

Traction Development Partners, West Haymarket Development-Phase II
Schematic Design Report



November 13, 2013



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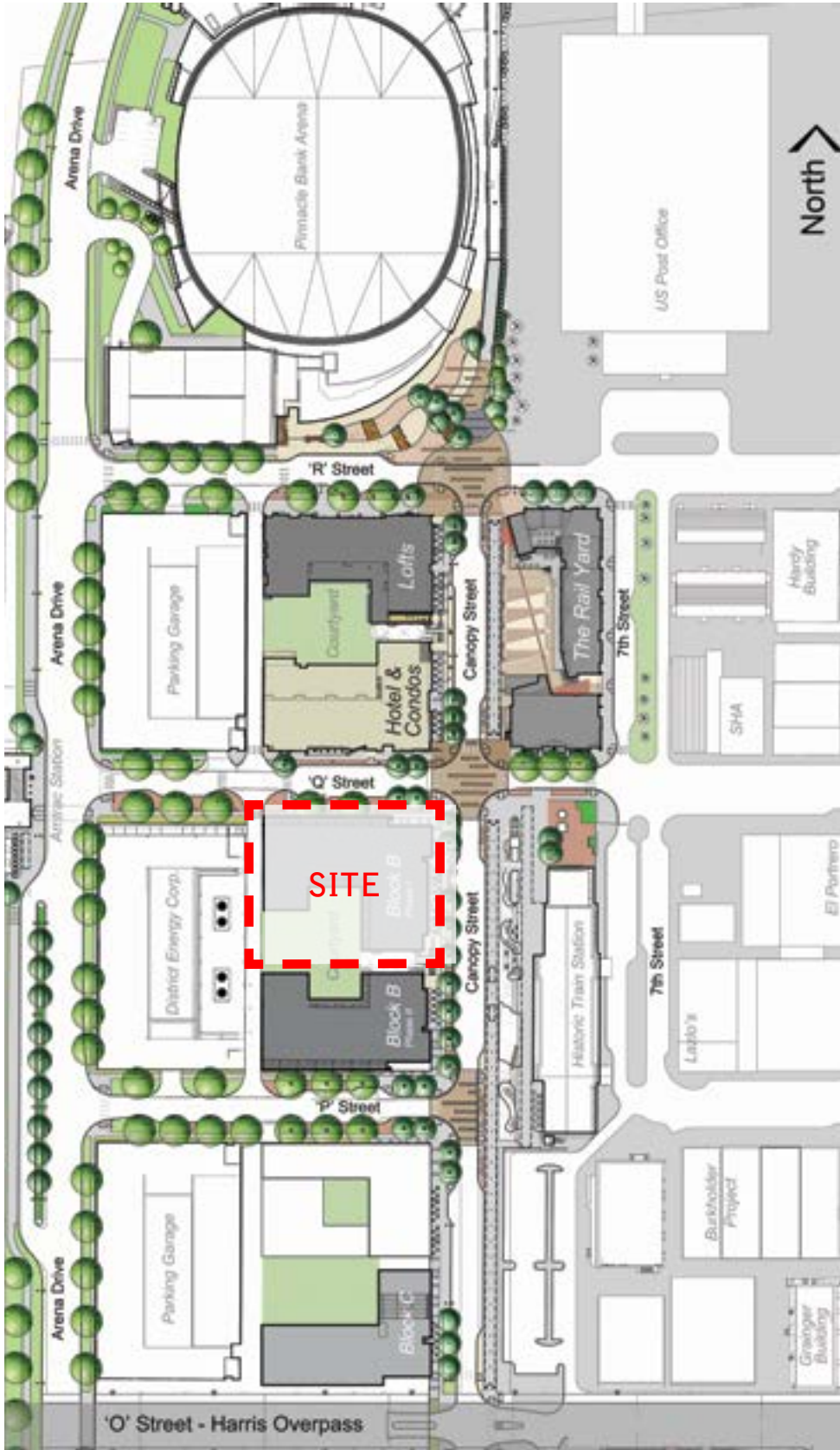
View from 7th and 'Q' Streets



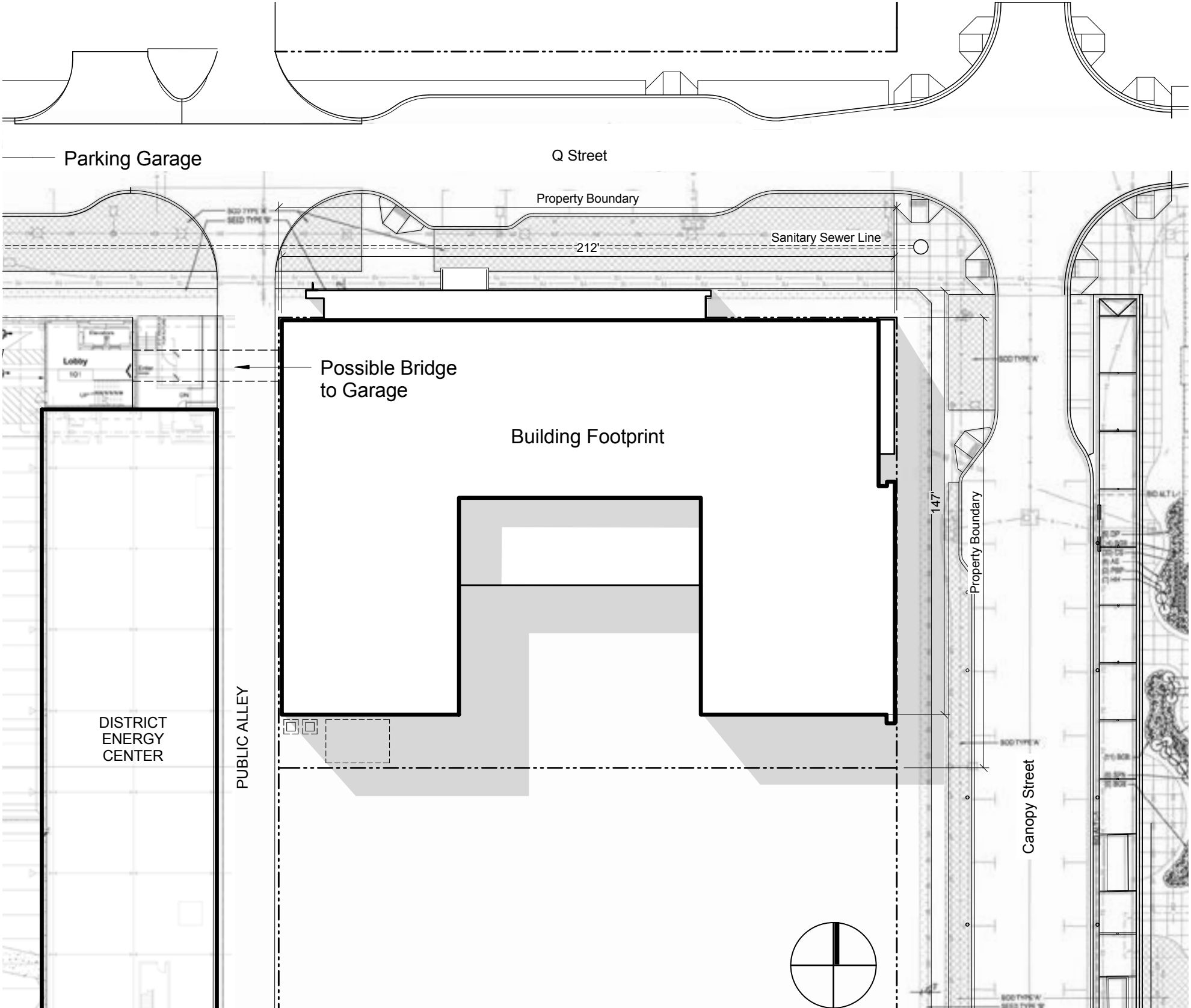


Concept Development Graphics–Spring 2012





Area Map - No Scale



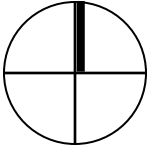
Site Plan Scale-1"=40'-0"

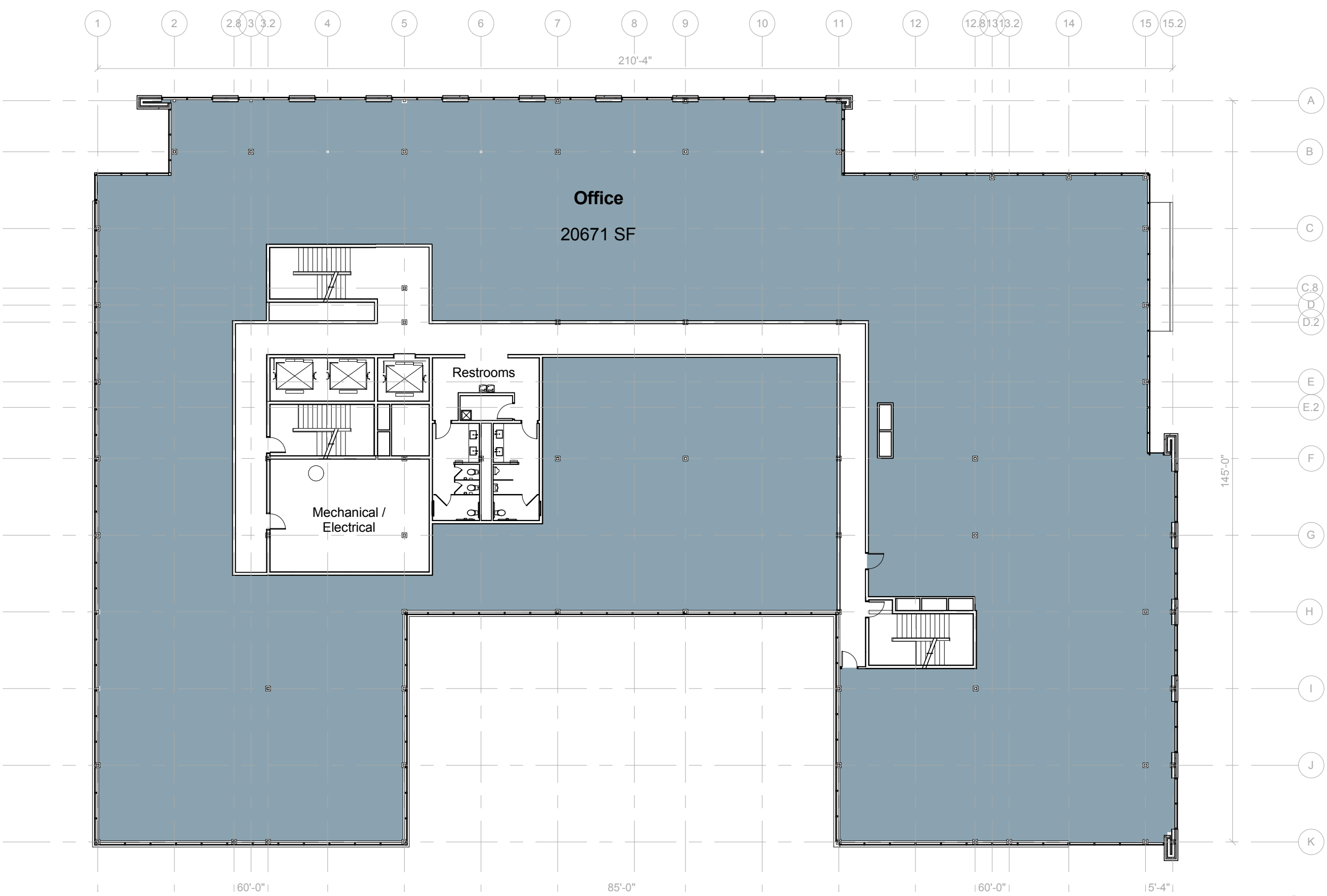


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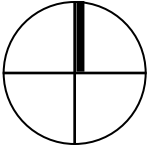
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Level 1
Scale-1"=20'-0"





Level 2 Scale-1"=20'-0"

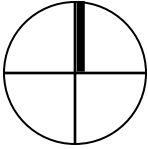


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Level 3 Scale-1"=20'-0"





North Elevation Scale-1"=20'-0"



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East Elevation Scale-1"=20'-0"





South Elevation Scale-1"=20'-0"



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West Elevation Scale-1"=20'-0"



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PRELIMINARY EXTERIOR MATERIAL SELECTIONS							
Division	Material	Abbr./ Ref.	Location	Manufacturer	Material Description		
					Product Line	Color/Style	Notes
03	Precast Concrete	PC-1	Wall Base	Northfield Block Co.	Prairie Stone	Buff	
03	Precast Concrete	PC-2	Wall Base	Northfield Block Co.	Prairie Stone	Graphite	Alternate
03	Precast Concrete	PC-3	Wall Base	Northfield Block Co.	Prairie Stone	Alabaster	Alternate
04	Unit Masonry	BRK-1	Exterior Walls	Yankee Hill Brick	-	G3	Smooth Finish
04	Unit Masonry	BRK-2	Exterior Walls	Yankee Hill Brick	-	Med. I.S.	Smooth Finish
07	Metal Wall Panel	MTL-1	Exterior Walls	Berridge		Lead Cote	16" Wide Vertical Panels
08	Aluminum-Framed Entrances and Storefronts		1st Floor	EFCO	402 Interior 403 Exterior	Match to Lead Cote	-
08	Aluminum Windows and Balcony Doors		Upper Floors	EFCO	325 Series	Match to Lead Cote	-

Exterior Material Palette



Project Brief

Scope

Traction Development Partners Phase II work will start on the corner of Q Street and Canopy Street in Lincoln's new West Haymarket District. The project will include retail space at the ground floor, office space on the second floor, and five floors of residential apartments - making the planned building 7 floors in all. The retail and office floors of the project will be shell construction only, while the residential floors will be fully finished.

Budget

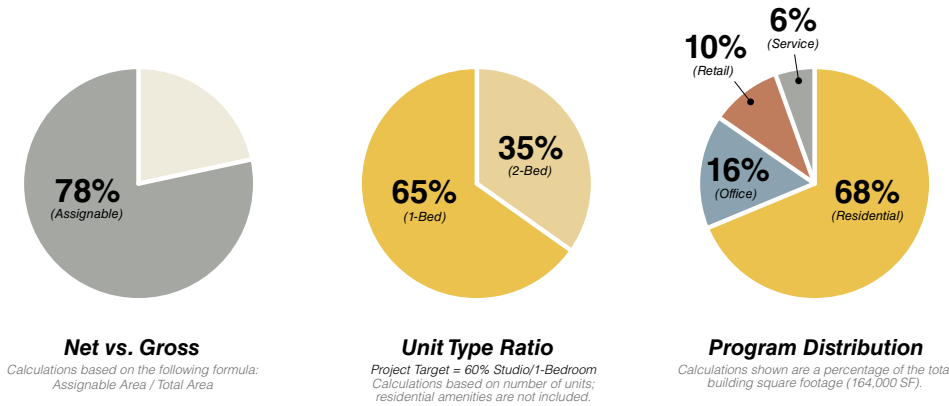
The project is estimated to cost approximately \$18,560,000. This preliminary budget is for construction only and other “soft” costs and development expenses are in addition to this estimate.

Schedule of Key Dates and Milestones

The timeline for the completion of design, documents and construction services began in September of 2013 (schematic design) and will be complete (construction and residential floors open) in July of 2015. Anticipated phases of work and important dates are listed below:

- Schematic Design Completion: **November 13, 2013**
- Schematic Construction Estimate Due: **November 27, 2013**
- Design Development Completion: **January 17, 2014**
- Construction Estimate Due: **February 12, 2014**
- 50% Construction Documents Completion: **April 4, 2014**
- GMP Pricing Due: **April 30, 2014**
- Construction Start: **May 5, 2014**
- Substantial Project Completion: **July 5, 2015**

Project Snapshot Analysis



Detailed Program Areas

Basic Program

RESIDENTIAL FLOOR (TYPICAL)				
Living Units by Type		# of Units	Net Area /Unit	Net SF
A	Studio Apartment	13	565	7,345
A1	Studio Apartment	1	678	678
B	2-Bed / 2-Bath Apartment	1	1,025	1,025
C	2-Bed / 2-Bath Apartment	2	880	1,760
D	2-Bed / 2-Bath Apartment	3	920	2,760
E	2-Bed / 2-Bath Apartment	1	1,262	1,262
F	1-Bed / 1-Bath Apartment	1	760	760
G	2-Bed / 2-Bath Apartment	1	885	885
Total # of Units		23		
			Subtotal (sf)	16,475
Building Services				
Elevator & Elevator Lobby				310
Recycling & Trash Collection				60
Metering Rooms, Janitor Rooms, Storage, Etc.				450
			Subtotal (sf)	820
Total Net Assignable (sf)				17,295
Unassignable				
Circulation (Corridors & Stairs)				2,360
Exterior Walls, Partitions, Chases, & Structure				2,227
Total Net Unassignable (sf)				4,587
Total Residential Floor Area				21,882
# of Floors				5
Residential Area Subtotal (sf)				109,410

RESIDENTIAL AREA (TOTAL)			
Residential Units, Circulation, & Service (from above)			109,410
Residential Shared Ammenities	#	Net Area	Net SF
1st Floor Lobby			1,354
8th Floor Common Space			1,520
		Subtotal (sf)	2,874
Total Residential Area (gsf)			112,284

OFFICE AREA			
Office Areas	#	Net Area	Net SF
Office Tenant Space (2nd Floor)			20,700
Office Lobby (1st Floor)			820
		Subtotal (sf)	21,520
Support Spaces			
Elevator & Elevator Lobby			150
Restrooms & Circulation (Corridor & Stairs)			2,710
Mechanical, Electrical, & Trash			680
		Subtotal (sf)	3,540
Unassignable			
Exterior Walls, Partitions, & Structure			876
		Subtotal (sf)	876
		Total Office Area	25,936
Total Office Area (gsf)			25,936

RETAIL AREA			
Retail Areas	#	Net Area	Net SF
Retail Tenant Space 1	1	1,287	1,287
Retail Tenant Space 2	1	2,126	2,126
Retail Tenant Space 3	1	2,228	2,228
Retail Tenant Space 4	1	2,719	2,719
Retail Tenant Space 5	1	4,373	4,373
Retail Tenant Space 6	1	3,477	3,477
Subtotal (sf)			16,210
Total Retail Area (gsf)			16,210

SERVICE + SUPPORT AREAS (1st Floor)	
Building Services	
Services and Corridor	2,860
Bike/Apt. Storage	908
Mechanical/Electrical	1,400
Elevators & Stairs	715
Exterior Walls, Partitions, & Structure	3,023
Subtotal (sf)	8,906
Total Service Area (gsf) 8,906	

Total Estimated GSF 164,000