

Project Overview

Site location: 600 Center Point Road, San Marcos, Texas

Goal: Develop a fully functional industrial site that meets all regulatory requirements

Scope: Construction of a 40,000 SF industrial warehouse.

Sustainability: LEED Gold Certified

Constraints and Standards

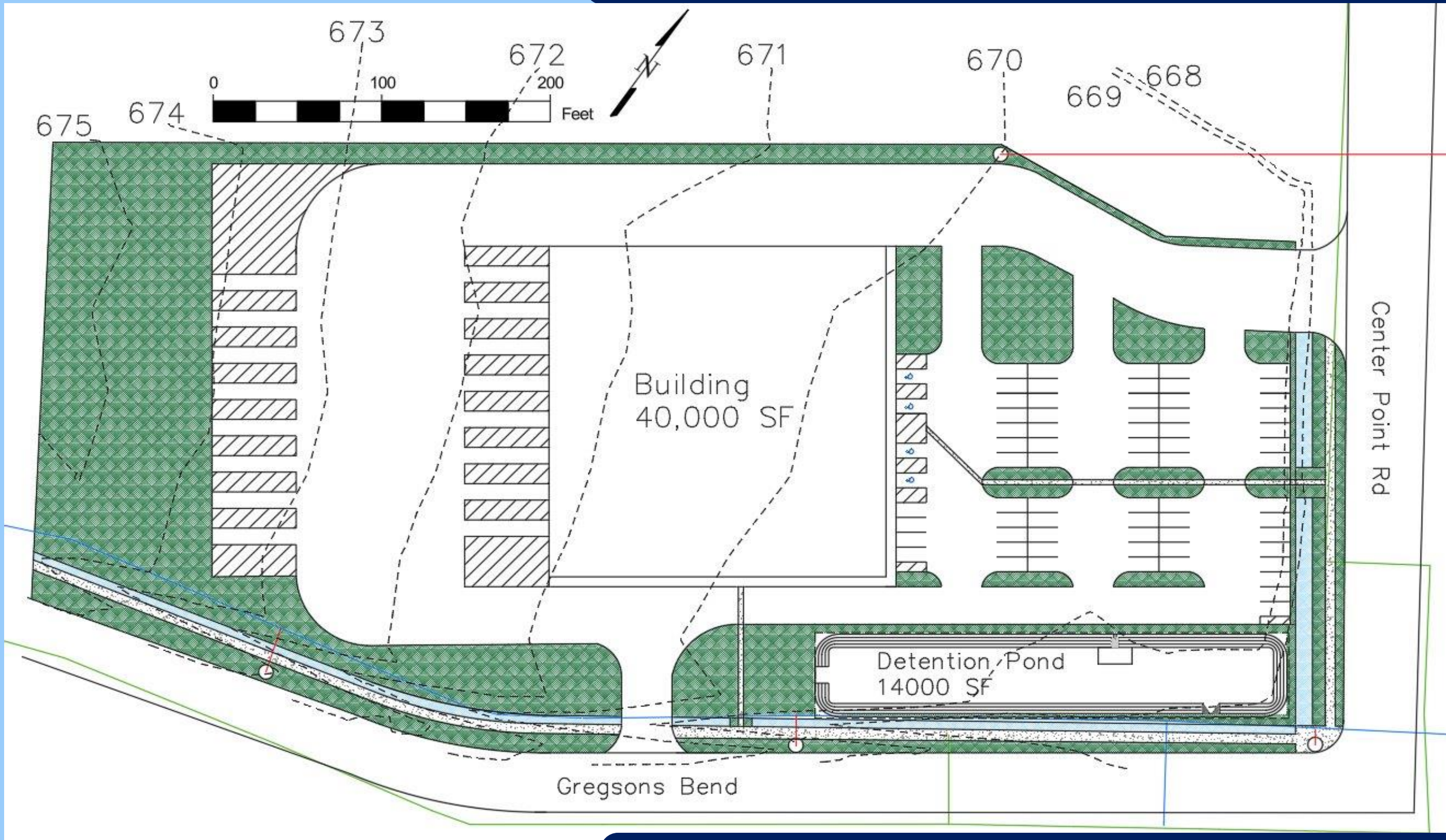
- Topography
- Protected areas
- Code and regulation
- Road access
- Utility
- Fire safety
- Flood and storm drain
- Budgeting
- Zoning regulations

Sustainability Overview

| LEED Checklist | Total credits available | Total Credits Obtained |
|------------------------------|-------------------------|------------------------|
| Location and Transportation | 16 | 7 |
| Sustainable Sites | 10 | 6 |
| Water Efficiency | 11 | 9 |
| Energy and Atmosphere | 33 | 23 |
| Materials and Resources | 13 | 13 |
| Indoor Environmental Quality | 16 | 7 |
| Innovation | 6 | 4 |
| Regional Priority | 4 | 4 |
| Total | 109 | 73 |

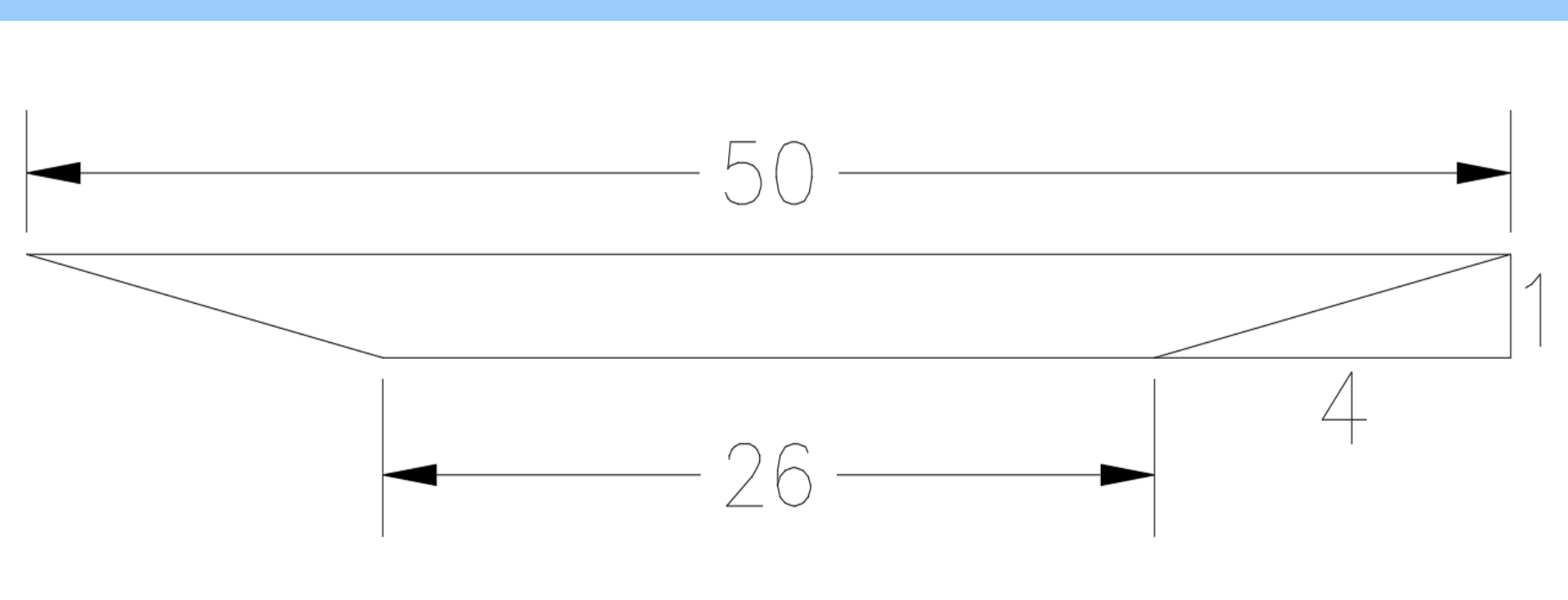
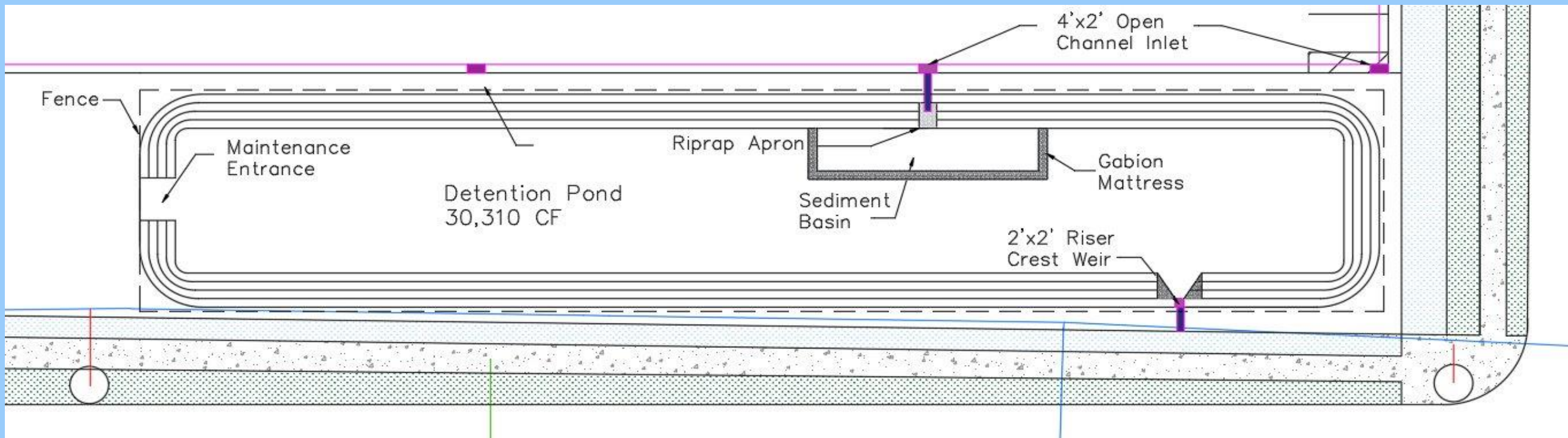
System and Element Design

R-Design Site Plan

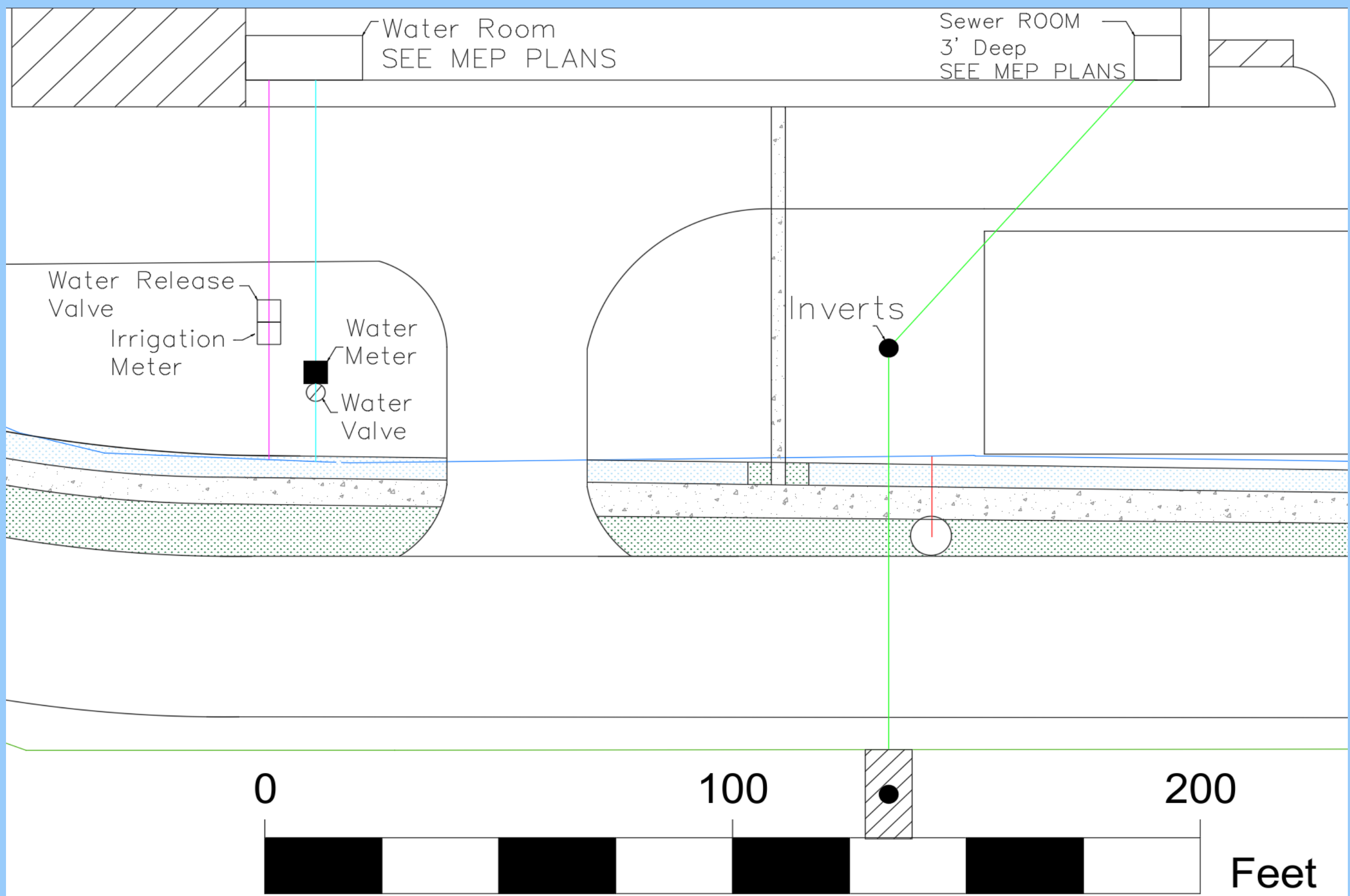


- 67 Standard Parking
- 4 Accessible Parking
- 8 Truck Parking and Loading Docks
- 1400 LF sidewalk for pedestrian circulation
- 30,300 CF Detention pond
- 27,000 CF Stormwater Runoff
- 116,900 SF Pavement
- 96,000 SF Green Space

Detention Pond Design



Water/Sewer Laterals



- Sewer Lateral:
 - 8in to 6in Reducer
 - 165 LF
 - Clean outs every 90ft
- Water Lateral:
 - 10in to 3in reducer
 - 85 LF

Life Cycle Cost

| Year | Capital Cost | Operational Cost | Maintenance Cost | Salvage Value | NPV |
|------|--------------|------------------|------------------|---------------|-------------|
| 1-40 | \$5,375,000 | \$440,000 | \$1,700,000 | \$1,220,000 | \$3,200,000 |

Team Members



Name according to standing position:
Natalie George, Ruth Jarrett, David Hakim

Capital Cost

| R-Design | Cost \$ |
|--------------------------------|-------------|
| Pavement | \$2,350,000 |
| Green Space | \$77,000 |
| Street | \$22,000 |
| Pond/Drainage | \$320,000 |
| Water Lateral | \$15,000 |
| Sewer Lateral | \$8,500 |
| Stormwater Runoff | \$545,000 |
| Permits and Fees | \$190,000 |
| Fire Protection | \$180,000 |
| Electric | \$590,000 |
| Opinion of Probable Cost (OPC) | \$4,300,000 |
| Allowance (10%) | \$430,000 |
| Contingency (15%) | \$645,000 |
| Total | \$5,375,000 |