500
TOTAL PODS HARD + SOFT COST			\$2,587,500

<b>HARD + SOFT COST Community Center + site work + Pods</b>	<b>32,650 SF</b>	<b>\$513 \$/SF</b>	<b>\$16,737,525</b>
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Numbers assume a 20% contingency

**Escalation Community Center + Site only assuming 5% escalation/year \***

Construction start 6/2018	\$14,150,025
Construction start 6/2019	\$14,857,526
Construction start 6/2020	\$15,600,403
Construction start 6/2021	\$16,380,423
Construction start 6/2022	\$17,199,444
Construction start 6/2023	\$18,059,416

\*assumes we are not going into a recession

**Escalation Community Center + Site + Pods assuming 5% escalation/year \***

Construction start 6/2018	\$16,737,525
Construction start 6/2019	\$17,574,401
Construction start 6/2020	\$18,453,121
Construction start 6/2021	\$19,375,777
Construction start 6/2022	\$20,344,566
Construction start 6/2023	\$21,361,795

Additional for Solar Photovoltaic

Roof Solar PV, approximately 68 kw on South facing sloped roof	\$200,000
Solar structures over parking to get to NET Zero, (2) 3600 sf conopies, approximately 105 kw**	\$900,000

\*\* could also get to net zero leasing solar power from another location



COMMUNITY CENTER HARD COSTS	QUANTITY		Cost per unit	Cost
light renovation (3 PODS)	13,500	sf	\$250 /SF	\$3,375,000
new construction	16,500	sf	\$400 /SF	\$6,600,000
deck	0	sf	\$100 /SF	\$0
loggia	4,400	sf	\$150 /SF	\$660,000

<b>HARD COST Community Center Building</b>	<b>30,000</b>	<b>SF</b>	<b>\$355 /SF</b>	<b>\$10,635,000</b>
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HARTWELL SITE WORK	QUANTITY		Cost per unit	Cost
porte cohere	1,000	SF	\$300 /SF	\$300,000
new parking	88	spaces	\$6,500 /space	\$572,000
boardwalk at stream	2,500	SF	\$100 /SF	\$250,000
new septic for new building				\$125,000
relocate exist Pod septic				\$0
new electrical transformer				\$100,000
other utilities				\$75,000
delete existing parking, soil and seed				\$150,000
screening at property edge				\$50,000
plantings at wetlands				\$80,000
new paths				\$50,000
new access roads over exist culverts				\$80,000
regrading for parking				\$250,000
retaining walls				\$200,000
oil seperator & storm water manage.				\$150,000
<b>TOTAL SITE WORK</b>				<b>\$2,432,000</b>

<b>TOTAL HARD COST Community Center + Site Work</b>	<b>30,000</b>	<b>SF</b>	<b>\$436 /SF</b>	<b>\$13,067,000</b>
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SOFT COST Community Center + Pods + Site work			
Design/Engineering Fees Community Center + Site work			15 % hard cost \$1,960,050
FF&E Community Center			\$300,000
<b>TOTAL Community Center + Pods + Site Work soft cost</b>			<b>\$2,260,050</b>

PODS (LEAP and Maintenance) HARD + SOFT COSTS	QUANTITY		Cost per unit	Cost
light renovation	0	SF	\$250 /SF	INCLUDED
Design/Engineering Fees Pods			15 % hard cost	INCLUDED
<b>TOTAL PODS HARD + SOFT COST</b>				<b>INCLUDED</b>

<b>HARD + SOFT COST Community Center + Site Work + Pods</b>	<b>30,000</b>	<b>SF</b>	<b>\$511 \$/SF</b>	<b>\$15,327,050</b>
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Numbers assume a 20% contingency

**Ecalation Community Center + Site only  
assuming 5% escalation/year \***

Construction start 6/2018	\$15,327,050
Construction start 6/2019	\$16,093,403
Construction start 6/2020	\$16,898,073
Construction start 6/2021	\$17,742,976
Construction start 6/2022	\$18,630,125
Construction start 6/2023	\$19,561,631

\*assumes we are not going into a recession

Additional for Solar Photovoltaic

Roof Solar PV, approximately 68 kw on South facing sloped roof	\$200,000
Solar structures over parking to get to NET Zero, (2) 3600 sf conopies, approximately 105 kw**	\$900,000

\*\* could also get to net zero leasing solar power from another location

