



Thank you for your interest in Colorado C-PACE new construction financing.

Please fill in your project information on the Constructions Costs and Related Costs pages. Information entered on those pages will be summarized on the Summary page. Enter a description of your project on row 4 of the Summary page.

Construction Costs page:

Complete the Construction Costs page by entering the line item Division number and description in column B, Total Construction Costs in column C, and C-PACE Non-Eligible Costs in column D on rows 8 thru 38. Enter Renewable Energy Systems costs, where applicable, in column C on rows 43 thru 48. Eligible Construction Costs will be determined by subtracting Non-Eligible Construction Costs from Total Construction Costs. Additional rows may be inserted as needed.

Related Costs page:

Enter project legal fees, development fees, costs of post-construction commissioning, capitalized interest, and similar items in rows 8 thru 18 of the Related Costs page. Enter costs related to the 15% financing scenario in column C and costs related to the 20% financing scenario in column D. Some or all of the costs may be the same for both scenarios. Additional rows may be inserted as needed.

An additional page for user calculations is provided for convenience.

Please submit your completed project worksheet to the Colorado C-PACE Program Director, Tracy Phillips:

tphillips@CoPACE.com

For additional information on Colorado C-PACE New Construction financing, please see pages 20 and 21 of the Colorado C-PACE User Guide:

https://copace.com/wp-content/uploads/CO_C-PACE_Program_Guide.pdf

C-PACE New Construction Financing
Preliminary Estimate of Eligible Finance Amount
Harris Industrial Park

	15% Financing	30% Financing	35% Financing
Construction Costs Excluding Renewable Energy Systems	\$82,044,965	\$82,044,965	\$82,044,965
Less: C-PACE Non-Eligible Construction Costs ¹	(\$87,500)	(\$87,500)	(\$87,500)
C-PACE Eligible Construction Costs Excluding Renewable Energy Systems	\$81,957,465	\$81,957,465	\$81,957,465
C-PACE Eligible Related Costs ²	\$75,000	\$75,000	\$75,000
C-PACE Eligible Costs Excluding Renewable Energy Systems	\$82,032,465	\$82,032,465	\$82,032,465
C-PACE Eligible Finance Amount of Non-Renewables and Related Costs	\$12,304,870	\$24,609,740	\$28,711,363
Renewable Energy Systems Costs ³	\$24,567,750	\$24,567,750	\$24,567,750
Total C-PACE Eligible Finance Amount	\$36,872,620	\$49,177,490	\$53,279,113

1. See C-PACE Program Guide for eligibility requirements; non-eligible items listed on Construction Costs sheet.
2. Approved developer related project development costs as detailed on *Related Costs* sheet.
3. 100% of renewable energy systems costs are eligible for C-PACE financing.

**C-PACE New Construction Project Costs
Harris Industrial Park
Construction Cost Analysis**

DRAFT

Division	Total Construction Costs	C-PACE Non-Eligible Costs ¹	Total Eligible Construction Costs
Construction Costs Excluding Renewable Energy Systems			
Construction	\$2,000,000		
Labor	\$200,000		
MEP	\$201,000		
Equipment	\$183,000		
Formwork	\$20,000		
Parking	\$62,500		
Electrical	\$160,000		
HVAC	\$47,500		
Roadway	\$3,669,750		
Mechanical Equipment	\$180,000		
Ellectrical Equipment	\$125,000		
Plumbing Equipment	\$58,000		
Fire Safety Equipment	\$55,500		
Construction Materials	\$2,890,000		
Construction Costs	\$800,000		
Facilities	\$400,000		
Interconnections	\$12,500		
Drainage System	\$2,198,000		
Future Tap-In Points	\$20,000		
Integration and Labor	\$18,000		
Labor & Construction	\$380,000		
Fiber Installation	\$371,200		
Connecting Structures	\$185,600		
Communication Systems	\$350,000		
Mainframe Petabyte Servers	\$700,000		
Merchat/Retail Space	\$6,334,000		
Arena & Event Space	\$15,750,000		
Exterior Finish	\$4,374,000		
Parking Lot & Transport	\$3,400,000		
Finish Work (Luxury)	\$12,496,000		
C-Store Infrstructure	\$4,320,925		
EV Fueling Station	\$4,505,600		
Convenience Store	\$2,000,000		
Site Preparation	\$450,000		
Fueling Tanks Installation	\$60,000		
Interior Finish	\$87,500	\$87,500	
Total Direct Costs	\$69,065,575	\$87,500	\$68,978,075
Permits	\$15,000		
MEP's Contractor (McShae)	\$150,000		
EPC Contractors	\$250,000		
Systems Integrator	\$140,000		
Project Managers	\$360,000		
Contingency	\$944,000		
Design & Engineering	\$15,000		

C-PACE New Construction Project Costs
Harris Industrial Park
Construction Cost Analysis

DRAFT

Division	Total Construction Costs	C-PACE Non-Eligible Costs¹	Total Eligible Construction Costs
Contingency	\$279,590		
ACE Corp	\$500,000		
Swan Rose Holdings LLC	\$500,000		
Solar Farm Contingency	\$1,155,000		
Construction Compar	\$4,335,400		
Total Project Contingency	\$4,335,400		
Total Indirect Costs	\$12,979,390	\$0	\$12,979,390
Subtotal Excluding Renewable Energy Systems	\$82,044,965	\$87,500	\$81,957,465
Renewable Energy Systems			
Rooftop Solar Array	\$850,000		
Rooftop Solar Installation	\$27,000		
Battery Storage	\$3,000		
Solar Inverters	\$36,000		
Battery Storage	\$50,000		
Rooftop Solar Array	\$850,000		
Rooftop Solar Installation	\$27,000		
Geothermal System	\$281,250		
Geothermal Heat Pumps	\$75,000		
Geothermal Piping System	\$88,000		
Geothermal Heating Systems	\$125,000		
CHP/Pyro Equipment	\$7,539,500		
Pyrolysis Interconnection	\$80,000		
CNG Storage Equipment	\$520,000		
Pyrolysis Interconnection Operation	\$26,000		
Solar Farm 1	\$8,500,000		
Solar Rooftop 1	\$675,000		
Solar Capacity	\$2,000,000		
Solar Installation	\$375,000		
Sustainable Rooftop (400 kW)	\$1,000,000		
EV Charging Stations	\$1,050,000		
Solar Rooftop Unit (90 kW)	\$225,000		
Solar Installation (90 kW)	\$90,000		
EV Charge Pad Installation	\$75,000		
Subtotal Renewable Energy Systems	\$24,567,750	\$0	\$24,567,750
Total	\$106,612,715	\$87,500	\$106,525,215

¹ Eligible costs include permanently affixed core building costs. Non-eligible costs include land acquisition, appliances, etc.

C-PACE New Construction Project Costs
Harris Industrial Park

Developer to enter related costs (in blue) in table below

C-PACE Eligible Related Costs	15% Financing	30% Financing	35% Financing
Program Administration Fee - Energy Efficiency Measures	\$75,000	\$75,000	\$75,000
Total C-PACE Eligible Related Costs	\$75,000	\$75,000	\$75,000

¹ Energy engineering, environmental analysis, underwriting costs, closing fees, etc.

Program Administration Fee - Renewable Energy Systems	15% Financing	30% Financing	35% Financing
Program Administration Fee - Renewable Energy Systems	\$0	\$0	\$0

