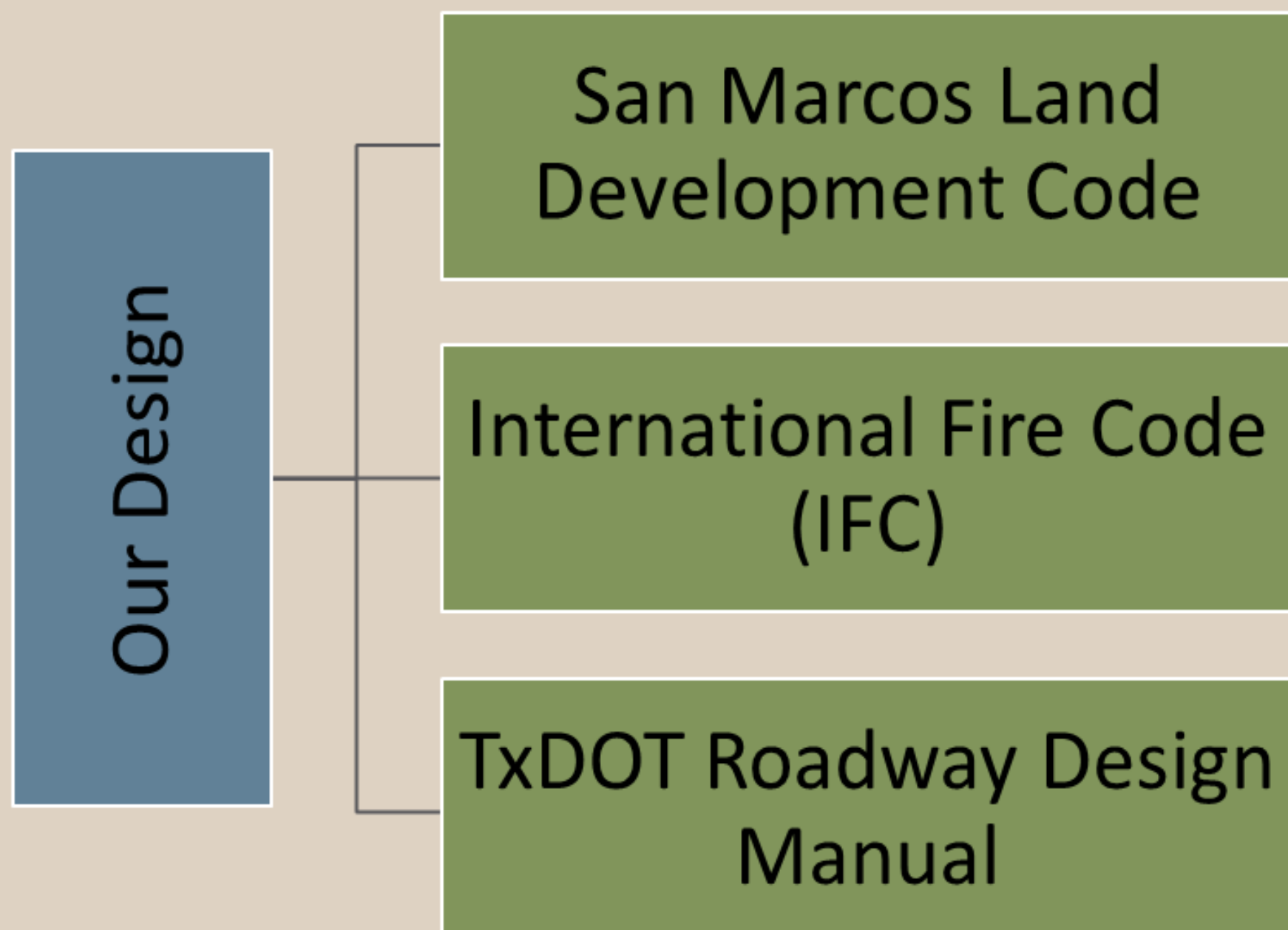


## Project Overview

In response to the continuous population growth in Hays County and the advantageous real estate market relative to the city of Austin, our project aims to develop a 25-acre site in San Marcos, Texas into a dynamic industrial warehousing complex. Strategically positioned along the bustling IH-35 corridor, our complex will offer over 300,000 square feet of gross floor area and cater to the rising demand for workforce employment projects. Our goal is to design a complex that helps meet this demand and to contribute to the economic vitality of the region.

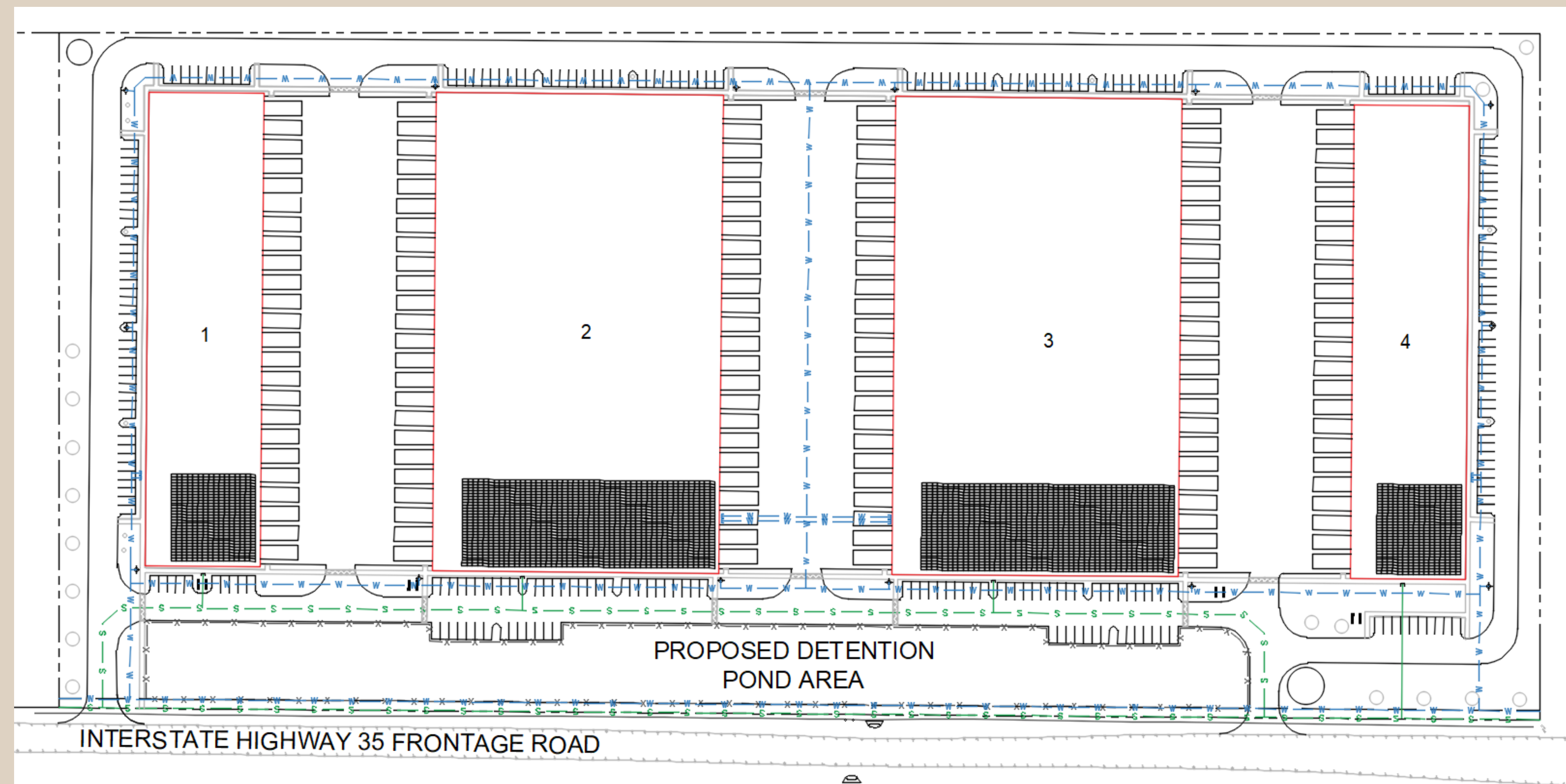
## Design Considerations



## Constraints

- Building setbacks
- Driveway width & spacing
- Parking requirements
- Fire Code requirements
- Truck docking depths
- Detention pond size
- ADA accessibility requirements
- Water & wastewater utility locations

## Site Plan



## Alternative Designs

Alternatives	# of Buildings	Square Feet	Bay Doors	Parking Spots
Rear Load	3	300,500	111	238
Shared Dock	4	333,800	106	336
Cross Dock	2	428,410	117	295
<b>No Constraints</b>	<b>4</b>	<b>414,600</b>	<b>144</b>	<b>268</b>

Criteria	Weight	NC	RL	SD	CD
Impervious Cover	3	27	33	27	15
Aesthetics	2	20	20	22	20
Gross Floor Area	5	55	30	45	75
General Flow/Safety	6	54	42	72	51
General Profitability	10	110	90	80	95
<b>Totals</b>		<b>266</b>	<b>215</b>	<b>246</b>	<b>256</b>

## Capital Cost Analysis

Capital Costs	Costs
A. PAVEMENT AND MISC. ROW	\$ 13,620,000
B. BUILDING CONSTRUCTION	\$ 31,095,000
C. ONSITE WATER UTILITY	\$ 1,050,000
D. WASTEWATER UTILITY	\$ 400,000
E. STORMWATER MANAGEMENT	\$ 1,030,000
F. FRANCHISE UTILITIES	\$ 200,000
<b>SUBTOTAL</b>	<b>\$ 47,395,000</b>
CONTINGENCY (20%)	\$ 9,480,000
<b>TOTAL</b>	<b>\$ 56,875,000</b>

## Life Cycle Cost Analysis

INITIAL COST	\$56,855,000
ANNUAL MAINTENANCE COST	\$207,000
REHAB COST (10 YEARS)	\$4,264,125
SALVAGE VALUE	\$20,651,580
ANALYSIS PERIOD	40 YEARS

## Net Present Value (NPV)

WITH SUSTAINABLE FEATURES	WITHOUT SUSTAINABLE FEATURES
\$70,959,754	\$62,688,383

## LEEDs Framework

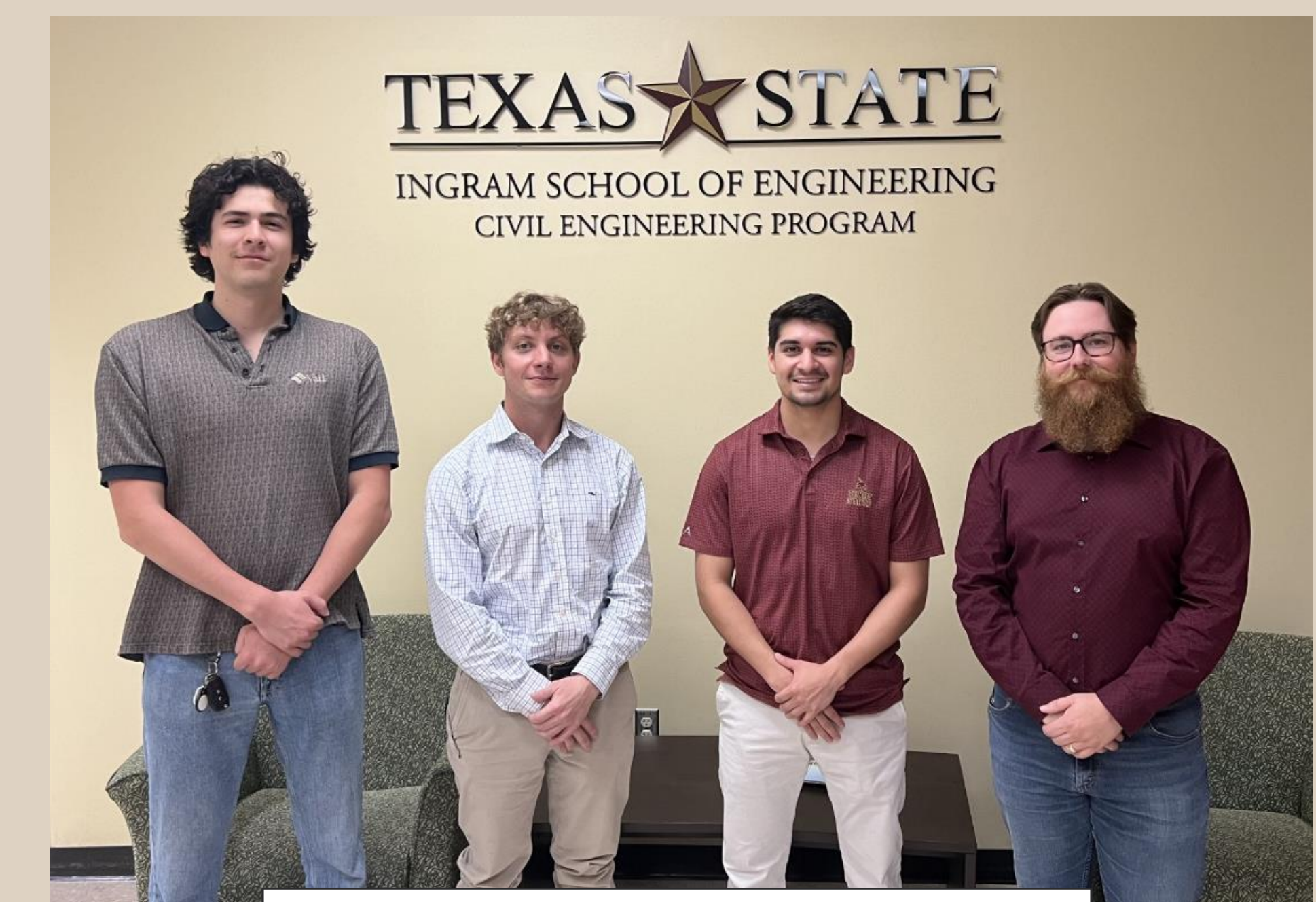
TOPIC	GAINED POINTS	NOT APPLICABLE POINTS
LOCATION & TRANSPORTATION	11	5
SUSTAINABLE SITES	7	3
WATER EFFICIENCY	9	2
ENERGY & ATMOSPHERE	15	18
MATERIALS & RESOURCE	5	8
INDOOR ENVIRONMENTAL QUALITY	12	4
INNOVATION	1	5
REGIONAL PRIORITY	0	4
<b>TOTALS</b>	<b>60</b>	<b>49</b>

## Sustainable Features Cost

COST	CONTINGENCY	ADDITION TO TOTAL COST
\$6,220,000	\$1,244,000	\$7,464,000



## Meet the Team



We would like to include a special thank you to Ian Roberts, Brad Slott, Jordan Schaefer, and Kimley Horn