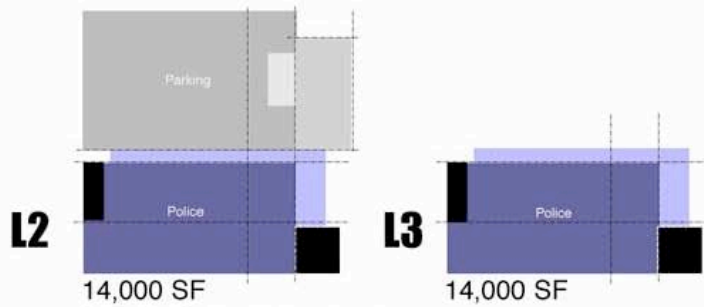


Alternative 2A: Mid-rise Joint Use



Alternative 2A Mid-rise Joint-use

Block			Parking
1	Regional Structure	40,000 SF	600
2	Civic Building	160,000 SF	none
3	Public Safety	44,000 SF	150
4	Other	100,000 SF	300
Shared Parking			480 (Reg Pkg Str)
Total		344,000 SF	
FAR		1.27	



Public Safety Building

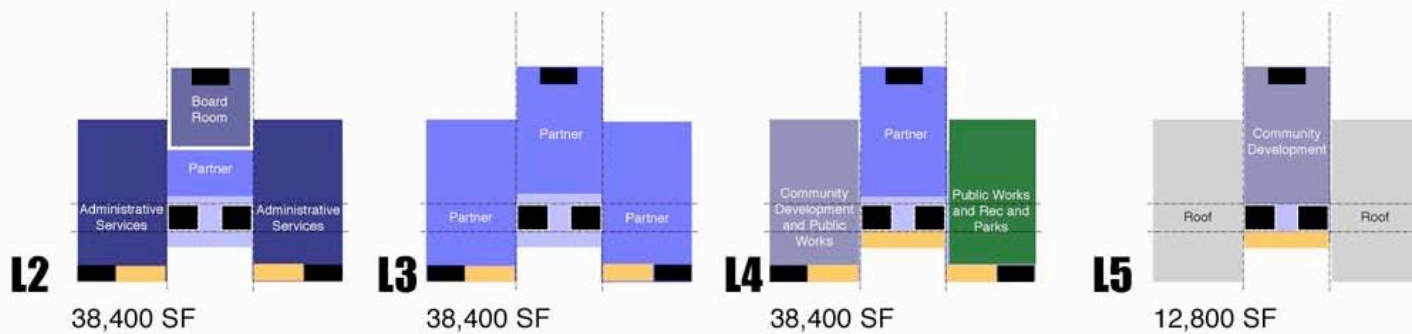
Regional Parking Garage

L1 33,000 SF
Civic Building

L1 16,000 SF
Public Safety Building

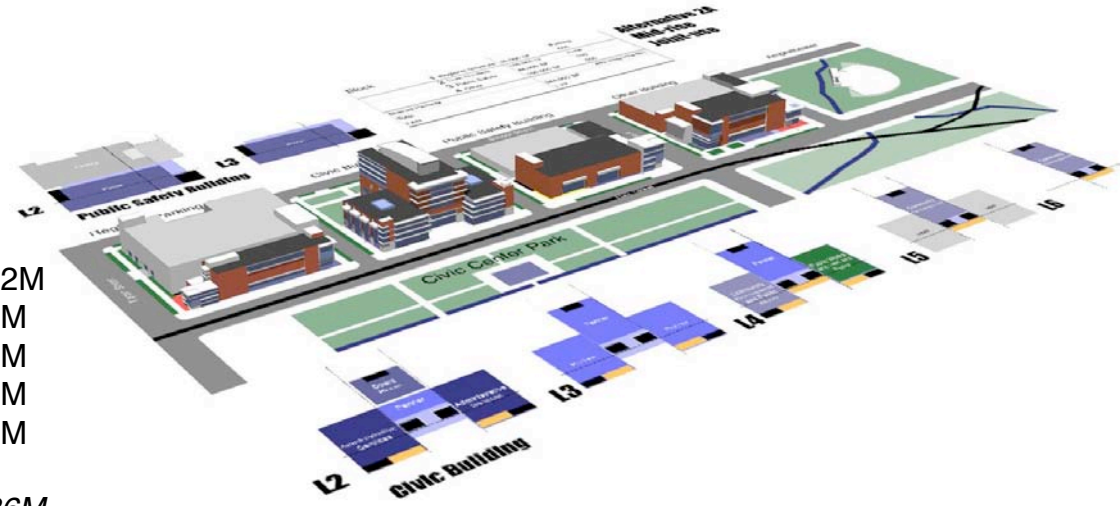
Other Building

Amphitheater



Civic Building

Alternative 2A: Conceptual Cost Allocation



Public Safety Building

Building/Site/Specialties	16.02M
Parking	3.75M
Infrastructure	2.90M
Soft Costs	5.02M
Contingencies	3.50M
SUBTOTAL	31.86M

	<u>City</u>		<u>Partners</u>	<u>Others/Private</u>
Office	84,000 SF	40,000 SF (for lease in garage)	76,000 SF	100,000 SF
Building/Site/Specialties	38.94M	12.39M	35.23M	26.13M
Parking	4.75M	2.28M	4.37M	5.70M
Infrastructure	3.41M	1.50M	1.38M	2.90M
Parks	2.98M			
Soft Costs	10.73M	3.55M	8.81M	7.04M
Contingencies	7.54M	2.59M	6.15M	4.9M
SUBTOTAL	67.87M	22.31M	55.94M	46.67M
TOTAL COSTS	99.73M	22.31M	55.94M	46.67M

