

## Project Overview

This project involves the site development of an industrial facility at 600 Centerpoint Rd. in San Marcos, Texas, divided into two phases. In Phase 1, Terra Tech Developers created an optimized site plan by conducting site analysis and maximizing land use. We assessed the topography, utilities, and environmental factors, designing a layout that adhered to zoning regulations and included necessary infrastructure such as access roads, parking, and stormwater management, while planning for future expansion. Preliminary design drawings and 3D models were prepared and presented to the sponsor for feedback. The goal of Phase 1 was to establish a compliant site plan for subsequent design phases

## Design Considerations

Our Design

San Marcos Land Development Code

Feasibility

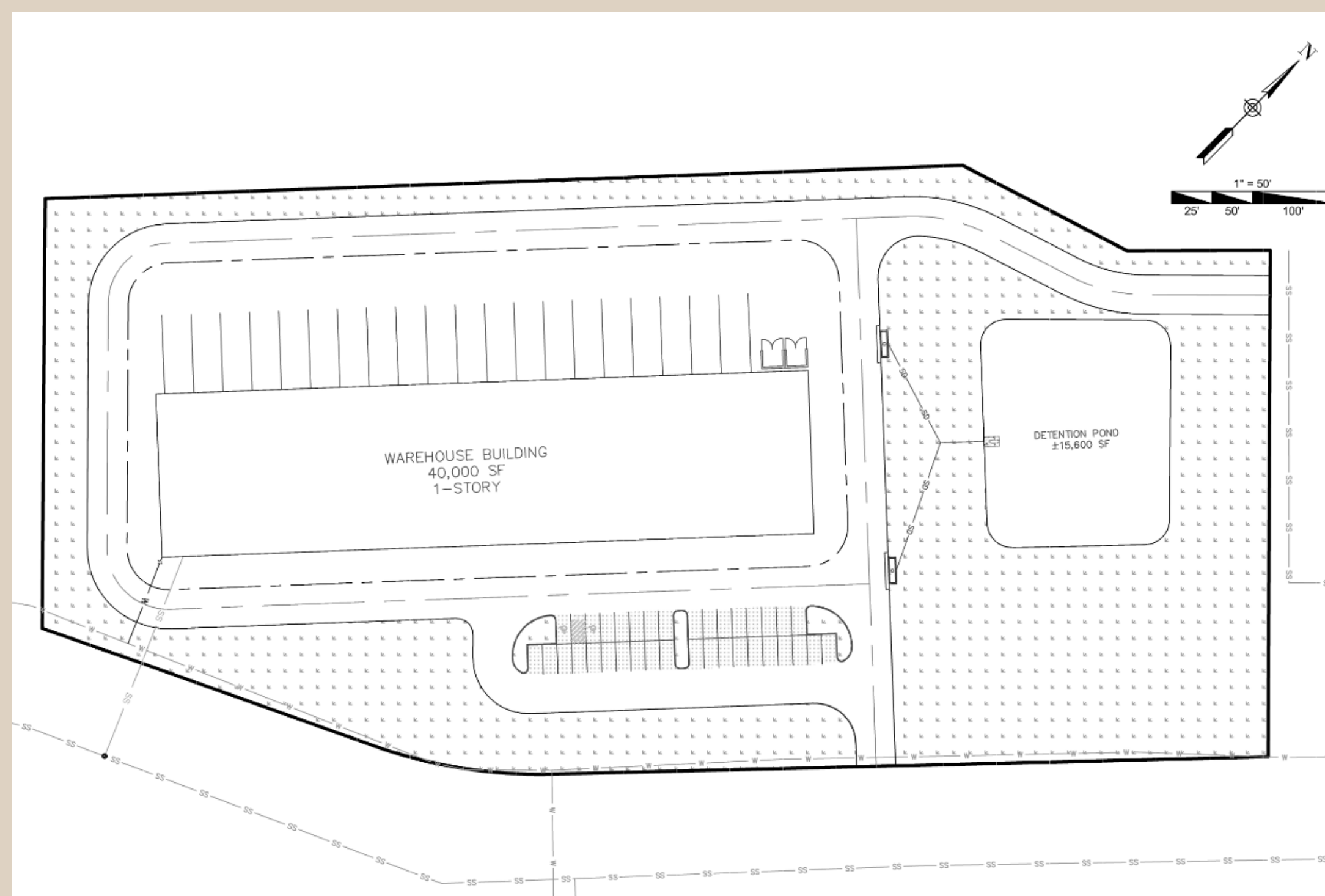
International Fire Code

## Constraints

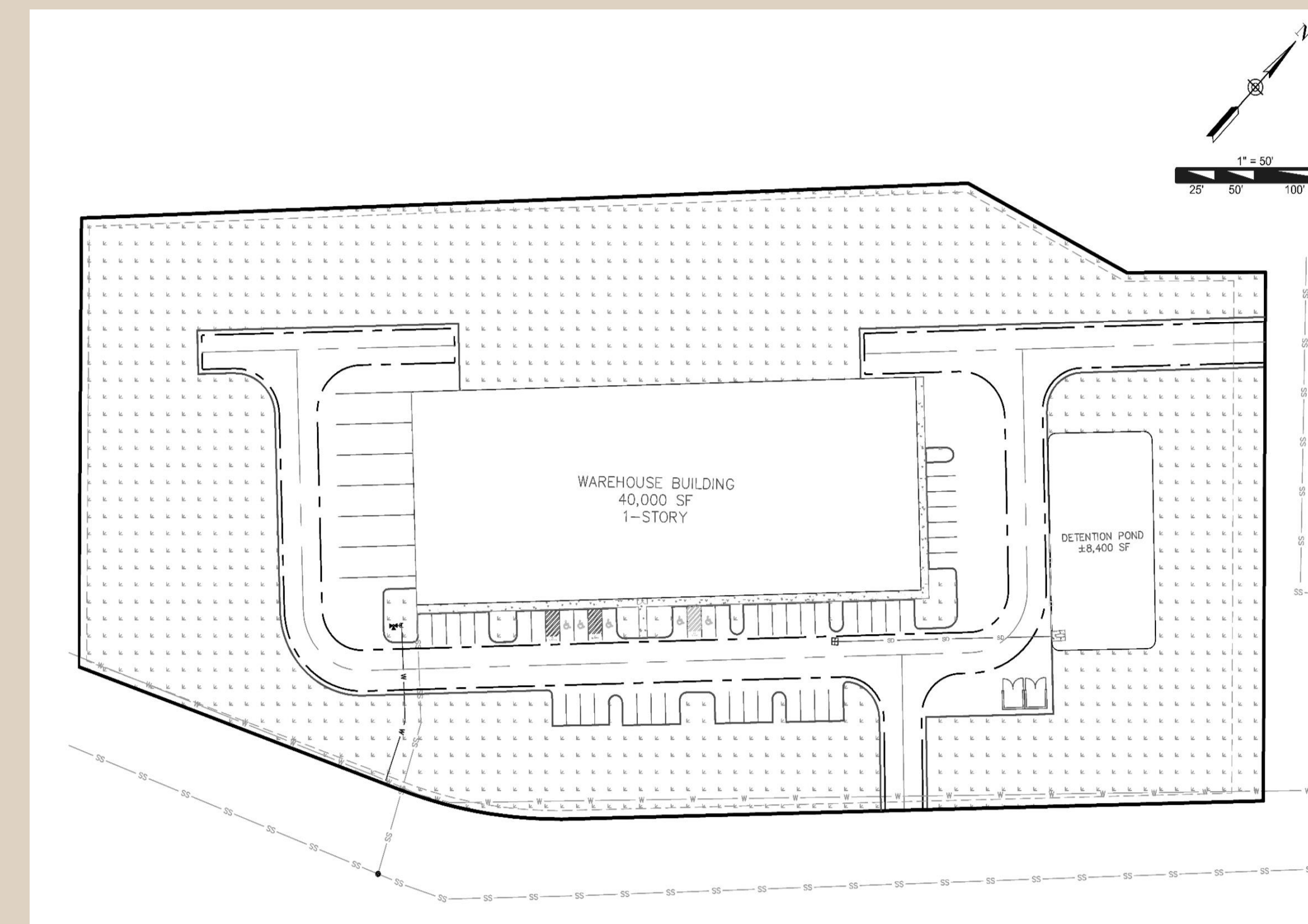
City of San Marcos Design Standards  
Fire Code requirements  
Detention pond size  
ADA accessibility requirements  
Water & wastewater utility locations

## Site Plan

### Alternative 1



### Alternative 2



## Site Plan

| Alternatives | Building Size (sq. ft) | Parking | Bay Doors | Paving (sq. ft) |
|--------------|------------------------|---------|-----------|-----------------|
| 1            | 40,000                 | 35      | 20        | 102,600         |
| 2            | 40,000                 | 47      | 6         | 68,400          |

| Criteria                 | Weights | Alt. 1 | Alt. 2 |
|--------------------------|---------|--------|--------|
| Affordable               | 8       | 6      | 7      |
| Safety (Beyond Required) | 3       | 7      | 5      |
| Intrigue                 | 2       | 3      | 3      |
| Flow                     | 4       | 6      | 5      |
| IC                       | 6       | 4      | 6      |
| Totals                   |         | 128    | 133    |

## Cost Analysis 1

| CATEGORY                 | COSTS                  |
|--------------------------|------------------------|
| A. E&SC                  | \$ 68,210.00           |
| B. BUILDING              | \$ 4,964,900.00        |
| C. PAVING                | \$ 2,006,352.00        |
| D. DRAINAGE              | \$ 141,500.00          |
| E. SANITARY SEWER SYSTEM | \$ 30,481.50           |
| F. WATER IMPROVEMENTS    | \$ 23,960.00           |
| SUBTOTAL                 | \$ 7,235,403.50        |
| CONTINGENCY              | \$ 1,085,310.53        |
| MOBILIZATION             | \$ 20,000.00           |
| <b>TOTAL</b>             | <b>\$ 8,340,714.03</b> |

## Cost Analysis 2

| CATEGORY                 | COSTS                  |
|--------------------------|------------------------|
| A. E&SC                  | \$ 80,135.00           |
| B. BUILDING              | \$ 4,964,900.00        |
| C. PAVING                | \$ 923,180.00          |
| D. DRAINAGE              | \$ 119,500.00          |
| E. SANITARY SEWER SYSTEM | \$ 33,348.00           |
| F. WATER IMPROVEMENTS    | \$ 27,720.00           |
| SUBTOTAL                 | \$ 6,148,783.00        |
| CONTINGENCY              | \$ 922,317.45          |
| MOBILIZATION             | \$ 20,000.00           |
| <b>TOTAL</b>             | <b>\$ 7,091,100.45</b> |

## Envision Criteria

| Credit Category        | Applicable | Submitted | Percentage |
|------------------------|------------|-----------|------------|
| Quality of Life        | 134        | 30        | 22%        |
| Leadership             | 0          | 0         | NaN%       |
| Resource Allocation    | 112        | 23        | 21%        |
| Natural World          | 90         | 46        | 51%        |
| Climate and Resilience | 126        | 85        | 67%        |
| Total Points / %       | 462        | 184       | 40%        |

## Net Present Value

NPV Alt1

NPV Alt2

\$ 9,275,096.95    \$ 7,958,720.86

## Meet the Team

