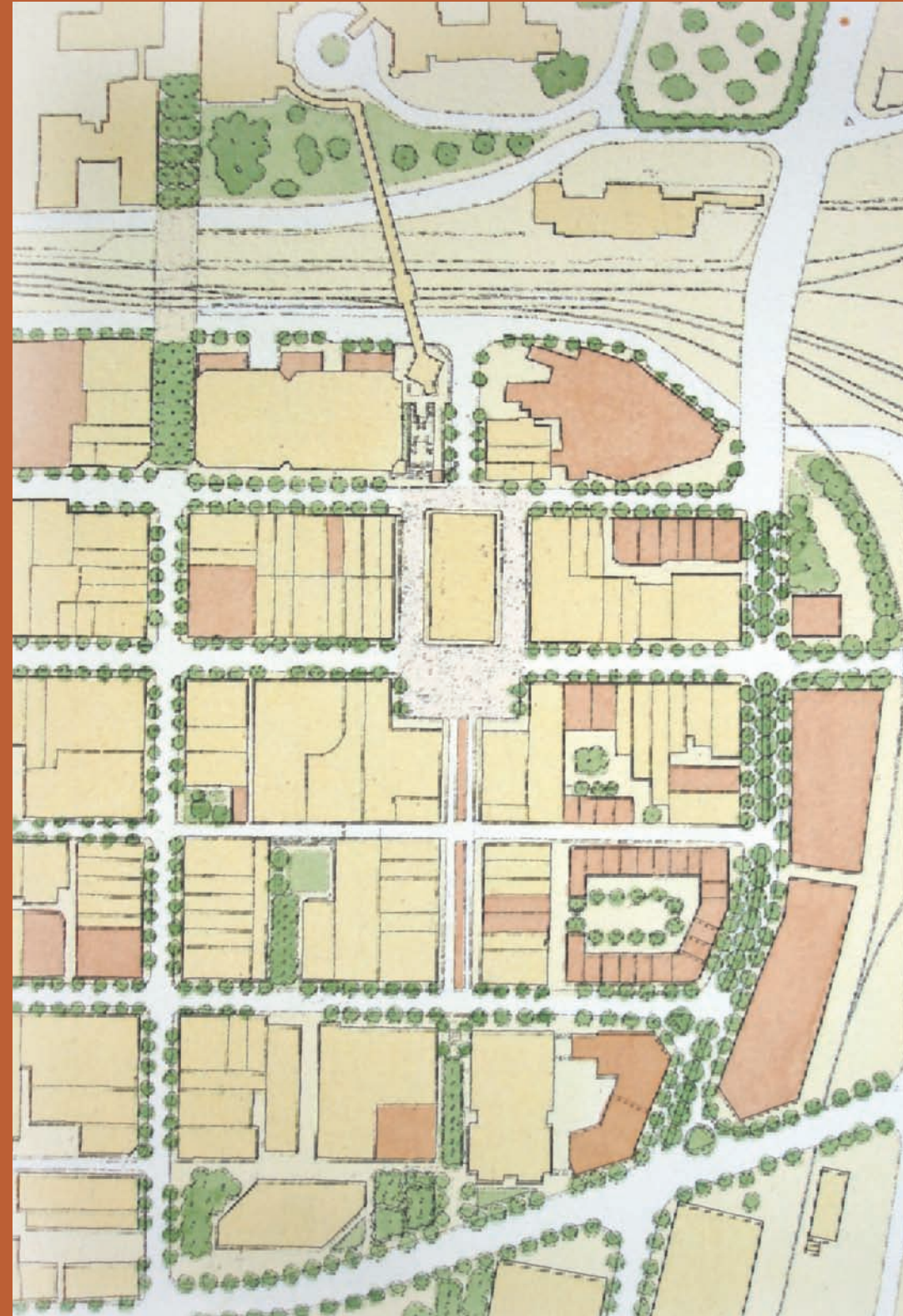


CITY MARKET
ROANOKE, VIRGINIA

APPENDIX



1. BUDGET
2. STREETScape ELEMENTS SPECIFICATIONS
3. 3-D FORM STUDIES
4. CHARRETTE NEWSPAPER ARTICLE

BUDGET

1. MARKET BUILDING

IMPROVEMENTS

2. CENTURY STATION

PARKING GARAGE

ROANOKE CITY MARKET STUDY
ROANOKE, VIRGINIA
January 18, 2006

SFCS
5506.00

	UNIT SQUARE FOOTAGE	NO.	TOTAL SQUARE FOOTAGE	COST PER SQ FT	TOTAL COST
MARKET BUILDING IMPROVEMENTS					
GROUND FLOOR IMPROVEMENTS					
NEW CONSTRUCTION	0	1	0		
HEAVY RENOVATION	8,884	1	8,884	\$75	\$666,300
MEDIUM RENOVATION	4,638	1	4,638	\$50	\$231,900
LIGHT RENOVATION	4,594	1	4,594	\$25	\$114,850
TOTAL GROUND FLOOR IMPROVEMENTS			18,116		\$1,013,050
MEZZANINE IMPROVEMENTS					
NEW CONSTRUCTION	0	1	0		
HEAVY RENOVATION*	6,407	1	6,407	\$100	\$640,700
MEDIUM RENOVATION	5,085	1	5,085	\$50	\$254,250
LIGHT RENOVATION	760	1	760	\$25	\$19,000
*INCLUDES BALCONY CONSTRUCTION					
TOTAL MEZZANINE IMPROVEMENTS			12,252		\$913,950
SECOND FLOOR IMPROVEMENTS					
NEW CONSTRUCTION	0	1	0		
HEAVY RENOVATION	7,577	1	7,577	\$75	\$568,275
MEDIUM RENOVATION	3,597	1	3,597	\$50	\$179,850
LIGHT RENOVATION	760	1	760	\$25	\$19,000
TOTAL SECOND FLOOR IMPROVEMENTS			11,934		\$767,125
			42,302		
					CONSTRUCTION COSTS, TODAY'S DOLLARS \$2,694,125
					CONTINGENCY 10% \$269,413
TOTAL MARKET BUILDING IMPROVEMENTS					\$2,963,538

Notes:

1. All costs are "order of magnitude" cost and are dependent on final program and design. Sitework and demolition are included in the cost/sf assumption.
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ROANOKE CITY MARKET STUDY
ROANOKE, VIRGINIA
January 18, 2006

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	UNIT SQUARE FOOTAGE	NO.	TOTAL SQUARE FOOTAGE	COST PER SQ FT	TOTAL COST
CENTURY STATION PARKING GARAGE - REMODEL AND ADDITION					
GROUND FLOOR IMPROVEMENTS					
NEW CONSTRUCTION	4,154	1	4,154	\$120	\$498,480
HEAVY RENOVATION	12,487	1	12,487	\$100	\$1,248,700
MEDIUM RENOVATION	5,220	1	5,220	\$75	\$391,500
LIGHT RENOVATION	6,170	1	6,170	\$10	\$61,700
TOTAL GROUND FLOOR			28,031		2,200,380
TYPICAL PARKING LEVEL					
NEW CONSTRUCTION	4,154	4	16,616	\$120	\$1,993,920
HEAVY RENOVATION	700	4	2,800	\$100	\$280,000
MEDIUM RENOVATION	0	4	0		
LIGHT RENOVATION*	23,177	4	92,708	\$5	\$463,540
*FAÇADE IMPROVEMENTS					
TOTAL PARKING LEVELS			112,124		2,737,460
TYPICAL RESIDENTIAL FLOOR					
NEW CONSTRUCTION	19,677	4	78,708	\$150	\$11,806,200
HEAVY RENOVATION	0	4	0		
MEDIUM RENOVATION	0	4	0		
LIGHT RENOVATION	0	4	0		
TOTAL RESIDENTIAL FLOORS			78,708		11,806,200
COURTYARD	4,000	1	4,000	\$20	\$80,000
			218,863		
					CONSTRUCTION COSTS, TODAY'S DOLLARS \$16,824,040
					CONTINGENCY 10% \$1,682,404
TOTAL CENTURY STATION PARKING GARAGE					\$18,506,444

Notes:

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BUDGET

1. MARKET SQUARE AND

FARMERS STALLS

This includes balconies for Market Square and the first block of Market Street. It does not include a Center Market Stall for the second block of Market Street. See next page for illustration.

2. STREETScape

IMPROVEMENTS

3. STREET PAVERS

ROANOKE CITY MARKET STUDY
ROANOKE, VIRGINIA
January 18, 2006

SFCS
5506.00

	UNIT SQUARE FOOTAGE	NO.	TOTAL SQUARE FOOTAGE	COST PER SQ FT	TOTAL COST
MARKET SQUARE AND FARMER'S STALLS					
FARMER'S STALLS LINEAR FEET OF STALLS W/ POWER, WATER, ETC.	424	1	424	\$400	\$169,600
TOTAL FARMER'S STALLS					\$169,600
TICKET BOOTH/KIOSK NERI		1			\$42,510
TOTAL TICKET BOOTH					\$42,510
BALCONIES NEW CONSTRUCTION FANS LIGHTS/ELECTRICITY	6,984 0 0	1 0 0	6,984 0 0	\$100	\$698,400
TOTAL BALCONIES					\$698,400
AWNINGS NEW CONSTRUCTION FANS LIGHTS/ELECTRICITY	1,800 0 0	1 0 0	1,800 0 0	\$100	\$180,000
TOTAL AWNINGS					\$180,000
CONSTRUCTION COSTS, TODAY'S DOLLARS					\$1,090,510
CONTINGENCY 10%					\$109,051
TOTAL MARKET SQUARE AND FARMER'S STALLS					\$1,199,561

Notes:

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ROANOKE CITY MARKET STUDY
ROANOKE, VIRGINIA
January 18, 2006

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	UNIT SQUARE FOOTAGE	NO.	TOTAL SQUARE FOOTAGE	COST PER SQ FT	TOTAL COST
STREETScape IMPROVEMENTS					
SIGN BOARDS		2		\$1,185	\$2,370
LITTER BINS		20		\$380	\$7,600
CYCLE RACKS		4		\$575	\$2,300
BENCHES		40		\$950	\$38,000
LIGHT POLES		30		\$4,780	\$143,400
BOLLARDS		30		\$565	\$16,950
DOG FOUNTAIN		1		\$1,050	\$1,050
CONSTRUCTION COSTS, TODAY'S DOLLARS					\$211,670
INSTALLATION 10%					\$21,167
CONTINGENCY 10%					\$21,167
TOTAL STREETScape IMPROVEMENTS					\$254,004

Notes:

1. All costs are "order of magnitude" cost and are dependent on final program and design. Sitework and demolition are included in the cost/sf assumption.
2. Cost assumptions are in current dollars and do not include escalation.
3. Costs are based on Neri urban furniture products.

	UNIT SQUARE FOOTAGE	NO.	TOTAL SQUARE FOOTAGE	COST PER SQ FT	TOTAL COST
STREET PAVERS					
PHASE I	73,254	1	73,254	\$20	\$1,465,080
PHASE II	240,854	1	240,854	\$20	\$4,817,080
CONSTRUCTION COSTS, TODAY'S DOLLARS					\$6,282,160
CONTINGENCY 10%					\$628,216
TOTAL STREET PAVERS					\$6,910,376

Notes:

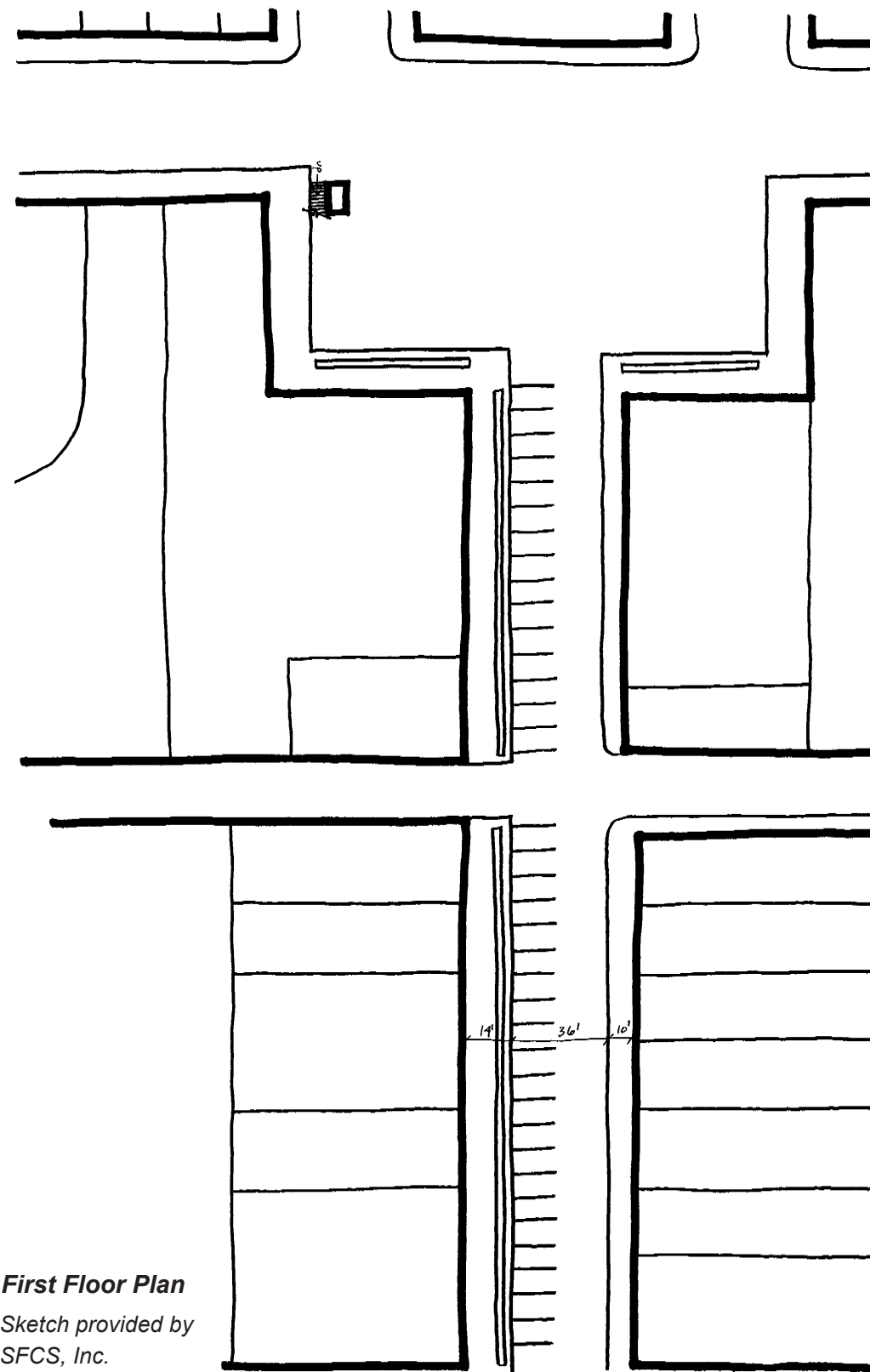
1. All costs are "order of magnitude" cost and are dependent on final program and design. Sitework and demolition are included in the cost/sf assumption.
2. Cost assumptions are in current dollars and do not include escalation.
3. Cost is based on paving brick unit masonry

BUDGET

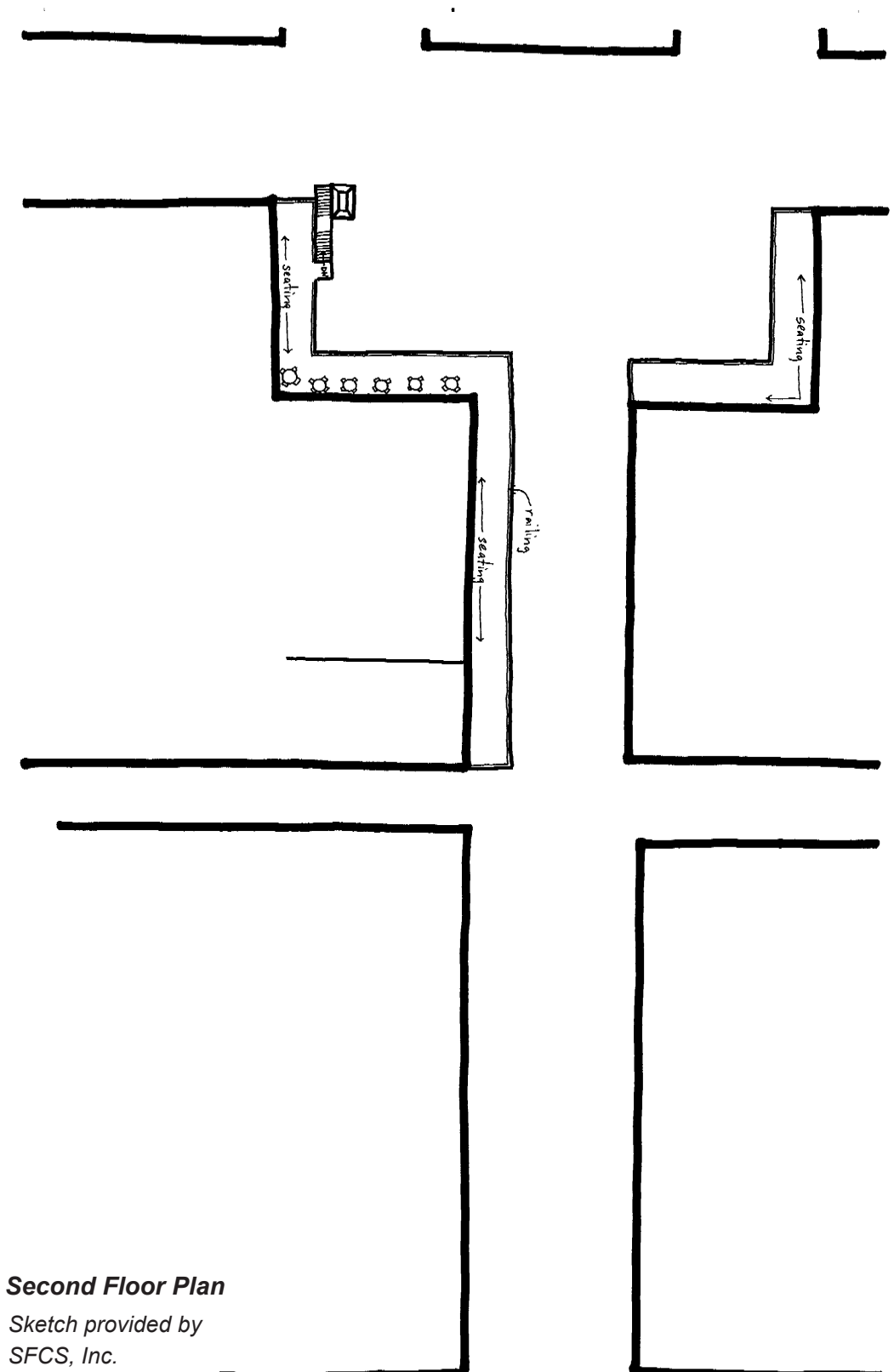
**MARKET SQUARE
AND FARMERS STALL**

ALTERNATE OPTION

This option reflects what was used to calculate the budget. It includes balconies for Market Square and just the first block of Market Street, and does not include the center market stall for the second block.



First Floor Plan
Sketch provided by
SFCS, Inc.



Second Floor Plan
Sketch provided by
SFCS, Inc.

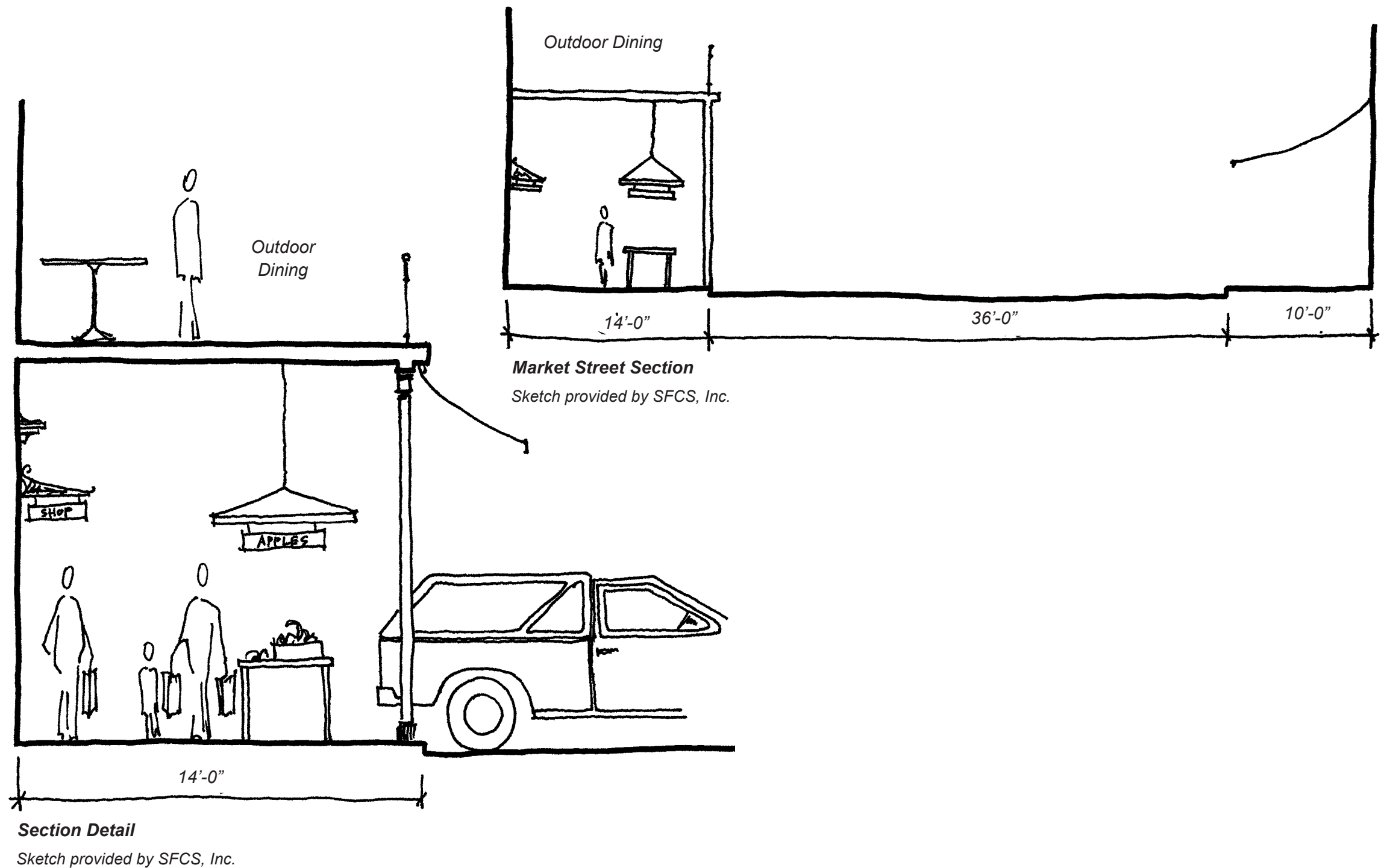
BUDGET

MARKET SQUARE

AND FARMERS STALL

ALTERNATE OPTION

This option reflects what was used to calculate the budget. It includes balconies for Market Square and just the first block of Market Street, and does not include the center market stall for the second block.



BUDGET

1. WILLIAMSON ROAD

DEVELOPMENT

2. STEPPED PLAZA

ROANOKE CITY MARKET STUDY
ROANOKE, VIRGINIA
January 18, 2006

SFCS
5506.00

	UNIT SQUARE FOOTAGE	NO.	TOTAL SQUARE FOOTAGE	COST PER SQ FT	TOTAL COST
WILLIAMSON ROAD DEVELOPMENT					
NEW CONSTRUCTION					
PARKING GARAGE	20,160	1	20,160	\$120	\$2,419,200
RETAIL	15,445	1	15,445	\$150	\$2,316,750
THEATERS (PLUS SUPPORT SPACES)	5,844	5	29,220	\$200	\$5,844,000
IMAX THEATER	6,385	1	6,385	\$250	\$1,596,250
STREETSCAPE/SITWORK		1			\$150,000
			71,210		
			CONSTRUCTION COSTS, TODAY'S DOLLARS		\$12,326,200
			CONTINGENCY 10%		\$1,232,620
TOTAL WILLIAMSON ROAD DEVELOPMENT					\$13,558,820

Notes:

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ROANOKE CITY MARKET STUDY
ROANOKE, VIRGINIA
January 18, 2006

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5506.00

	UNIT SQUARE FOOTAGE	NO.	TOTAL SQUARE FOOTAGE	COST PER SQ FT	TOTAL COST
STEPPED PLAZA					
BALCONY	3,078	1	3,078	\$120	\$369,360
NEW ENTRANCE TO BRIDGE	600	1	600	\$200	\$120,000
END PAVILION	361	1	361	\$300	\$108,300
TERRACED STEPS WITH SHOPS BELOW	3,901	1	3,901	\$200	\$780,200
TERRACED STEPS	2,030	1	2,030	\$150	\$304,500
STREETSCAPE/LANDSCAPE		1			\$100,000
			CONSTRUCTION COSTS, TODAY'S DOLLARS		\$1,782,360
			CONTINGENCY 10%		\$178,236
TOTAL STEPPED PLAZA					\$1,960,596

Notes:

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