

Bird Safe Glass in a version acceptable to businesses would add \$1,225,000 to an already stretched budget. With future desire for EV charging stations, the effects of stormwater management changes and the increasing costs of COVID-19, will Madison be priced out of the market?

Construction Cost Increases 2018 to 2020 - 1255 Fourier Drive Madison

5 story 130,000 SF office building in Old Sauk Trails Park (Bid in 2016, completed in 2018) Each \$1,000,000 adds \$1.50/RSF to rent.

Cheapest glass option for Commercial buildings \$6.30/SF | Solarban Solexia actually used \$10.30/SF | Ornilux Glass \$46.55/SF

Orniux Glass		Dot on Glass	
\$ 500,000.00	Additional Land (for stormwater management)	\$ 500,000.00	Additional Land (for stormwater management)
\$ 1,225,000.00	Bird Friendly Ornilux Glass	\$ 175,000.00	Bird Friendly Dots on Glass
\$ 331,500.00	EV 5% fully installed	\$ 331,500.00	EV 5% fully installed
\$ 765,000.00	EV Prep 50%	\$ 765,000.00	EV Prep 50%
\$ 350,000.00	Stormwater Management	\$ 350,000.00	Stormwater Management
\$ 2,546,500.00	Construction Cost increase 2018 to 2020	\$ 2,121,500.00	Construction Cost increase 2018 to 2020
\$ 243,750.00	Site cost increase 2018 to 2020	\$ 243,750.00	Site cost increase 2018 to 2020
\$ 5,961,750.00	Total	\$ 4,486,750.00	Total Increase
\$ 37,100,000.00	Total Cost of Construction in 2018	\$ 37,100,000.00	Total Cost of Construction in 2018
\$ 43,061,750.00	Total Estimated Cost of Construction 2020	\$ 41,586,750.00	Total Estimated Cost of Construction 2020
16% increase		12% increase	
Note: Each increase in \$1,000,000.00 adds \$1.50/RSF to rent	(Assuming amortization over lease period)	Note: Each increase in \$1,000,000.00 adds \$1.50/RSF to rent	(Assuming amortization over lease period)



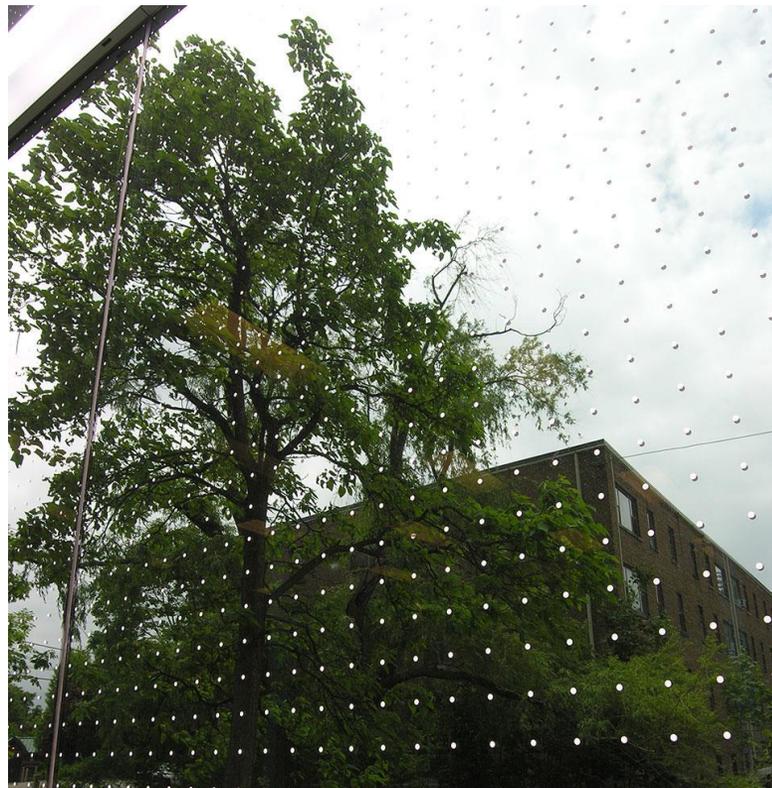
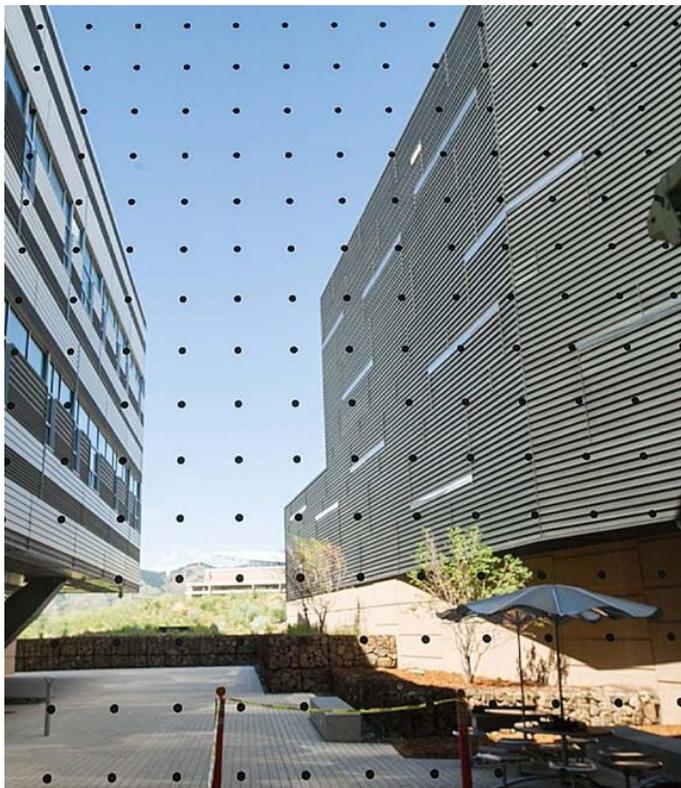
Note: Critical request due to COVID-19 is to add GPS systems to HVAC which is estimated to add \$10,000 per floor or \$50,000 for this building which is not included in the estimates above.

Note: Operating Costs have increased due to taxes, city water and sewer increases, COVID-19 janitorial and supplies costs, added cost for stormwater management and EV charging stations would add maintenance, IT, payment processing, energy use, bird safe glass additional cleaning and maintenance and other costs still to be analyzed and other operating costs are continuing to climb.

Human Experience

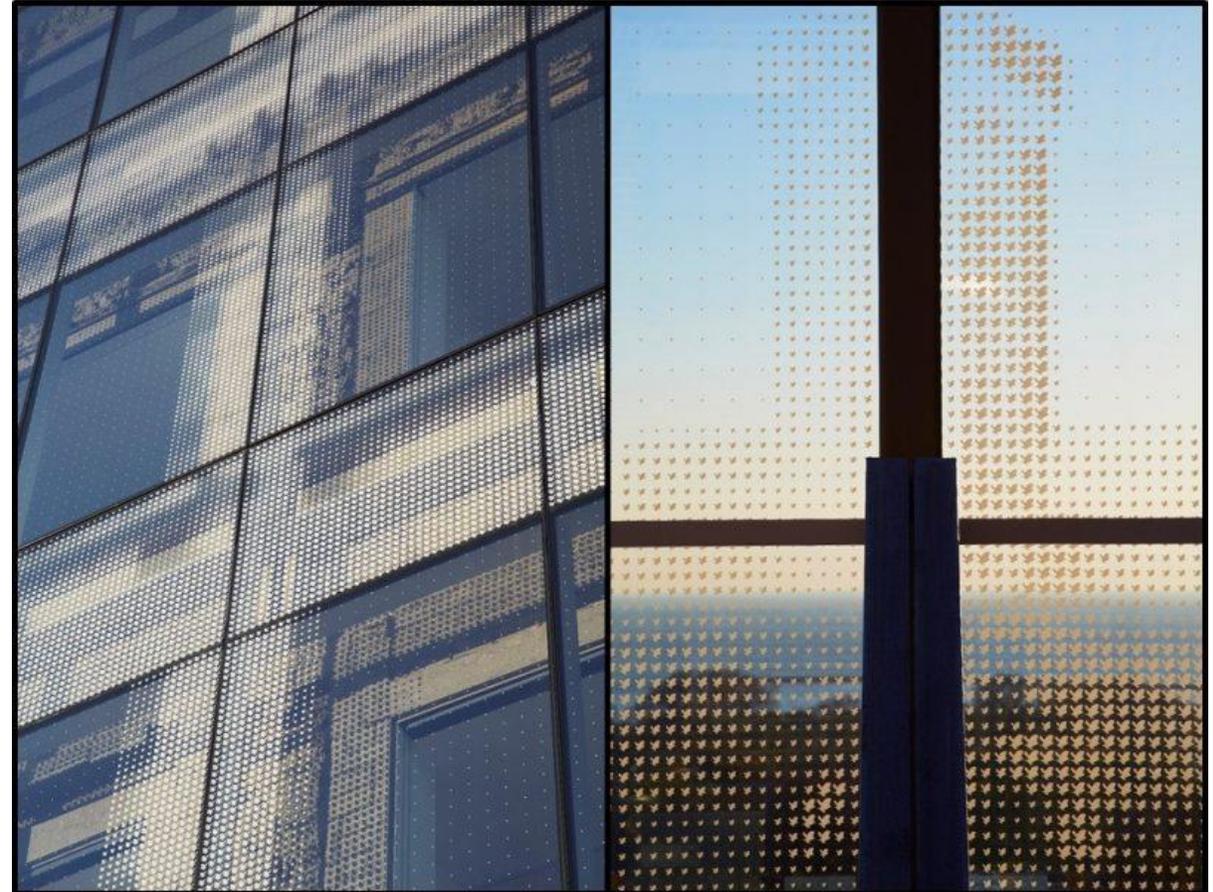
- There are numerous options used to reduce bird deaths. But the visual obstruction to humans is not low. Depending on the option that is chosen, you can change daylighting, design and the entire healthy feel of a space.
- Workers spend at least 8 hours a day inside buildings and want them to be inviting, bright and bring the outdoors into their space as much as possible.





Dots | Lines

Screening and Glass Prints or Appliques



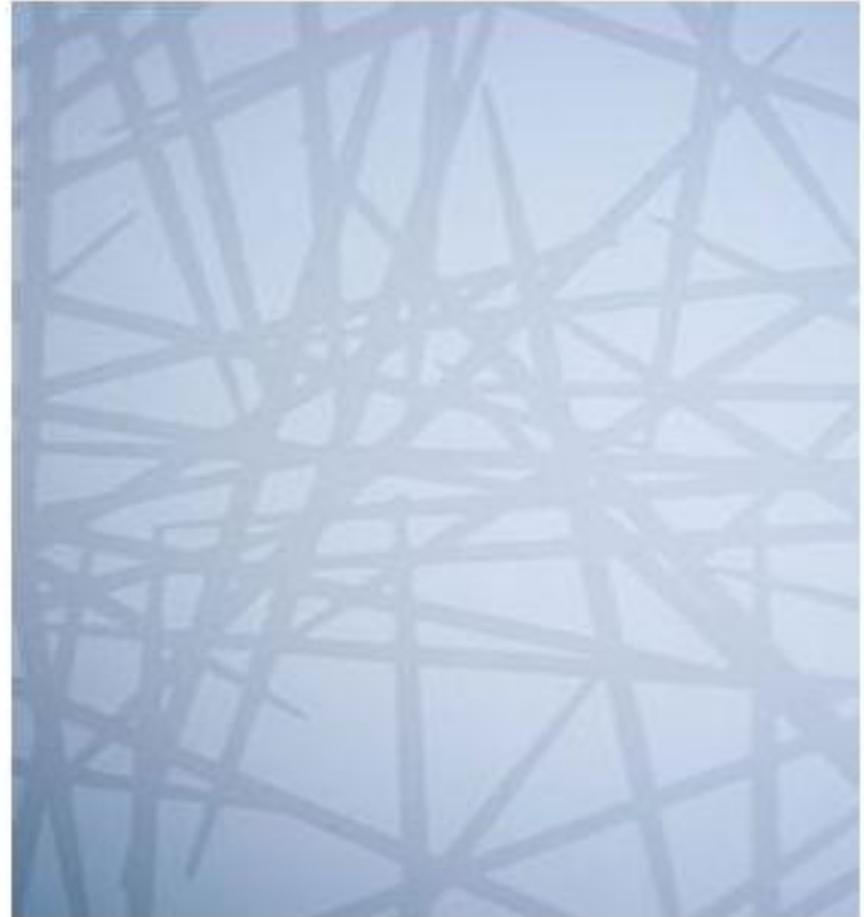


Bird safe netting installed on exterior of building

Ornilux Glass from Germany



What We See



What the Birds See