ATTACHMENT B

OVERVIEW OF THE PROPOSED AUTOMOTIVE BUILDING AT THE WEST REGIONAL CENTER
EXISTING SITE PLAN - PROPERTY BOUNDARIES

CCP + VELORIC PROPERTIES

- **46th Street Station - MFL**
- **Market Street**, Eastbound lane along northern edge, under MFL
- **48th Street**, north or south lanes along western edge
- **Ludlow Street**, eastbound along southern edge of site

**On Site Parking - Existing**
- 48 spaces + 2 handicap spaces

**Public Transportation**
- MFL @ 46th + Market [2 blocks, ~750' to site]
- Bus 31 @ 48th + Market [on site]
- Buses 21 + 64 @ 48th + Chestnut [2 blocks, ~400' to site]

**Additional Information**
- Structure for MFL along Market Street @ 48th: MFL structure touches sidewalk, more information needed.

**Existing Site Conditions Key:**
- **Market Street**
- **46th Street Station - MFL**
- **Ludlow Street**
- **CCP Site** ~ 0.57 acres ~ 10,000sf
- **Existing CCP Autotech Building** ~ 10,000sf
- **Existing CCP Non-Autotech Building** ~ 2,600sf
- **Existing Office Building** ~ 10,000sf
- **Existing Frazer Building** ~ 10,000sf
- **Former 47th St**
- **Enterprise Center Property** ~ 0.83 acres
**EXISTING SITE PLAN**

- **Market Street**:
  - Existing CCP Autotech Building
  - Existing Office Building
  - Existing Frazer Building
  - Parcels to be purchased
  - Parcel to be leased
  - 50 SPACES

- **Ludlow Street**:
  - Existing CCP Non-Autotech Building
  - Antioch Christian Fellowship
  - Rite Aid

- **Chestnut Street**:
  - Former 47th St

- **46th Street**:
  - Enterprise Center Property

- **46th Street Station - MFL**

- **Public Transportation**:
  - MFL @ 46th + Market [2 blocks, ~750' to site]
  - Bus 31 @ 48th + Market [on site]
  - Buses 21 + 64 @ 48th + Chestnut [2 blocks, ~400' to site]

- **Vehicular Access**:
  - Market Street, eastbound lane along northern edge, under MFL
  - 48th Street, north or south lanes along western edge
  - Ludlow Street, eastbound along southern edge of site

- **On Site Parking**:
  - Existing
  - 48 spaces + 2 handicap spaces

- **Additional Information**:
  - Structure for MFL along Market Street @ 48th: MFL structure touches sidewalk, more information needed

- **Site Including Proposed Gift**
  - ~81,500 ASF

- **Topography Information Based on Google Earth File**
  - ~9' / 215' = 5% slope along 48th Street

- **Site Topography Change**

- **Parcels to be purchased**
- **Parcel to be leased**

**Parcels**

- **CCP - WEST REGIONAL CAMPUS TRANSPORTATION TECHNOLOGY + LOGISTICS CENTER**

- **NOV 1, 2016**
ATTACHMENT C

PROPOSED FINANCING FOR THE AUTOMOTIVE BUILDING IN WEST PHILADELPHIA
### Use of Funds

<table>
<thead>
<tr>
<th>Building/Program/Landscape</th>
<th>Project Type</th>
<th>Area</th>
<th>Min Unit Cost/SF</th>
<th>Max Unit Cost/SF</th>
<th>Low Range</th>
<th>High Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Construction</td>
<td>Architecture</td>
<td>37,000 sf</td>
<td>$300/sf</td>
<td>$350/sf</td>
<td>$11,100,000−</td>
<td>$12,950,000−</td>
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<tr>
<td>Sidewalks/Plazas/Ludlow St</td>
<td>Landscape</td>
<td>8,000 sf</td>
<td>$50/sf</td>
<td>$70/sf</td>
<td>$400,000−</td>
<td>$560,000−</td>
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<tr>
<td>Repave Ludlow St (Pedestrian Friendly)</td>
<td>Landscape</td>
<td>5,200 sf</td>
<td>$50/sf</td>
<td>$70/sf</td>
<td>$260,000−</td>
<td>$364,000−</td>
</tr>
<tr>
<td>Parking Area / Program Support Space</td>
<td>Landscape</td>
<td>13,000 sf</td>
<td>$30/sf</td>
<td>$50/sf</td>
<td>$390,000−</td>
<td>$650,000−</td>
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</tbody>
</table>

**Total Construction Cost Range**

$12,150,000− $14,524,000

*Estimated Pre-Construction Soft Costs*

Design and Engineering, Project Financing Fees, Regulatory/Legal Fees, Insurance, CM Pre-construction Services, Site Survey and Geotechnical Analysis.

15% $1,822,500− $2,178,600

*Estimated Construction & Post-Construction Soft Costs*

Construction Administration, Construction Management, and Fixtures, Furniture and Equipment

10% $1,215,000− $1,452,400

Total Estimated Soft Costs (Pre Construction, Construction and Post Construction)

25% $3,037,500− $3,631,000

**Overall Project Estimated Cost Range**

$15,187,500− $18,155,000

**Land Acquisition Cost**

$484,700− $484,700

**Value of College Owned Property**

$2,467,530− $2,467,530

**Total Construction of Property Value**

$18,139,730− $21,107,230

**Equipment for the Auto Tech and Diesel Program**

$800,000− $1,000,000

**Total Program Cost Range**

$18,939,730− $22,107,230
## Sources of Funds

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>RACP Funding Request</td>
<td>$5,000,000</td>
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<tr>
<td>New Market Tax Credit</td>
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<tr>
<td>Private Donations (including Naming)</td>
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<tr>
<td>PA Department of Community and Economic Development</td>
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</tr>
<tr>
<td>College Foundation</td>
<td>$484,700</td>
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<tr>
<td>Value of College Owned Property</td>
<td>$2,467,530</td>
</tr>
<tr>
<td>Bond Financing</td>
<td></td>
</tr>
<tr>
<td><strong>Total Sources of Funds</strong></td>
<td></td>
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</tbody>
</table>