
FNL

NEW TERMINAL

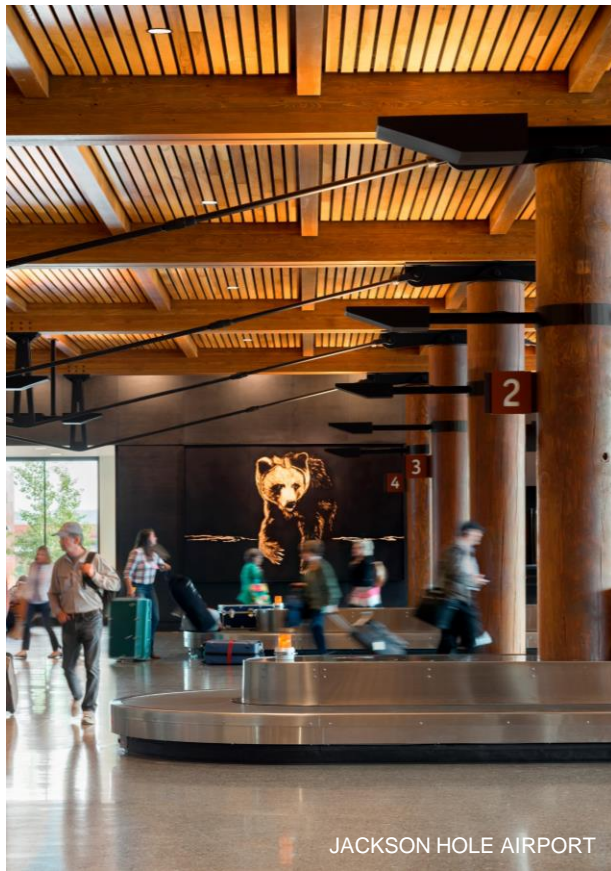
PLANNING AND DESIGN

STAKEHOLDER CHARRETTE 4: DESIGN REVIEW

June 17, 2021



AGENDA



1. Today's Charrette 4 Objectives and Schedule Review
2. Outcomes and Summaries Review
 - A. Charrette 1-3: Concept Design
3. 15% Concept Design Pricing Recap
4. Site Pricing and Value Engineering Options
 - A. VE Site Plan Cost Estimates
 - B. VE Site Plan Options
5. Architectural Pricing and Value Engineering Options
 - A. 15% Concept Design Cost Estimate
 - B. VE Terminal Plan and Exterior Options
 - C. VE Cost Summary
6. Closing Thoughts and Next Steps

1. CHARRETTE 4 OBJECTIVES



CHARRETTE 4 OBJECTIVES

During the Work Session Stakeholders will receive a review of the 15% Conceptual Pricing Set and Value Engineering Process. Stakeholders will provide feedback on three cost models and floor plans. The design team is seeking direction from the Stakeholders on which design option to move forward with.

Outcomes

1. Obtain Feedback From Stakeholders About:
 - Cost Model and Value Engineering Options
 - Phase 1 Floor Plan
 - Architectural Concept Review
 - Design Direction to Proceed with for Schematic Design



CHARRETTE SCHEDULE



CHARRETTE 1

- Today January 21, 2021
- Establish goals and priorities
- Stakeholder Collaboration

CHARRETTE 2

- February 11, 2021
- Sustainability Visioning
- Design Team Only

CHARRETTE 3

- March 11, 2021
- Presenting 3 design concepts
- Stakeholder Input

CHARRETTE 4

- June 17, 2021
- Reviewing 15% Concept Design/ Value Engineering Options
- Stakeholder Input

A high-angle photograph of six modern, orange-colored plastic chairs with black metal frames, arranged in a circle on a dark grey tiled floor. The chairs are facing outwards, creating a circular arrangement. The lighting is soft, casting gentle shadows on the floor.

2. CHARRETTE 1-3 OUTCOMES & SUMMARIES

CURRENT DESIGN ASSUMPTIONS

SIZE: 25,000-30,000 SF

BUDGET: \$14M FOR TERMINAL CONSTRUCTION

SCHEDULE: COMPLETED BY JULY 2024

GATES: 2 - SERVING A320 AIRCRAFT

GOAL: COMMERCIAL AIR TRAVEL

LEED: STRIVING FOR GOLD



CHARRETTE 1 & 2 OBJECTIVES

Based on the conversations during the charrette, the following critical priorities were identified.



CRITICAL PRIORITIES – OPERATIONAL & FUNCTIONAL

- EXPANDABLE & ADAPTABLE
- DELIVER ON SCHEDULE
- PASSENGER EASE
- MAXIMIZING VIEWS TO MOUNTAINS
- MAXIMIZING INTERIOR DAYLIGHTING
- MARKETABLE TO AIRLINES
- DELIVER ON BUDGET
- ENERGY EFFICIENT
- DURABLE & EASY TO MAINTAIN

CHARRETTE 1 & 2 OBJECTIVES

Based on the conversations during the charrette, the highlighted goals were identified.



GOALS – OVERALL PROJECT ASPIRATIONS

- GATEWAY TO THE REGION
- COMMUNITY FOCUSED
- CREATE A SENSE OF ARRIVING IN NORTHERN COLORADO FOR VISITORS & CREATE A SENSE OF ARRIVING AT HOME FOR RESIDENCE.
- FAMILY FRIENDLY
- SUSTAINABLE
- FLEXIBLE FOR GROWTH
- ICONIC & REGIONALLY BASED ARCHITECTURE
- WORLD CLASS FACILITY

WHAT WORDS WOULD YOU LIKE TO USE TO DESCRIBE THE NEW TERMINAL?



- WORDS TO AVOID
- ANXIETY
 - STRESSFUL

SUSTAINABILITY GUIDING PRINCIPLES

FNL AIRPORT TERMINAL PROJECT

Guiding Principles, synthesized from owner, stakeholder, and project team visions and goals, foster collaboration as all project stakeholders work to achieve the collective vision

- Demonstrate how to achieve economic, social, and environmental health and sustainability
- Create a welcoming, home-like atmosphere while capturing the sense of place and spirit of Colorado
- Demonstrate to Northern Colorado the promise of buildings powered by clean and efficient energy
- Showcase Northern Colorado's cultural heritage and widely recognized focus on the creative arts
- Reflect and Embody Colorado's climate, natural materials, and majesty
- Showcase Northern Colorado's emphasis on education, research, and innovation

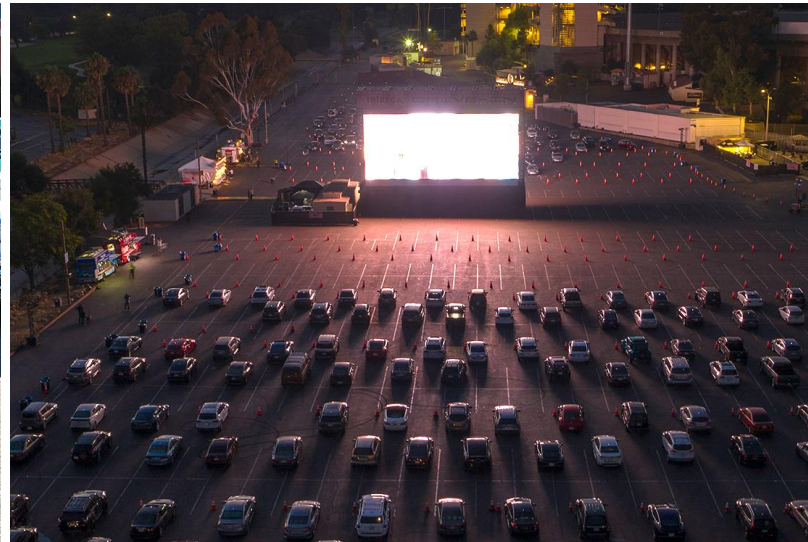
3. 15% Concept Design Pricing Recap



INSNBRUCK LOUNGE, AUSTRIA

CONCEPT - NOCO'S LIVING ROOM

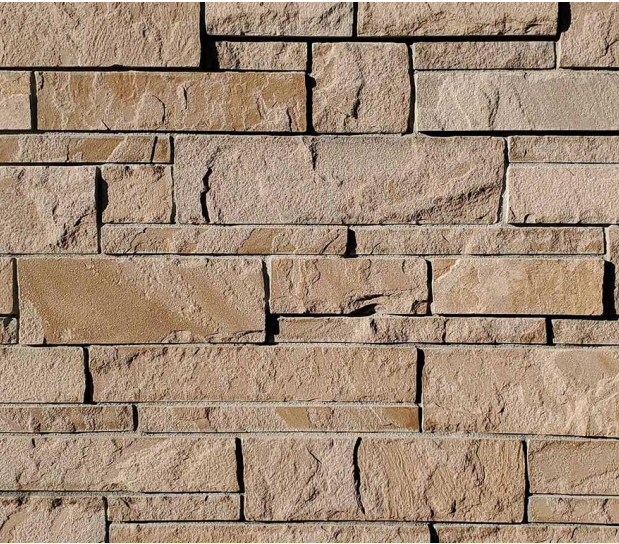
“IT’S MORE THAN A
TERMINAL, IT’S A
PLACE TO GATHER.”



CONCEPT MOOD BOARD



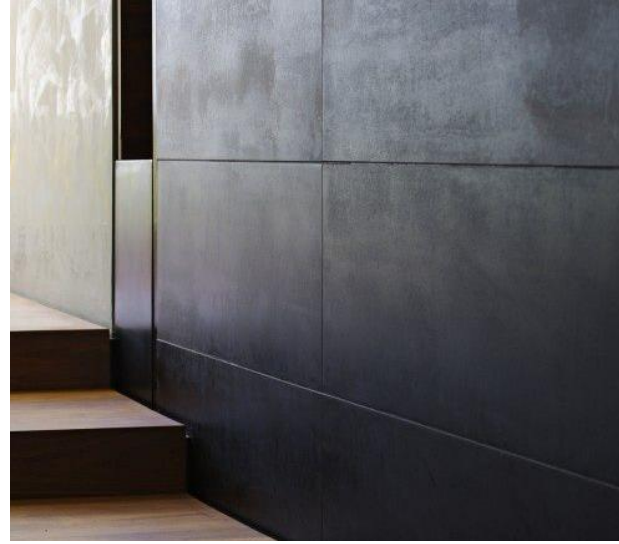
CONCEPT MATERIAL PALETTE



LOCAL SANDSTONE



OXIDIZED COPPER CLADDING



BLACKENED STEEL PANELING



WOOD SOFFITING

OPTIONAL ACCENTS:



CORTEN STEEL

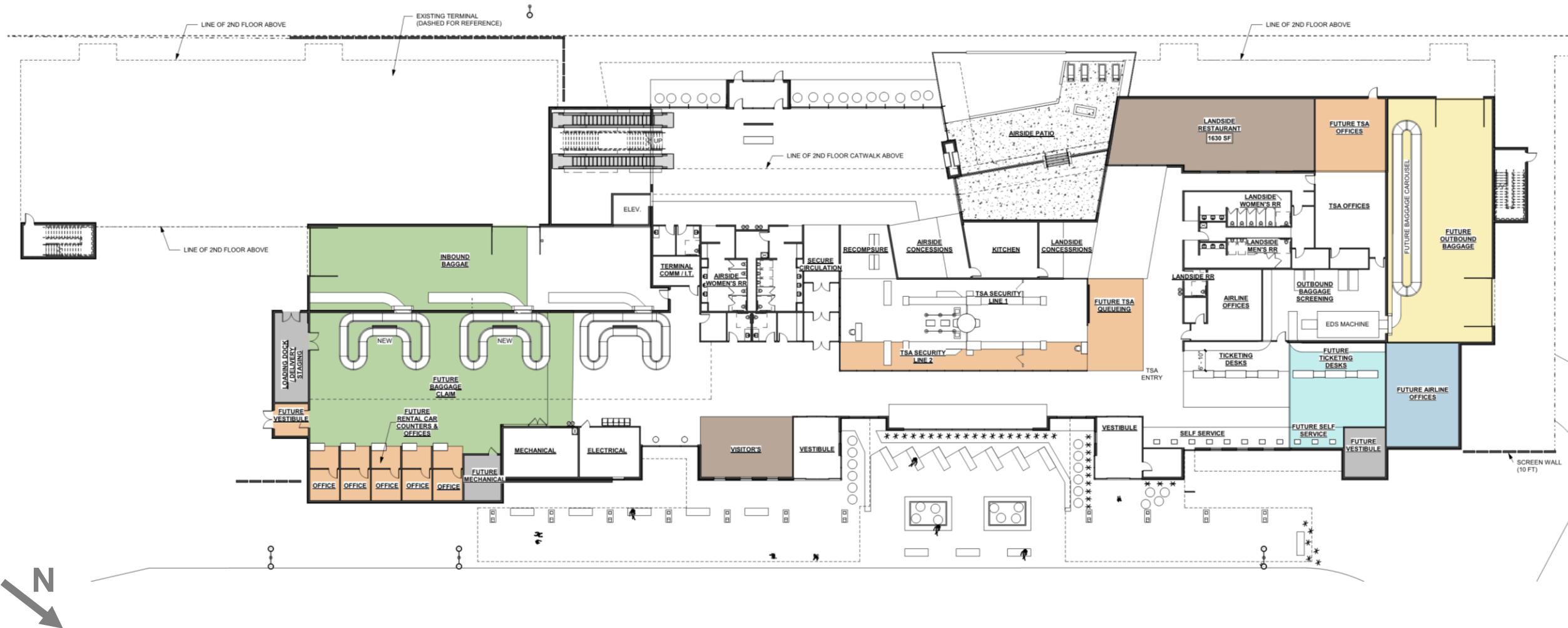


BEEBLE KILL SIDING



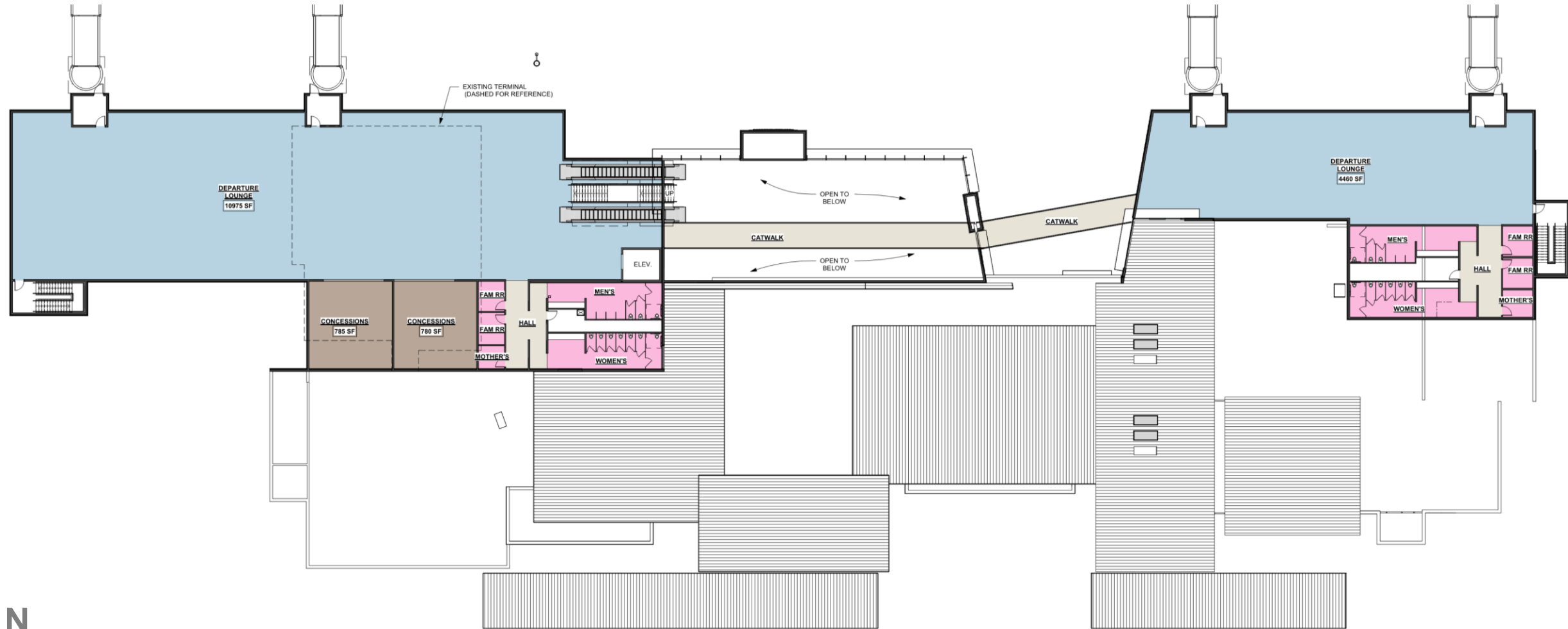
15% CONCEPTUAL FLOOR PLAN – FULL BUILD OUT

APPROX. 65,000SF



15% CONCEPTUAL FLOOR PLAN – FULL BUILD OUT

APPROX. 65,000SF



15% CONCEPT DESIGN: EXTERIOR VIEWS



AERIAL OF EAST SIDE

15% CONCEPT DESIGN: EXTERIOR VIEWS



NORTHEAST - LANDSIDE



SOUTHEAST - LANDSIDE

15% CONCEPT DESIGN: EXTERIOR VIEWS



NORTHWEST - AIRSIDE



SOUTHWEST - AIRSIDE

15% CONCEPT DESIGN PRICING



ROSS5D Project Analysis

DEN10027 - Northern Colorado Regional Airport New Terminal
3 - 15% Conceptual Design Cost Estimate

June 11, 2021

Submitted Date

Net Cost	On Costs	Estimated Total Cost	Total Budget (if available)	Variance to Budget
\$12,908,807	\$3,726,842	\$16,635,649	\$14,000,000	18.8%

Parent Category	Estimated Cost
<input checked="" type="checkbox"/> Net Costs	\$12,908,807
Building	\$11,859,294
FF&E	\$300,000
Site	\$749,513
<input checked="" type="checkbox"/> On Costs	\$3,726,842
General Conditions & General Requirements -	\$774,529
Insurances & Bonds - 2%	\$273,667
Overhead & Profit - 3%	\$418,711
Estimating Contingency - 5%	\$718,786
Construction Contingency - 3%	\$452,835
Cost Escalation (Q1 2023) - 7%	\$1,088,314
Total	\$16,635,649

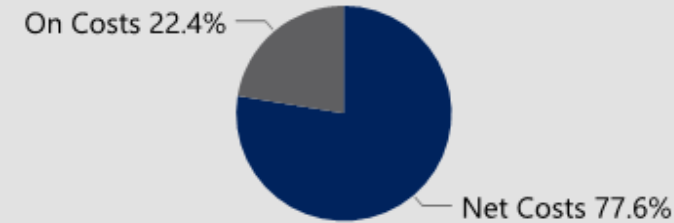
Current GFA

26,755 SF

Total Cost per GFA (SF)

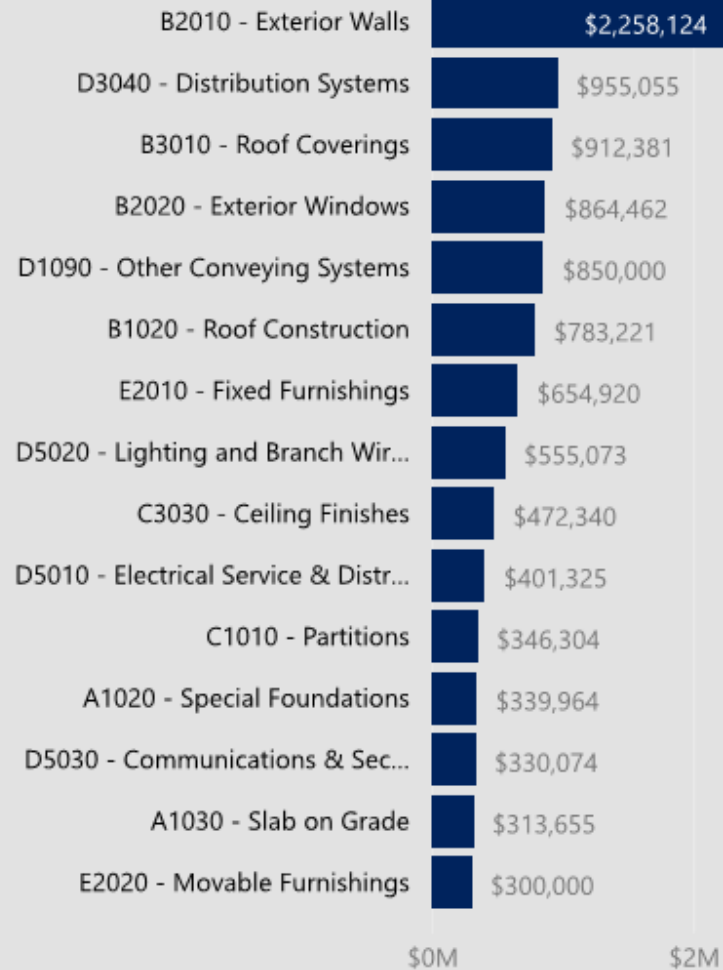
\$621.78

Cost Breakout

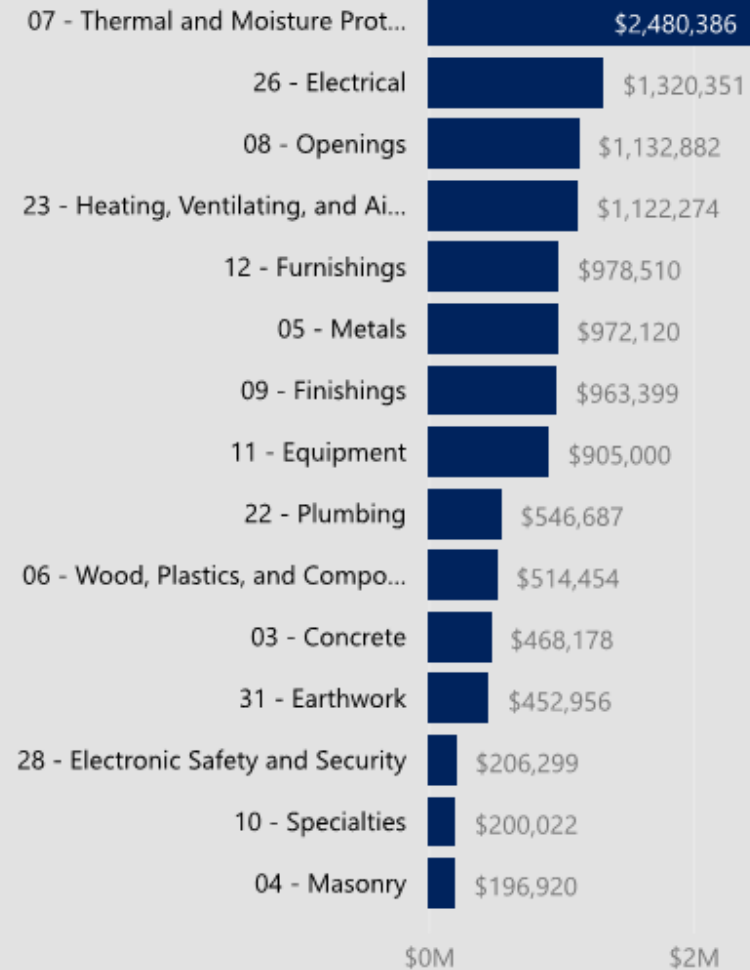


15% CONCEPT DESIGN PRICING

Top 15 Elements by Net Cost



Top 15 Divisions by Net Cost



15% CONCEPT DESIGN PRICING SHORTFALL

Project Funding Availability	
Cares Act Funding	\$16,865,798
FAA AIP 40	\$2,459,621
Total Funding	\$19,325,419

Item	15% Estimate
Design Fee	\$1,542,321
Construction Mgmt Fee	\$1,000,000
CMAR PreCon Fee	\$300,000
Owner's Contingency	\$650,000
Site - Civil / Landscaping	\$3,610,911
Terminal Building (incl BHS)	\$16,635,649
<i>Total Terminal / Site Cost</i>	<i>\$23,738,881</i>
<i>Apron Improvement Cost</i>	<i>\$3,011,046</i>
Total Project Cost	\$26,749,927
Site VE Savings	
Building VE Savings	
Total VE Savings	
Building Area (interior)	26,350 SF
Building Area Reduction	
Building Cost/SF	\$ 631 SF
Shortfall vs. Funding	-\$7,424,508

Preliminary Airport Staff estimate

\$	1,500,000	terminal design (underway)
\$	3,000,000	airside improvements being constructed in 2021 (underway)
\$	2,500,000	landside improvements including a new loop road and reconstruction of the Earhart
\$	2,000,000	parking lot reconstruction
\$	14,000,000	terminal construction (includes TSA & baggage systems)
\$	250,000	furniture, fixtures, & equipment (except TSA & baggage systems)
\$	750,000	construction management
\$	24,000,000	Total cost

4. SITE PRICING AND VALUE ENGINEERING OPTIONS



PHOTO BY VFLA

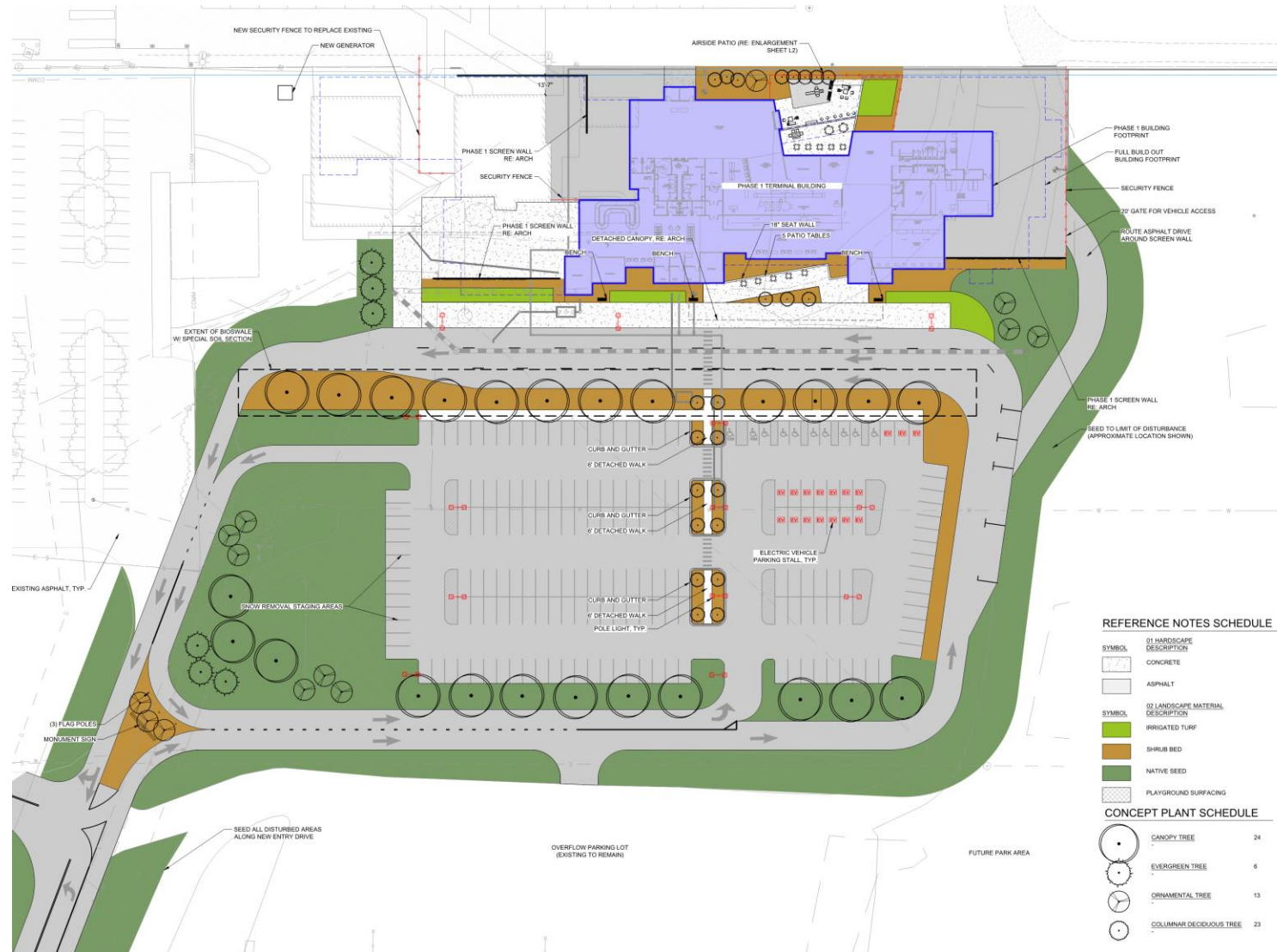
PHOTOS OF THE SITE



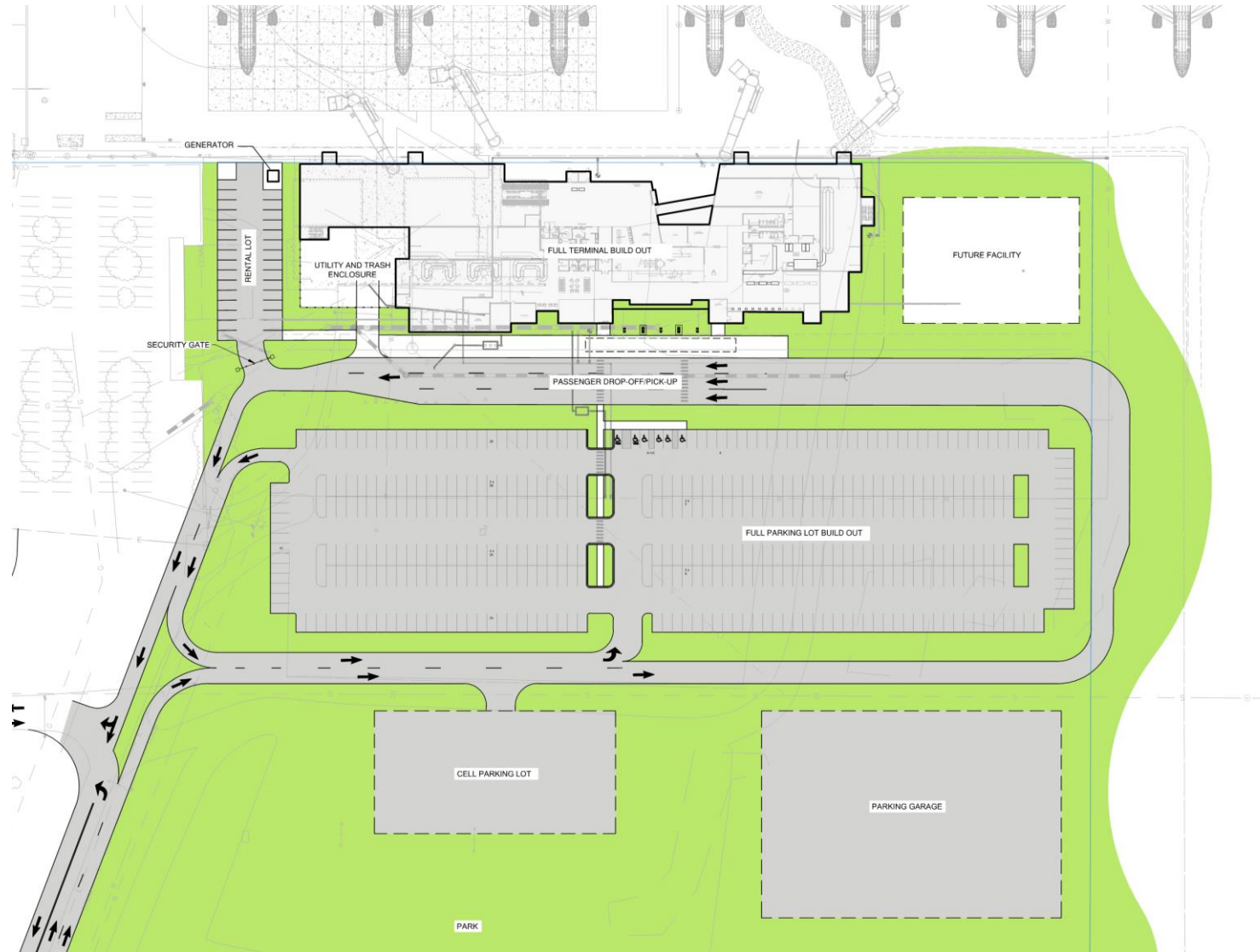
UPDATED ANTICIPATED PROJECT BOUNDARY



15% CONCEPT DESIGN: LOOP ROAD – PHASE 1



15% CONCEPT DESIGN: LOOP ROAD – COMPLETE



SITE/PARKING LOT - VE OPTIONS

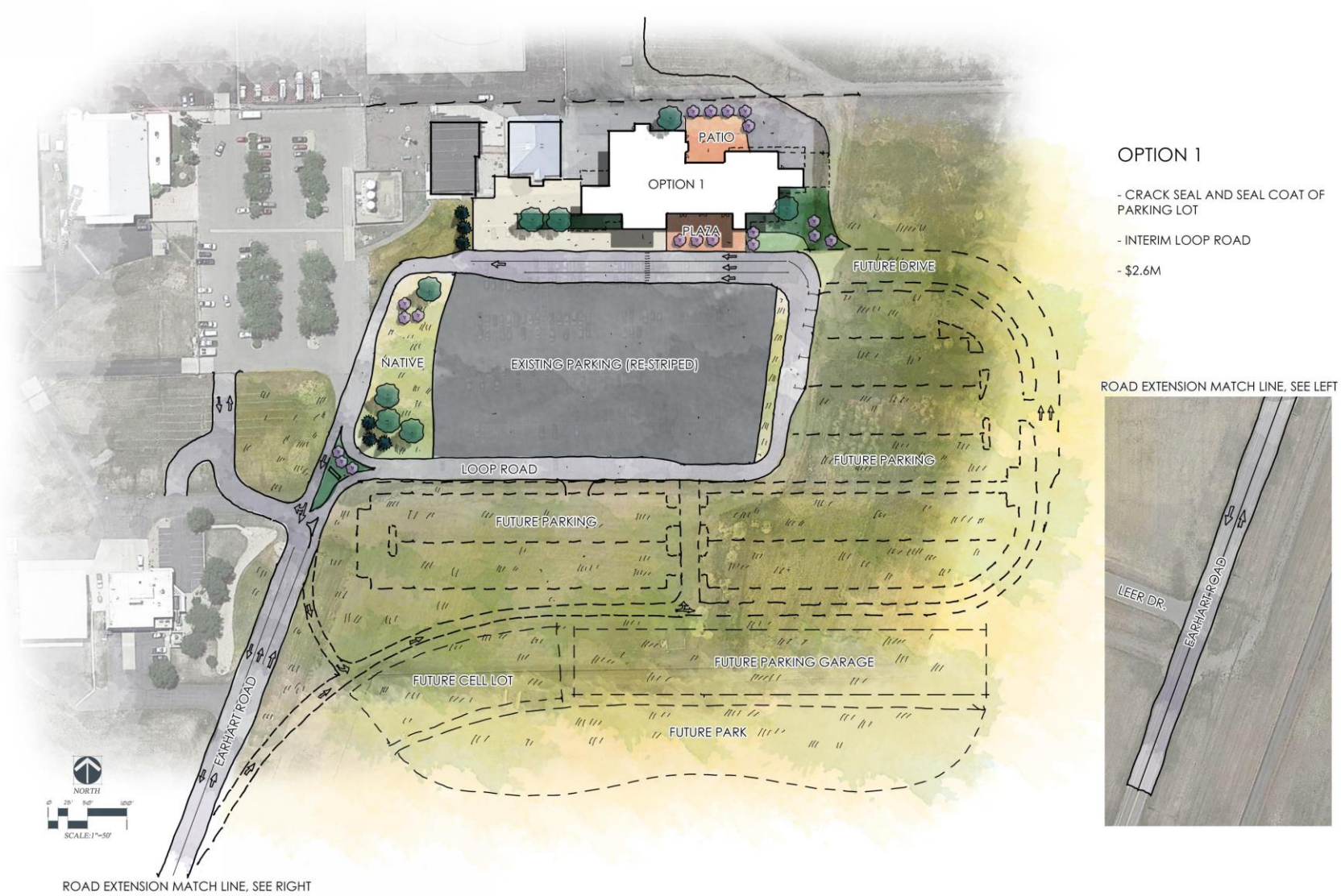
PARKING LOT CONSTRUCTION COST OPTIONS

- **OPTION 1** – CRACK SEAL & SEAL COAT EXISTING PARKING LOT
 - DIBBLE COST ESTIMATE: **\$2,622,146**
 - SHOWN AS BASIS OF DESIGN FOR ALL ARCHITECTURAL BUILDING OPTIONS

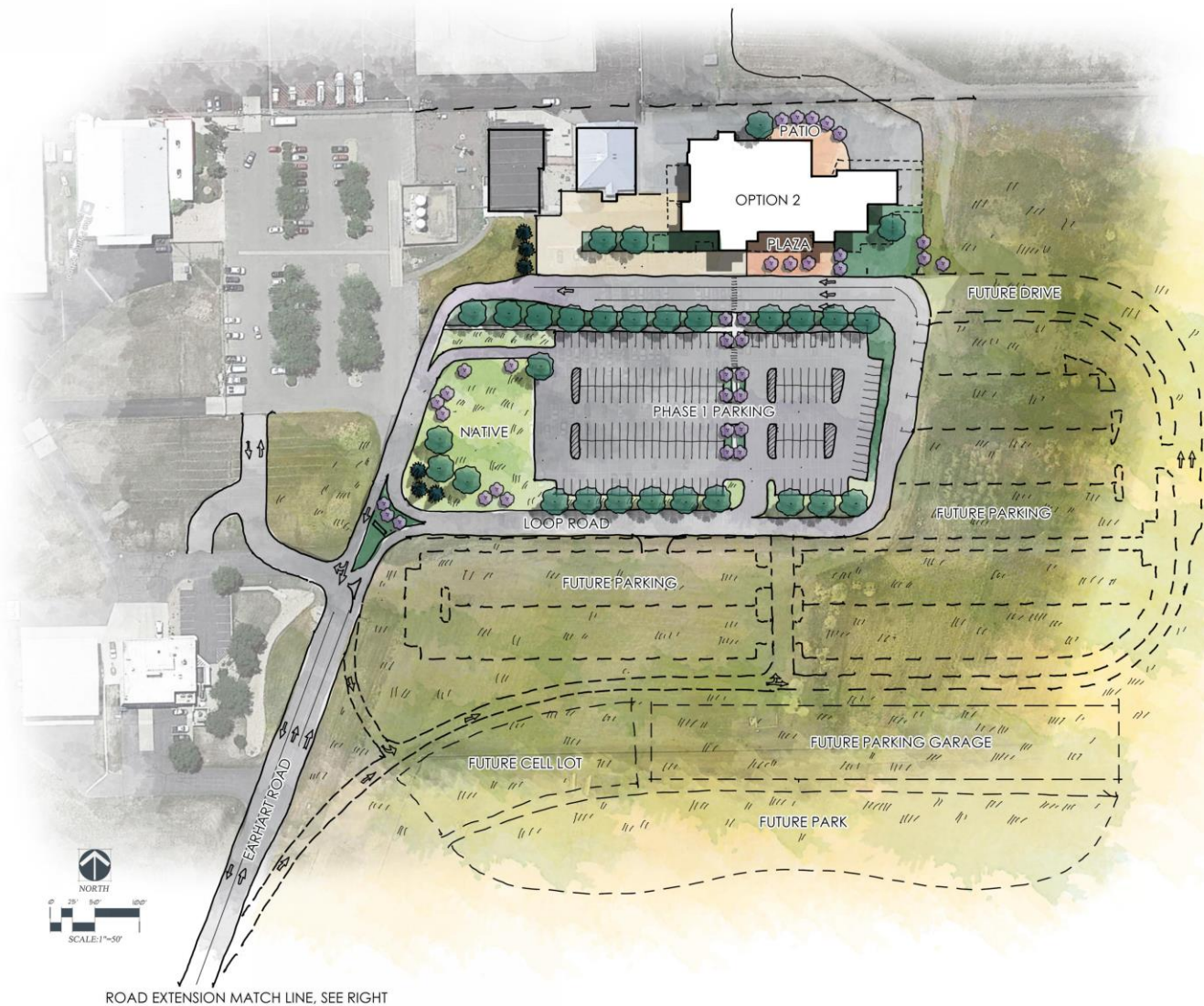
POTENTIAL SITE ADDS

- **OPTION 2** – PARKING RECONSTRUCTION WITH LIME TREATED SUBGRADE: + **\$451,108**
TOTAL = \$3,073,254
- **OPTION 3** – PARKING RECONSTRUCTION WITH 3FT OVER-EXCAVATION: + **\$660,833**
TOTAL = \$3,282,979
- FULL BUILD-OUT OF LOOP ROAD: + **\$810,000**
- EXTEND IMPROVEMENTS ON EARHART: + **\$247,556**

SITE PLAN - VE OPTION 1



SITE PLAN - VE OPTION 2

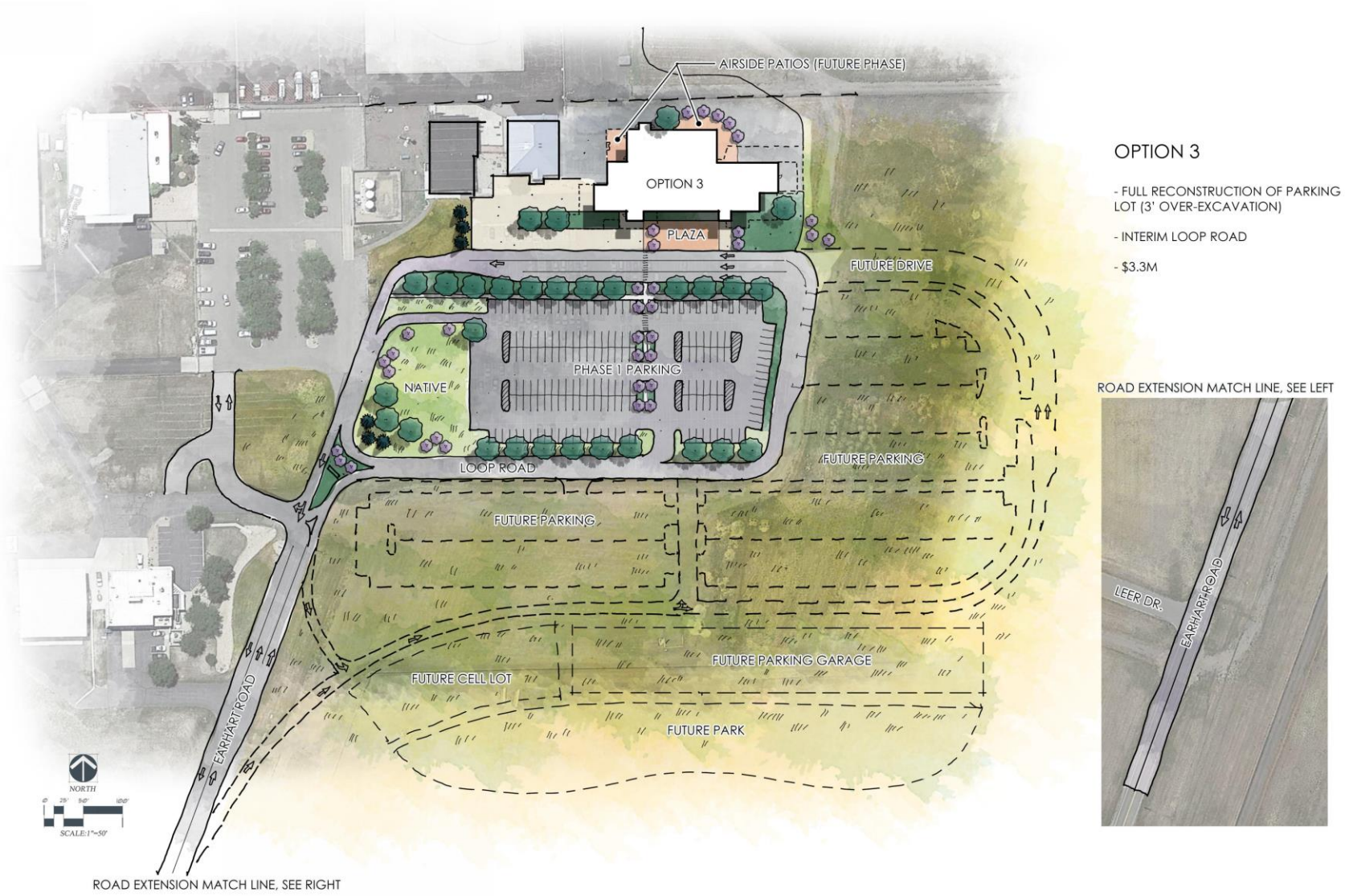


- OPTION 2
- FULL RECONSTRUCTION OF PARKING LOT (LIME-TREATED SUBGRADE)
 - INTERIM LOOP ROAD
 - \$3.1M

ROAD EXTENSION MATCH LINE, SEE LEFT



SITE PLAN - VE OPTION 3



5. ARCHITECTURE PRICING AND VALUE ENGINEERING OPTIONS



SNOHOMISH, WA TERMINAL

ARCHITECTURAL VALUE ENGINEERING

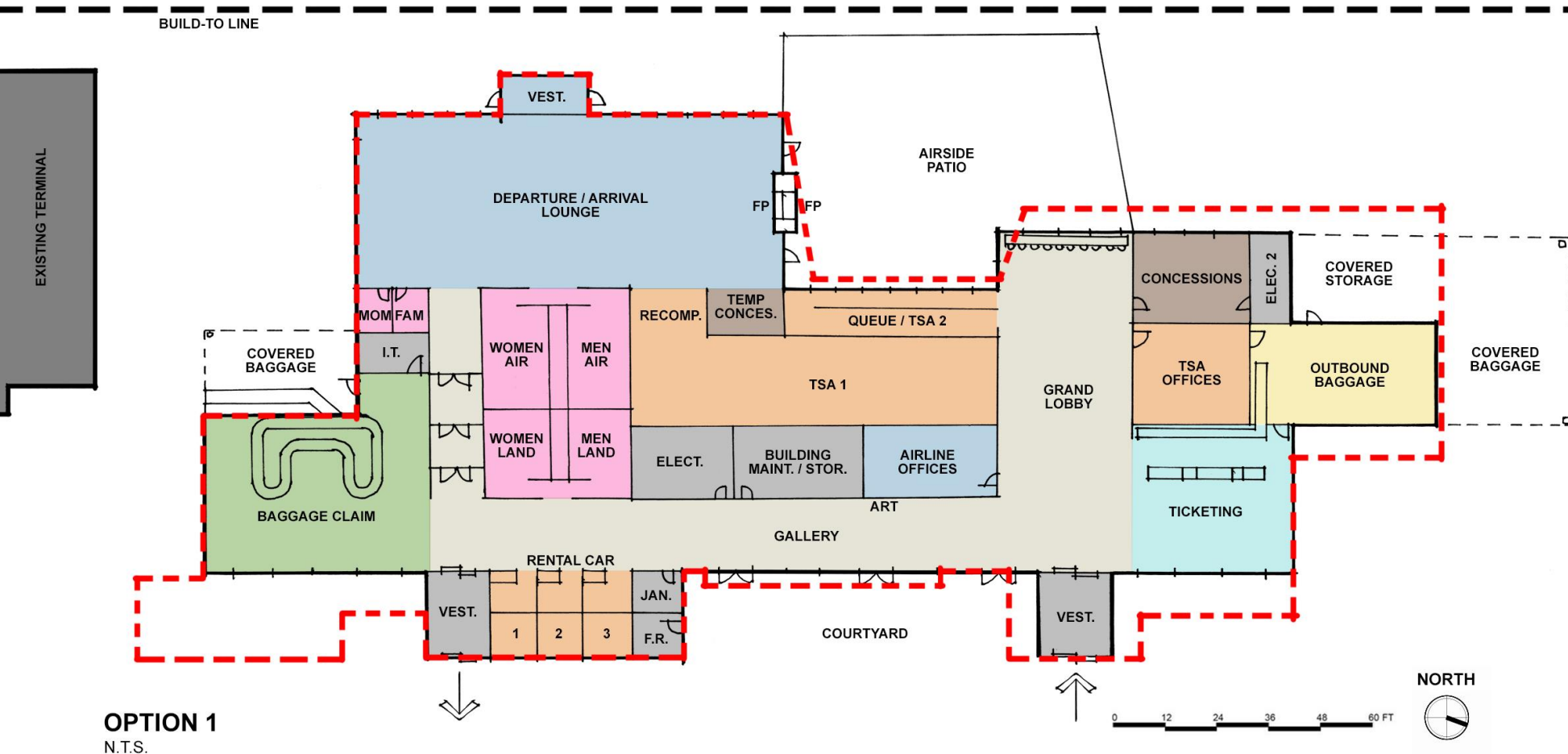
Task Details		Estimated Cost	Real Cost	Actual Cost	Delta	Realized Savings	Team Comments	Design Team Comments
1	Configure IP Address and Subnet Mask for Server A	\$100.00	\$95.00	\$95.00	-\$5.00	\$5.00	Completed ahead of schedule.	Design Team: Concept Design
2	Review Network Diagram (2023-10-26)	\$150.00	\$150.00	\$150.00	\$0.00	\$0.00	Reviewed and approved.	Design Team: Preliminary Design
3	Implement Firewall Rules (2023-10-27)	\$200.00	\$200.00	\$200.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
4	Configure DNS Settings (2023-10-28)	\$100.00	\$100.00	\$100.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
5	Restore Automatic Backup (2023-10-29)	\$150.00	\$150.00	\$150.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
6	Review Firewall Rules (2023-10-30)	\$100.00	\$100.00	\$100.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
7	Implement Firewall Rules (2023-10-31)	\$200.00	\$200.00	\$200.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
8	Configure DNS Settings (2023-11-01)	\$100.00	\$100.00	\$100.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
9	Restore Automatic Backup (2023-11-02)	\$150.00	\$150.00	\$150.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
10	Review Firewall Rules (2023-11-03)	\$100.00	\$100.00	\$100.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
11	Implement Firewall Rules (2023-11-04)	\$200.00	\$200.00	\$200.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
12	Configure DNS Settings (2023-11-05)	\$100.00	\$100.00	\$100.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
13	Restore Automatic Backup (2023-11-06)	\$150.00	\$150.00	\$150.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
14	Review Firewall Rules (2023-11-07)	\$100.00	\$100.00	\$100.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
15	Implement Firewall Rules (2023-11-08)	\$200.00	\$200.00	\$200.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
16	Configure DNS Settings (2023-11-09)	\$100.00	\$100.00	\$100.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
17	Restore Automatic Backup (2023-11-10)	\$150.00	\$150.00	\$150.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
18	Review Firewall Rules (2023-11-11)	\$100.00	\$100.00	\$100.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
19	Implement Firewall Rules (2023-11-12)	\$200.00	\$200.00	\$200.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
20	Configure DNS Settings (2023-11-13)	\$100.00	\$100.00	\$100.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
21	Restore Automatic Backup (2023-11-14)	\$150.00	\$150.00	\$150.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
22	Review Firewall Rules (2023-11-15)	\$100.00	\$100.00	\$100.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
23	Implement Firewall Rules (2023-11-16)	\$200.00	\$200.00	\$200.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
24	Configure DNS Settings (2023-11-17)	\$100.00	\$100.00	\$100.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
25	Restore Automatic Backup (2023-11-18)	\$150.00	\$150.00	\$150.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
26	Review Firewall Rules (2023-11-19)	\$100.00	\$100.00	\$100.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
27	Implement Firewall Rules (2023-11-20)	\$200.00	\$200.00	\$200.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
28	Configure DNS Settings (2023-11-21)	\$100.00	\$100.00	\$100.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
29	Restore Automatic Backup (2023-11-22)	\$150.00	\$150.00	\$150.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
30	Review Firewall Rules (2023-11-23)	\$100.00	\$100.00	\$100.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
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78	Implement Firewall Rules (2024-01-10)	\$200.00	\$200.00	\$200.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
79	Configure DNS Settings (2024-01-11)	\$100.00	\$100.00	\$100.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
80	Review Firewall Rules (2024-01-12)	\$100.00	\$100.00	\$100.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
81	Implement Firewall Rules (2024-01-13)	\$200.00	\$200.00	\$200.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
82	Configure DNS Settings (2024-01-14)	\$100.00	\$100.00	\$100.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
83	Review Firewall Rules (2024-01-15)	\$100.00	\$100.00	\$100.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
84	Implement Firewall Rules (2024-01-16)	\$200.00	\$200.00	\$200.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
85	Configure DNS Settings (2024-01-17)	\$100.00	\$100.00	\$100.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
86	Review Firewall Rules (2024-01-18)	\$100.00	\$100.00	\$100.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
87	Implement Firewall Rules (2024-01-19)	\$200.00	\$200.00	\$200.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
88	Configure DNS Settings (2024-01-20)	\$100.00	\$100.00	\$100.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
89	Review Firewall Rules (2024-01-21)	\$100.00	\$100.00	\$100.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
90	Implement Firewall Rules (2024-01-22)	\$200.00	\$200.00	\$200.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
91	Configure DNS Settings (2024-01-23)	\$100.00	\$100.00	\$100.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
92	Review Firewall Rules (2024-01-24)	\$100.00	\$100.00	\$100.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
93	Implement Firewall Rules (2024-01-25)	\$200.00	\$200.00	\$200.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
94	Configure DNS Settings (2024-01-26)	\$100.00	\$100.00	\$100.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
95	Review Firewall Rules (2024-01-27)	\$100.00	\$100.00	\$100.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
96	Implement Firewall Rules (2024-01-28)	\$200.00	\$200.00	\$200.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
97	Configure DNS Settings (2024-01-29)	\$100.00	\$100.00	\$100.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
98	Review Firewall Rules (2024-01-30)	\$100.00	\$100.00	\$100.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
99	Implement Firewall Rules (2024-01-31)	\$200.00	\$200.00	\$200.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
100	Configure DNS Settings (2024-02-01)	\$100.00	\$100.00	\$100.00	\$0.00	\$0.00	Completed ahead of schedule.	Design Team: Preliminary Design
Potential Future Tasks / Goals		\$ 500.00 / 10%	\$ 500.00 / 10%	\$ 500.00 / 10%	\$ 0.00 / 0%	\$ 0.00 / 0%		

WHAT IS VALUE ENGINEERING?

- DETAILED ANALYSIS OF THE RLB 15% CONCEPT DESIGN COST ESTIMATE FOR ACCURACY
- IDENTIFIED OPPORTUNITIES TO REDUCE COST AND SCOPE
- REVIEWED DESIGN FLOOR PLANS OPTIONS AND PROGRAM ELEMENT PHASING WITH THE AIRPORT / DESIGN TEAM TO EVALUATE COST SAVING OPPORTUNITIES

ARCHITECTURAL VALUE ENGINEERING OPTION 1

23,500 SF



VE Inclusions:

- Reduced FF&E Allowance
- Reduced Glazing Area (10%)
- Reduced Automatic Roller Shades
- Removed Loading Dock Bumpers / Leveler
- Removed non-applicable finishes
- Deferred repainting of Existing Terminal roof
- Reduced overall square footage by 2,850 SF from 15% Concept Design

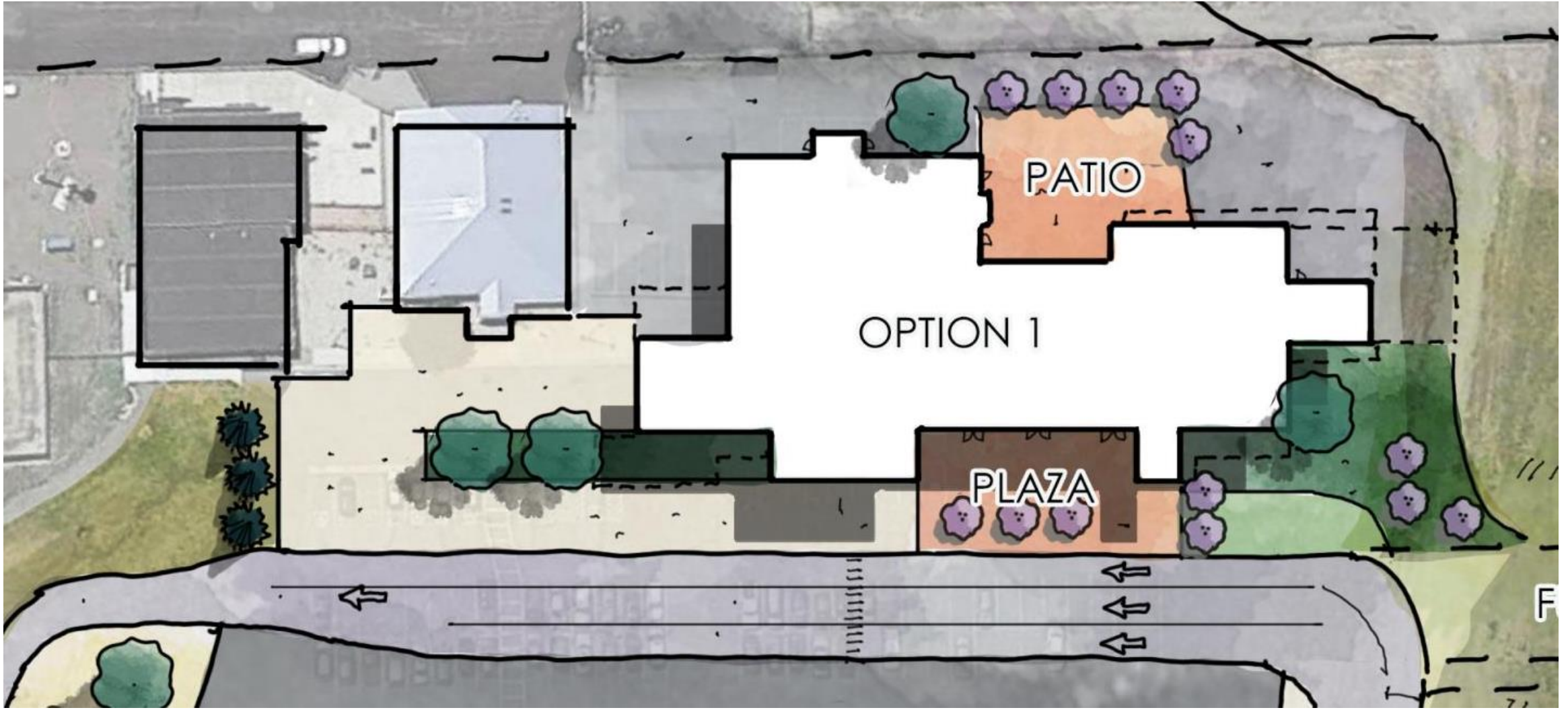
Pro's

- Most Like Conceptual 15% Set
- Concessions have mountain views
- Maintains Grand Lobby Space
- TSA Queuing has mountain views
- Maintains Airside Patio
- Combined Restrooms

Con's

- Requires Largest Loan Amount
- Limited Airside Concessions

ARCHITECTURAL VALUE ENGINEERING OPTION 1

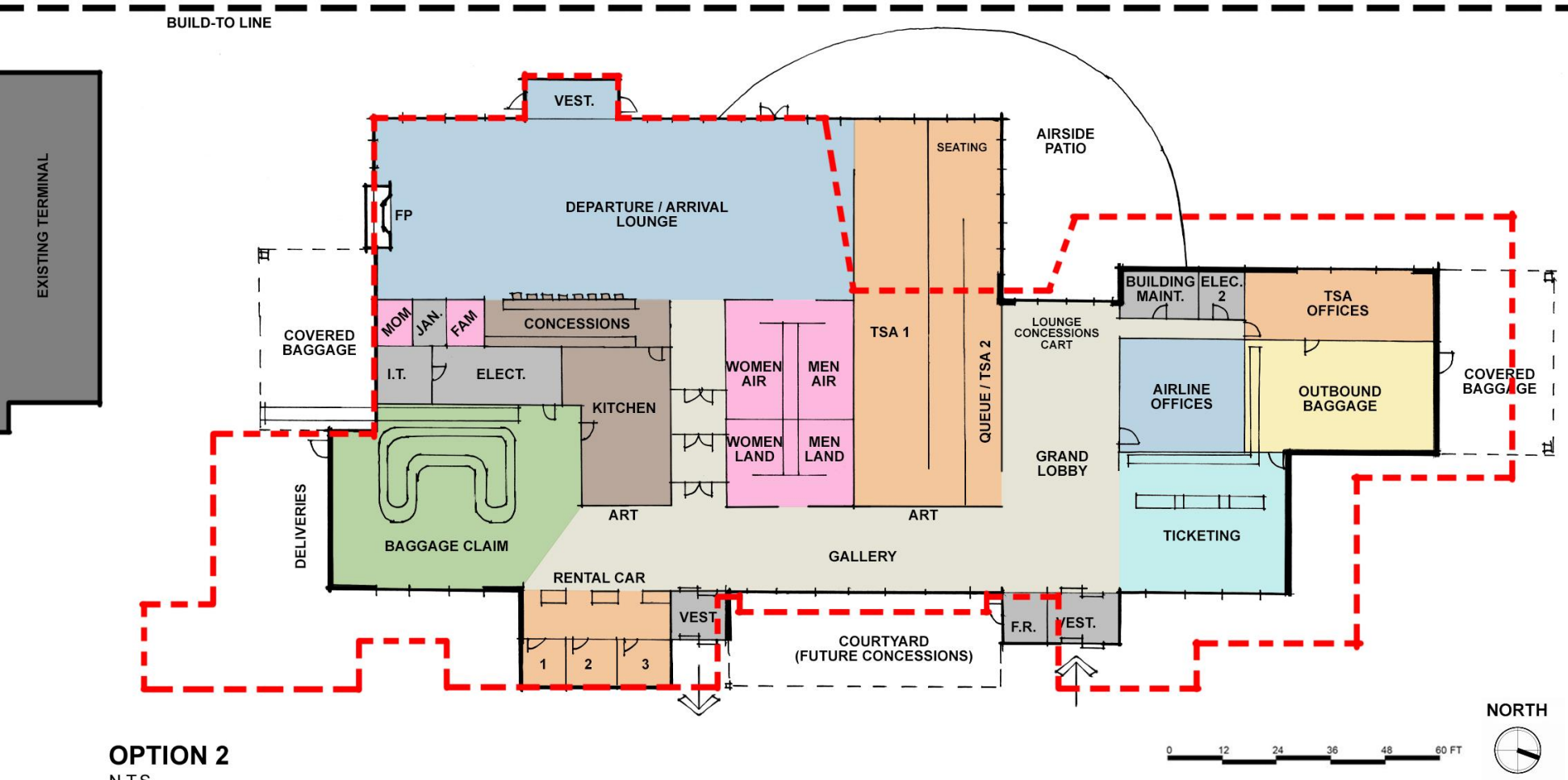


ARCHITECTURAL VALUE ENGINEERING OPTION 1



ARCHITECTURAL VALUE ENGINEERING OPTION 2

22,350 SF



OPTION 2
N.T.S.

VE Inclusions:

- Same reductions as Option 1
- Reduced overall square footage by 4,000 SF from 15% Concept Design

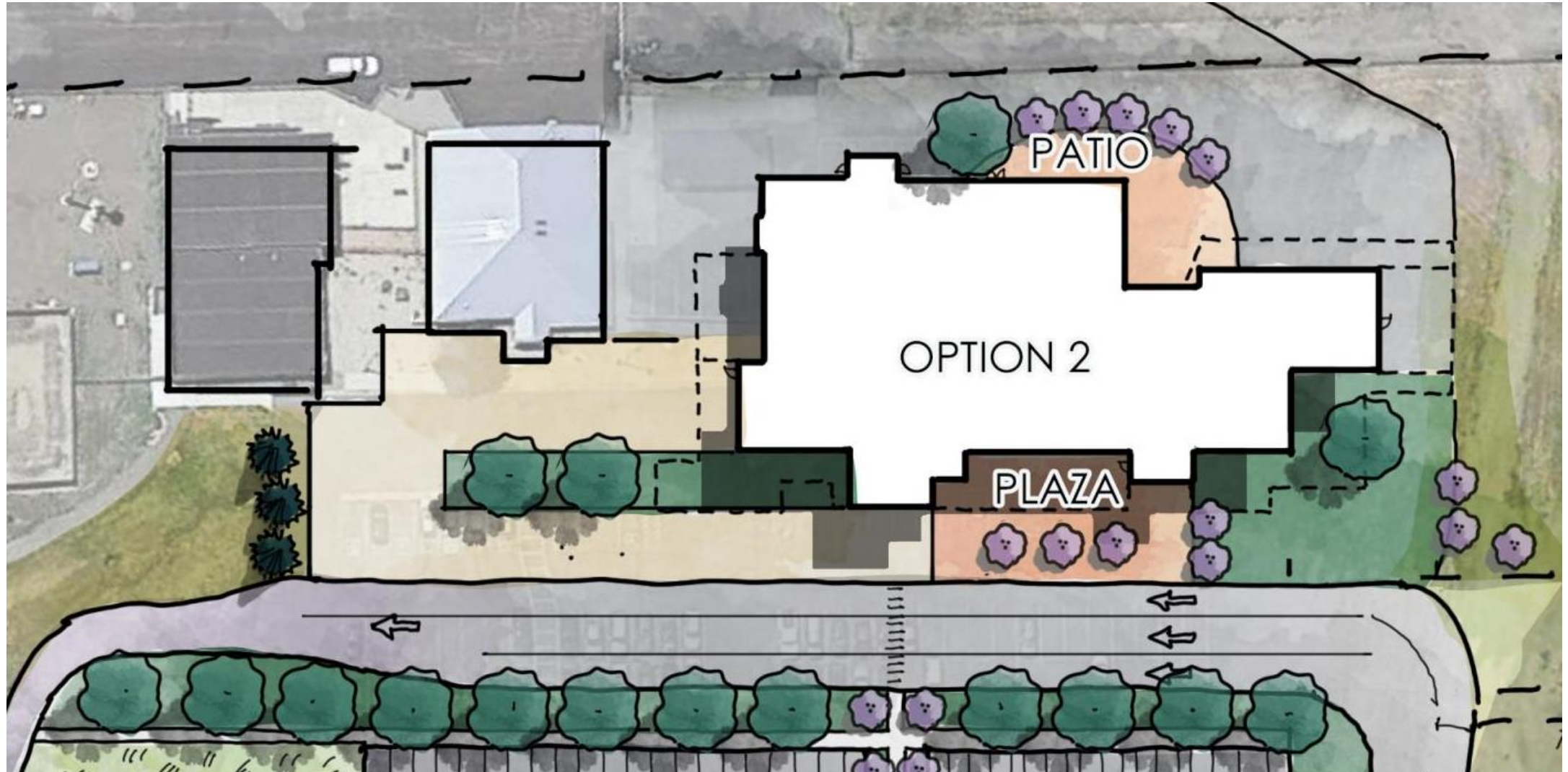
Pro's

- Maintains Grand Lobby Space
- Airside Concessions with Landside kitchen access
- Re-oriented TSA security lanes to allow for mountain views
- Combined Restrooms
- Requires less loan amount

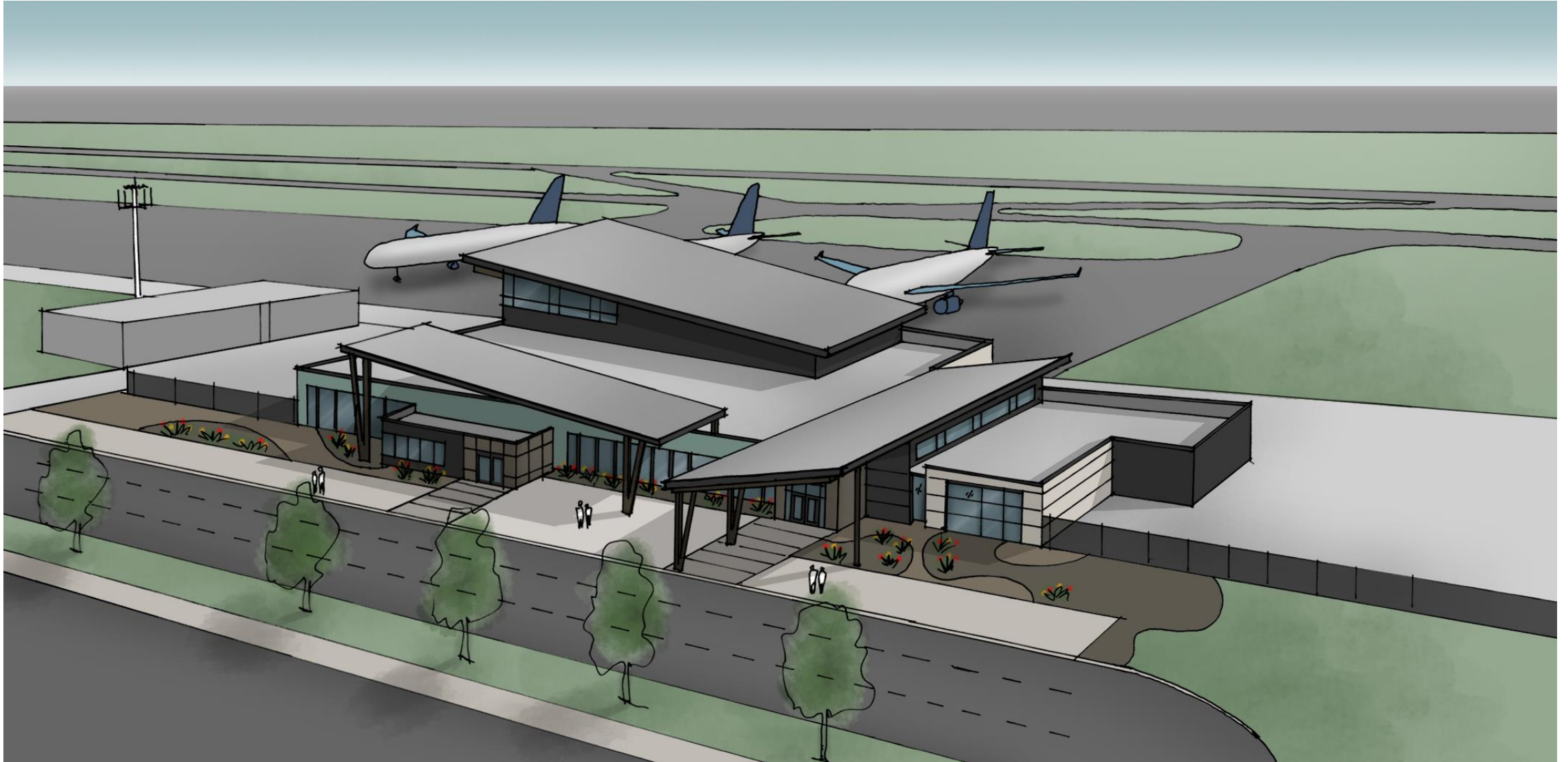
Con's

- Still requires loan
- Smaller Grand Lobby and Gallery Space
- No Airside Concessions
- Smaller Baggage Claim

ARCHITECTURAL VALUE ENGINEERING OPTION 2

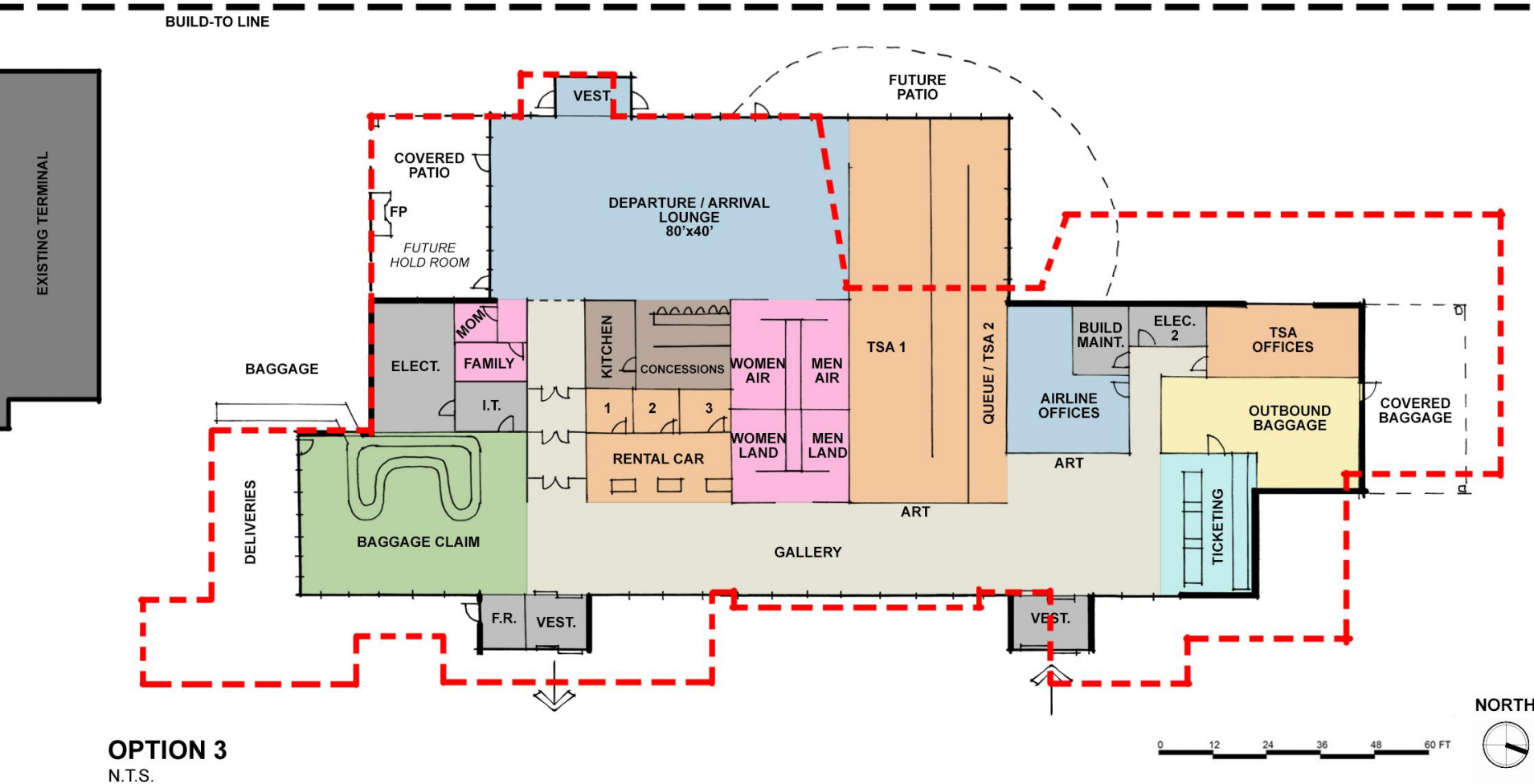


ARCHITECTURAL VALUE ENGINEERING OPTION 2



ARCHITECTURAL VALUE ENGINEERING OPTION 3

20,000 SF



VE Inclusions:

- Same reductions as Option 1
- Reduced overall square footage by 6,350 SF from 15% Concept Design

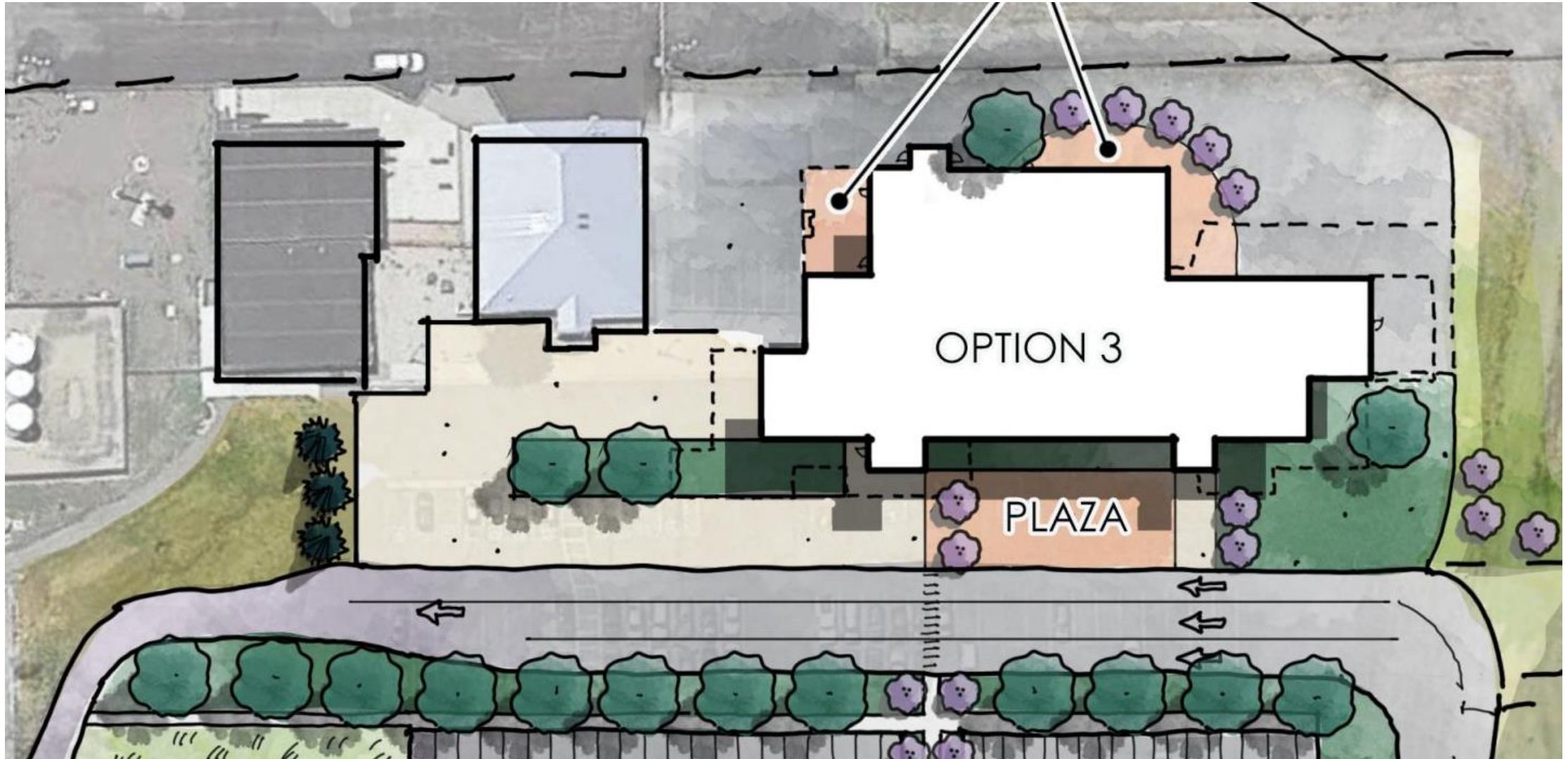
Pro's

- Meets budget
- Maintains Airside Concessions
- Simplest structural framing system
- Streamlined architecture
- Additional east face glazing to maximize exposure and natural light
- TSA Security with mountain views

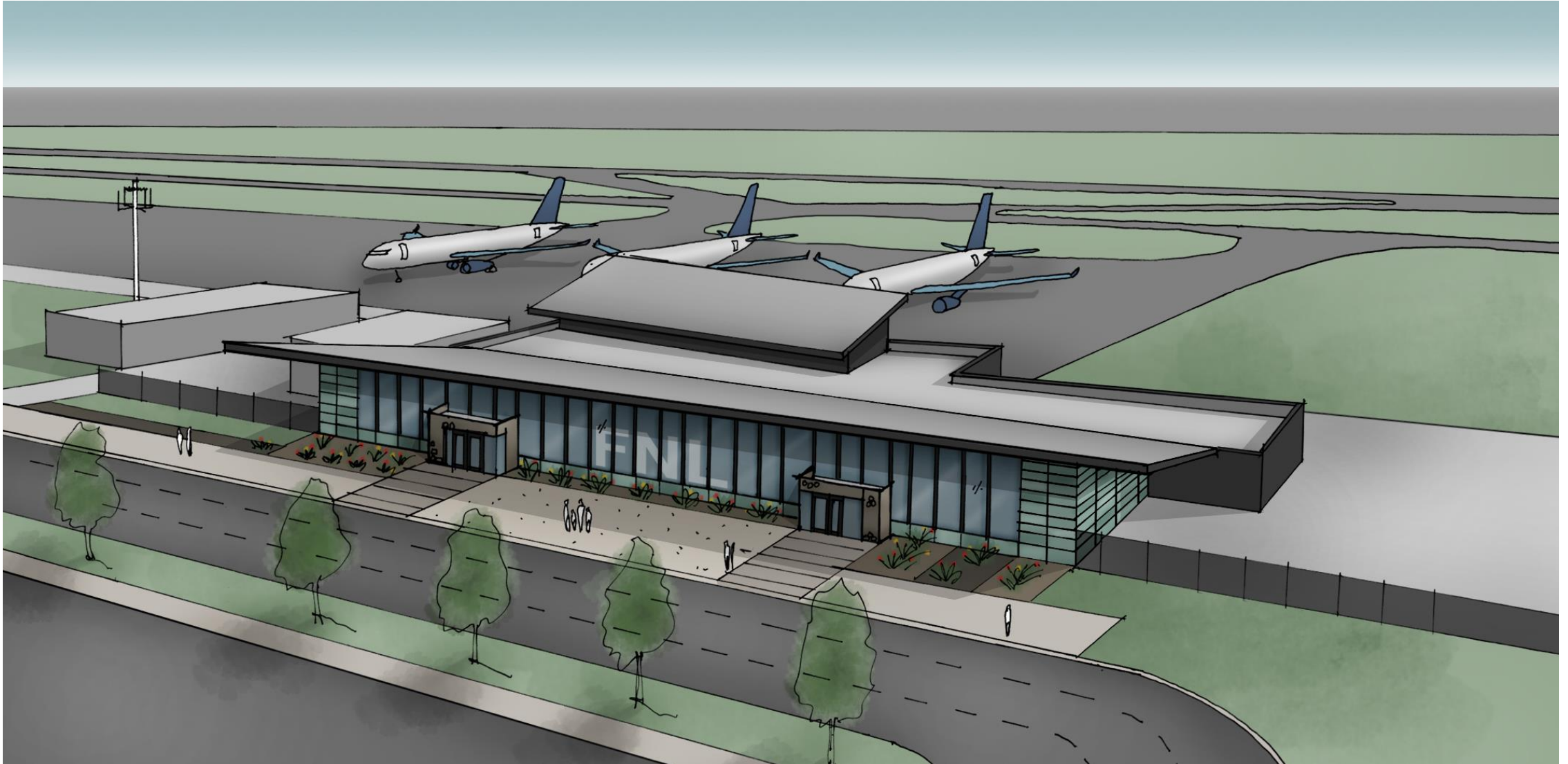
Con's

- Removal of mountain views from Grand Lobby
- Smallest floor plan option
- Reduced Airside Concessions
- Ticketing orientation would need remodel when expanded
- No airside patio in first phase

ARCHITECTURAL VALUE ENGINEERING OPTION 3



ARCHITECTURAL VALUE ENGINEERING OPTION 3



VALUE ENGINEERING COST SUMMARY

Project Funding Availability		
Cares Act Funding	\$16,865,798	
FAA AIP 40	\$2,459,621	
Total Funding	\$19,325,419	

Item	15% Estimate	VE-1	VE-2	VE-3
Design Fee	\$1,542,321	\$1,542,321	\$1,542,321	\$1,542,321
Construction Mgmt Fee	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
CMAR PreCon Fee	\$300,000	\$300,000	\$300,000	\$300,000
Owner's Contingency	\$650,000	\$600,000	\$600,000	\$600,000
Site - Civil / Landscaping	\$3,610,911	\$2,622,146	\$2,622,146	\$2,622,146
Terminal Building (incl BHS)	\$16,635,649	\$14,828,649	\$12,514,649	\$9,164,649
<i>Total Terminal / Site Cost</i>	<i>\$23,738,881</i>	<i>\$20,893,116</i>	<i>\$18,579,116</i>	<i>\$15,229,116</i>
<i>Apron Improvement Cost</i>	<i>\$3,011,046</i>	<i>\$3,011,046</i>	<i>\$3,011,046</i>	<i>\$3,011,046</i>
Total Project Cost	\$26,749,927	\$23,904,162	\$21,590,162	\$18,240,162
Site VE Savings		-\$988,765	-\$988,765	-\$988,765
Building VE Savings		-\$1,807,000	-\$2,314,000	-\$3,350,000
Total VE Savings		-\$2,795,765	-\$3,302,765	-\$4,338,765
Building Area (interior)	26,350 SF	23,500 SF	22,350 SF	20,000 SF
Building Area Reduction		2,850 SF	4,000 SF	6,350 SF
Building Cost/SF	\$ 631 SF	\$ 631 SF	\$ 560 SF	\$ 458 SF
Shortfall vs. Funding	-\$7,424,508	-\$4,578,743	-\$2,264,743	\$1,085,257
Potential Loan	\$5,000,000	\$5,000,000	\$2,500,000	\$0
Delta with Loan	-\$2,424,508	\$421,257	\$235,257	\$1,085,257

Potential Project Adds:	
Geothermal System	+ \$950,000
Electrochromic Glass	+ \$150,000
Site Option 2	+ \$451,108
Site Option 3	+ \$660,833
Full Build-out of Loop Road	+ \$810,000
Extend Improvements on Earhart	+ \$247,556

VE COMPARISONS

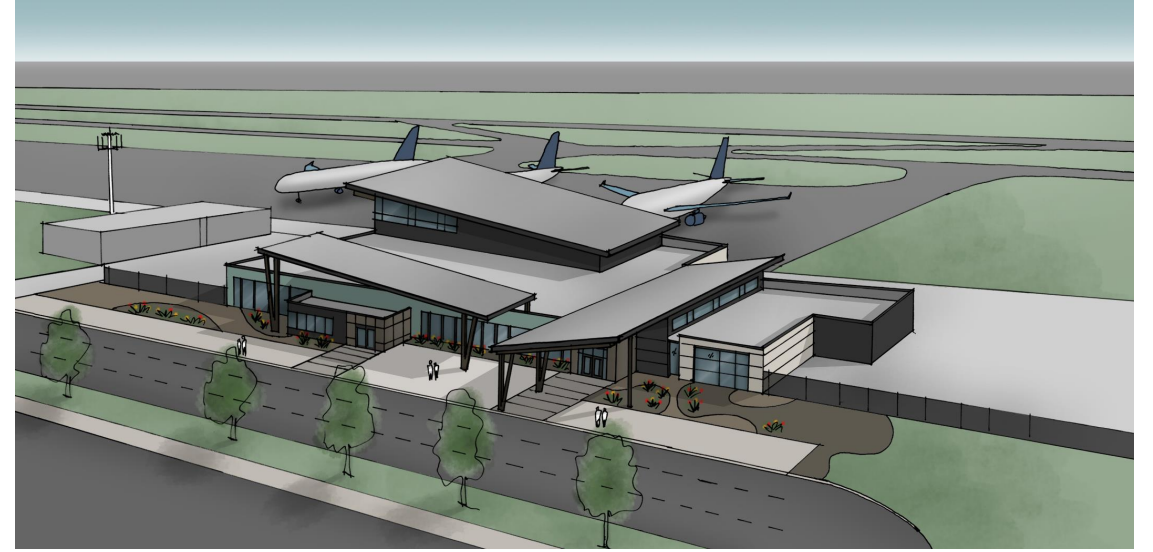
15% CONCEPTUAL DESIGN



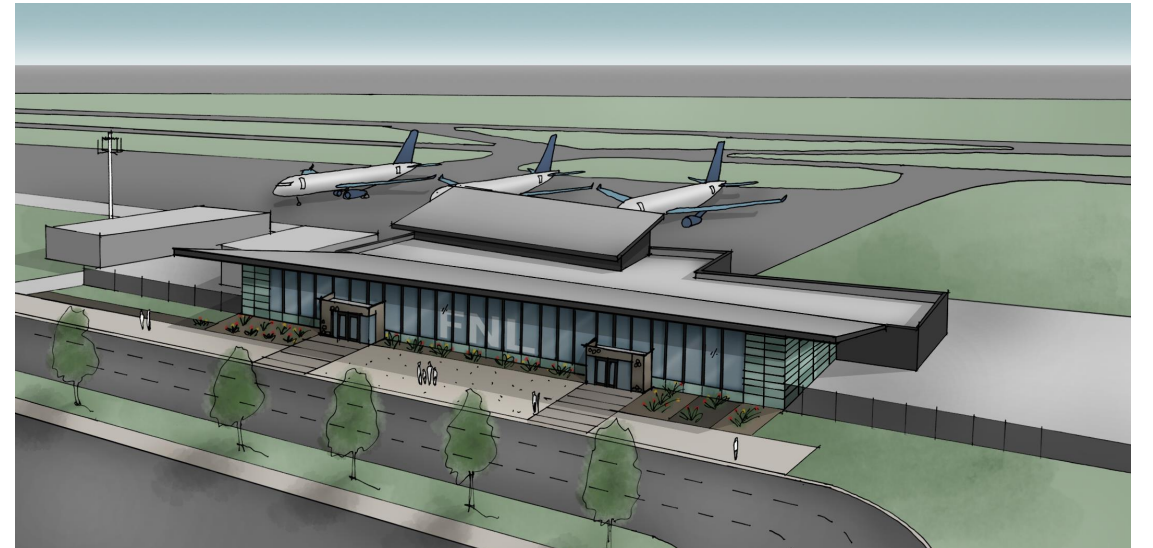
OPTION 1



OPTION 2



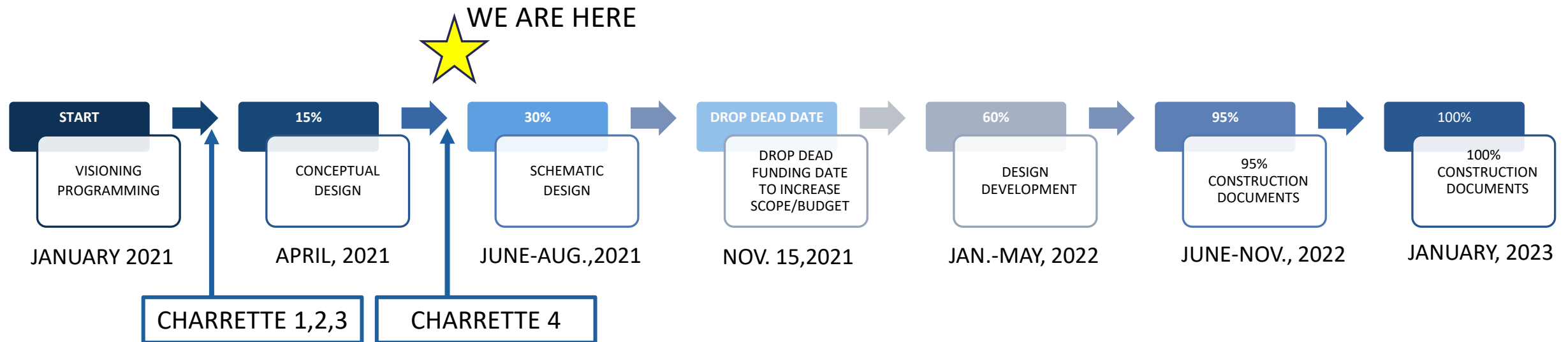
OPTION 3



6. CONCLUSION & NEXT STEPS

A photograph taken from an airplane window, showing the wing of the aircraft on the left side of the frame. The view outside the window shows a city at dusk or dawn, with the sun low on the horizon, creating a bright orange and yellow glow. The city lights are visible in the dark landscape below.

DESIGN SCHEDULE



THANK YOU

