



PROPERTY FEASIBILITY STUDY - COST WORKSHEET

Introduction: The Property Feasibility Study - Cost Worksheet for the Preferred Property is used by the PM to gather cost data related to making the property "Construction Ready".

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|-----------------------|---------------|--------------|
| Planned Project Type: | Municipality: | Date: |
| Property Title: | Property # | Work Order # |

| Yes | No | Considerations | Estimated Costs | | Comments |
|-----|----|---|-----------------|--------|----------|
| | | | N/A | Amount | |
| | | 1. Are there any subdivision conditions, covenants and restrictions (CCR) or seller requirements that will adversely limit the Church's use or development? (attach copies) | | | |
| | | 2. Are there property conditions that could potentially cause harm to the Church or its members? (e.g. canals, traffic flow patterns, attractive nuisances, crossing dangerous bridges) | | | |
| | | 3. How much property is needed for this project? In gross acres? Net acres? How much property is needed if a septic system or storm water retention is required? | | | |
| | | 4. How much acreage will be available for disposition? Acres ____ Can the property be legally subdivided with appropriate egress/ingress? Is access dependent upon the completion of other subdivisions under development? If so, when will those improvements be complete? | | | |
| | | 5. Are there high-tension lines, canals, drainage ways, ditches, lakes, or railroads within 200' of the property? | | | |
| | | 6. Are there any existing or proposed land uses that could be detrimental or incompatible to our proposed use? (e.g. zoning, widening of existing roadways, permanent utility easements, proposed traffic signals, landscaping or other set back requirements) | | | |
| | | 7. What governmental and quasi-governmental entities will be involved in the building permit process? (i.e. city, county, state, federal, CAP, SRP, etc.) | | | |
| | | 8. Is our proposed use permitted under the current zoning? If not, what is needed to obtain a permit? What governmental approvals will be required to qualify the property for our intended use? | | | |
| | | 9. Is a pre-application process available from the governmental permitting agency? If preliminary discussions were held, what were the results? What is the approximate building permit approval process time frame? | | | |
| | | 10. Has a boundary, topographic and features survey been reviewed? Are there easements or rights of way on the property? What easements are required for a building permit? Do all perimeter dimensions and survey marks legally close? | | | |

Physical Facilities Department

| Yes | No | Considerations | Estimated Costs | | Comments |
|-----|----|--|-----------------|--------|----------|
| | | | N/A | Amount | |
| | | 11. Does the site plan 1) meet Church parking stall guidelines? 2) show any potential excess | | | |
| | | 12. Will off-site parking be available? | | | |
| | | 13. Are there indications of potential for environmental contamination (e.g. structures or storage tanks, prior property uses etc.) and have inspections been completed? | | | |
| | | 14. What are the estimated costs to clear, raze, or prepare the site for construction? | | | |
| | | 15. What is the estimated cost for site improvements related to topography? | | | |
| | | 16. Is adequate culinary water available? Who is the supplier? What is the distance to hook up & estimated cost? If not, how soon will it be available? Are water rights/ shares required for a water connection? | | | |
| | | 17. If culinary water is not available, then what improvements are required to provide water? Are water rights required for development of a culinary source? Are local/state/regulatory approvals required for a water supply? | | | |
| | | 18. Locate all fire hydrants and determine the distance to the approximate building location. Obtain any existing water flow and pressure reports. If not available, have a consultant perform a Fire Flow Test to verify adequate flow and pressure for fire suppression systems, If fire protection improvements are required. | | | |
| | | 19. Is adequate electrical power available? Who is the supplier? | | | |
| | | 20. Is on-site storm water retention required? | | | |
| | | 21. Is a storm drain system required? | | | |
| | | 22. Is sanitary sewer available? Who is the supplier? (Indicate distance to hook up) If not, how soon will it be available? Is a septic system allowable? Have percolation tests been performed? | | | |
| | | 23. Is adequate natural gas available? Who is the supplier? If not, how soon will it be available? If not available, then what alternative? | | | |
| | | 24. What is the current road frontage? Who is responsible for maintaining it? | | | |
| | | 25. Will the Church be required to install off-site street paving, curbs/gutters, sidewalks and landscaping? Street crossing, turning lanes. | | | |
| | | 26. Will the Church be required to provide street lighting? intersection traffic signals? | | | |
| | | 27. Will the Church be required to relocate street electric poles? install traffic lights? Is underground power installation required? | | | |

Physical Facilities Department
 Real Estate Services Division

| Yes | No | Considerations | Estimated Costs | | Comments |
|--------------------------------|----|---|-----------------|--------|----------|
| | | | N/A | Amount | |
| | | 28. Will the Church be required to provide off-site improvements for neighboring vacant properties? Make provision for reimbursement - of future recoverable costs. | | | |
| | | 29. Are off-site improvements being provided by others? If so, when will installation of those improvements be complete? | | | |
| | | 30. Is access dependent upon the completion of other subdivisions under development? If so, when will those improvements be complete? | | | |
| | | 31. Legal access available to the property? | | | |
| | | 32. Is the Property located in a Flood Zone? | | | |
| | | 33. Are there any wetlands located on the property? | | | |
| Total Estimated Costs = | | | | | |

Disclaimer: It is acknowledged that all utility information or jurisdictional requirements will not be known until the plan review process has been completed, and does not hold the architect, acting as the Feasibility Study Coordinator (FSC), responsible for discrepancies on the preliminary Property Feasibility Study - Cost Worksheet. The information has been provided to the best ability of the (FSC)

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|--|------------|-------|--------|
| Contract Architect or Feasibility Study Coordinator (FSC) | Signature: | Date: | Phone: |
| Project Manager | Signature: | Date: | Phone: |

| Contact Information | | |
|---------------------|------|-------|
| Position | Name | Phone |
| REPM | | |
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