

Building D Square Footage	312,674	
Proposed Building D		
	Cost (Non-escalated)	Cost per SF (Escalated)
HVAC Total	\$ 11,818,467	\$ 54.81
Electrical Total	\$ 9,744,760	\$ 45.19
Plumbing Total	\$ 8,730,228	\$ 40.49
Total	\$ 30,293,455	\$ 140.48

Labor % of Cost	45%
Material % of Cost	55%
Prevailing Wage	100%

Baseline Building D		
	Cost	Cost per SF
Proposed HVAC	\$ 11,818,467	\$ 37.80
Vertical Stack Heat Pumps	\$ (1,745,000)	\$ (8.99)
Connection to Ambient Loop	\$ (969,500)	\$ (4.50)
Distribution Piping	\$ (4,317,260)	\$ (20.02)
Hot Water Piping	\$ 1,047,000	\$ 3.35
PTAC Units	\$ 680,550	\$ 2.18
Commercial Boiler + Piping	\$ 1,000,000	\$ 3.20
Baseline HVAC	\$ 7,514,157	\$ 24.03
Electrical Baseline	\$ 9,744,760	\$ 31.17
Proposed Plumbing	\$ 8,730,228	\$ 27.92
DHW Plant	\$ (612,000)	\$ (2.84)
NG Hot Water Heater	\$ 61,000	\$ 0.20
Baseline Plumbing	\$ 8,179,228	\$ 26.16
Total	\$ 25,438,145	\$ 81.36

Baseline to Proposed Differential	
Cost per SF (Pre-ITC)	\$ 59.13
% (Pre - ITC)	73%
Cost per SF (Post-ITC)	\$ 52.15
% (Post - ITC)	64.1%

Ambient Loop/Borefield Costs	
Borehole Count	200
Borehole, Pipe and Ambient Loop Cost	\$ 6,547,771
Distributed Cost per Borehole	\$ 32,739

Townhome Square Footage		2,800
Baseline Townhome HVAC		
Central HVAC Unit	\$ 2,010	\$ 0.72
DHW Heater	\$ 2,425	\$ 0.87
Installation Cost	\$ 5,000	\$ 1.79
Total	\$ 9,435	\$ 3.37

Proposed Townhome HVAC		
GSHP	\$ 3,475	\$ 1.24
Hydronic Pumps	\$ 3,575	\$ 1.28
DHW Heat Pump	\$ 5,500	\$ 1.96
Installation Cost	\$ 7,500	\$ 2.68
Total	\$ 20,050	\$ 7.16
0.4 Federal ITC	\$ 8,020.0	\$ 2.86

Federal ITC 40%			
Federal ITC - Large Buildings			
	Basis	Building D Total	Per SF
10% Federal ITC	\$ 1,663,295	\$ 665,318	\$ 2.13
60% Federal ITC	\$ 3,787,980	\$ 1,515,192	\$ 4.85
100% Federal ITC	\$ 14,789,384	\$ 5,915,754	\$ 18.92
Total	\$ 20,240,659	\$ 8,096,264	\$ 26

LIHTC Funding							
		Building D	Building E	Building C	Building G	Building H	Building I
Applicable Fraction		60.00%	60.00%	60.00%	60.00%	60.00%	60.00%
DDA/QCT Adjustment	Yes	1.3	1.3	1.3	1.3	1.3	1.3
Qualified Basis		14,420,145	5,587,890	11,320,086	12,744,188	14,420,145	4,528,680
Potential Annual Tax Credit	4.00%	576,806	223,516	452,803	509,768	576,806	181,147
Fees	8%	46,144	17,881	36,224	40,781	46,144	14,492
Total Tax Credits	10 years	5,768,060	2,235,160	4,528,030	5,097,680	5,768,060	1,811,470
Net Raise	1.030	5,941,102	2,302,215	4,663,871	5,250,610	5,941,102	1,865,814
Net Proceeds to Project	99.99%	5,940,508	2,301,985	4,663,405	5,250,085	5,940,508	1,865,628

4967090 1924775 3899262 4389802 4389802 1559923

Baseline Building Costs	Building C	Building D	Building E	Building F	Building G	Building H	Building I	Building J	Building K	Townhomes TH1	Townhomes TH2	Townhomes TH3	Bungalows B1
Phase	5	3	4	10	7	8	7	6	4	9	6	6	9
Unit Count	283	375	121		299	306	84	125	0	69	36	43	58
Square Footage	245,455	312,674	121,163		276,334	276,334	98,196		20,000	193,200	43,200	129,600	65,250
Cost per SF	\$ 81.36	\$ 81.36	\$ 81.36	\$ 81.36	\$ 81.36	\$ 81.36	\$ 81.36	\$ 81.36	\$ 81.36	\$ 3.37	\$ 3.37	\$ 3.37	\$ 3.37
Total	\$ 19,969,425	\$ 25,438,145	\$ 9,857,430	\$ -	\$ 22,481,640	\$ 22,481,640	\$ 7,988,909	\$ -	\$ -	\$ 1,627,135	\$ 651,015	\$ 145,569	\$ 436,706

Proposed Building Costs	Building C	Building D	Building E	Building F	Building G	Building H	Building I	Building J	Building K	Townhomes TH1	Townhomes TH2	Townhomes TH3	Bungalows B1
Phase	5	3	4	10	7	8	7	6	4	9	6	6	9
Unit Count	283	375	121		299	306	84	125		69	36	30	58
Square Footage	245,455	312,674	121,163		276,334	276,334	98,196		20,000	193,200	43,200	129,600	65,250
Cost per SF	\$ 140.48	\$ 140.48	\$ 140.48	\$ 140.48	\$ 140.48	\$ 140.48	\$ 140.48	\$ 140.48	\$ 140.48	\$ 7.16	\$ 7.16	\$ 7.16	\$ 7.16
Total	\$ 34,482,355	\$ 43,925,510	\$ 17,021,391	\$ -	\$ 38,820,343	\$ 38,820,343	\$ 13,794,909	\$ -	\$ -	\$ 2,809,668	\$ 1,383,450	\$ 309,343	\$ 928,029
Federal ITC	\$ 6,355,720	\$ 8,096,264	\$ 3,137,349	\$ -	\$ 7,155,289	\$ 7,155,289	\$ 2,542,650	\$ -	\$ -	\$ 517,873	\$ 5,002,648	\$ 1,118,605	\$ 3,355,814
LIHTC Funding	\$ 4,663,405	\$ 5,940,508	\$ 2,301,985	\$ -	\$ 5,250,085	\$ 5,940,508	\$ 1,865,628	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Geothermal Community Costs	Ambient Loop - Phase 3	Ambient Loop - Phase 6	Ambient Loop - Phase 7	Ambient Loop - Phase 9	Borefield 1	Borefield 2	Borefield 3	Borefield 4	Borefield 5	Borefield 6	Borefield 7	Borefield 8	Borefield 9
Phase	3	6	7	9	3	5	3	6	4	4	8	6	10
Borehole Count	NA	NA	NA	NA	100	60	100		58	49	40	75	
Borehole Unit Cost	NA	NA	NA	NA	\$ 32,739	\$ 32,739	\$ 32,739		\$ 32,739	\$ 32,739	\$ 32,739	\$ 32,739	
Borehole Cost	0	0	0	0	\$ 3,273,886	\$ 1,964,331	\$ 3,273,886		\$ 1,898,854	\$ 1,604,204	\$ 1,309,554	\$ 2,455,414	
Hydronic Pump Cost	\$ 89,000	0	0	0									
Pipe Average Size	10"	10"	10"	10"	4"	4"	4"	4"	4"	4"	4"	4"	4"
Pipe LF	2280	480	1540	537	7000	3600	8000		4200	2000	2000	4000	
Fittings and Accessories Factor	2	2	2	2	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Pipe Unit Price (\$/LF)	\$ 110.00	\$ 110.00	\$ 110.00	\$ 110.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Piping Cost	\$ 501,600	\$ 105,600	\$ 338,800	\$ 118,140	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 590,600	\$ 105,600	\$ 338,800	\$ 118,140	\$ 3,273,886	\$ 1,964,331	\$ 3,273,886	\$ -	\$ 1,898,854	\$ 1,604,204	\$ 1,309,554	\$ 2,455,414	\$ -
30% Federal ITC	\$ 236,240.0	\$ 42,240.0	\$ 135,520.0	\$ 47,256.0	\$ 1,309,554.2	\$ 785,732.5	\$ 1,309,554.2	\$ -	\$ 759,541.4	\$ 641,681.6	\$ 523,821.7	\$ 982,165.7	\$ -

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