



# Value Holistic ROI Data Center Case Study

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March 17, 2025





- “We Are ConXtech”
- Why use ConXtech?
- Data Center Case Study
- Time = Money
- Data Center Market Characteristics
- “Simply Faster”





[Link to We are Conxtech Video](#)



CONXTECH®



## Why use ConXtech?

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*ConXtech has not missed a project schedule in 20 years.*

*ConXtech is 2x – 5x faster than conventional framing.*

*Ave. Productivity: 10k SQFT / Day (80 – 120 PCS / day)*

### Client ROI

- Accelerated Schedule
- Facilities Online Faster
- Lower overall risk and with certainty of results
- Offsite labor
- Bar None Quality



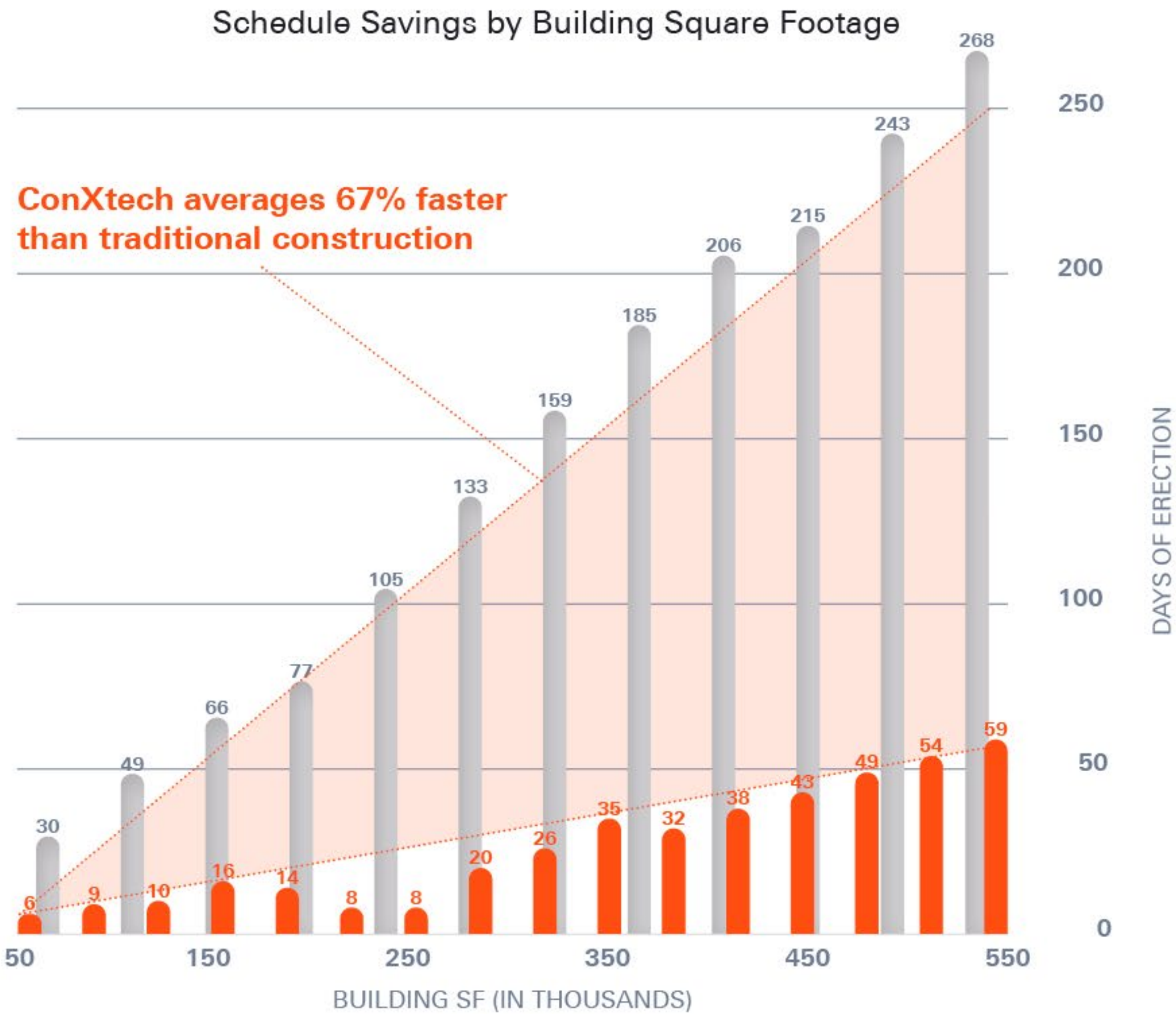


# ConXtech vs. Conventional Construction

- Magnitude of savings is proportional to magnitude of project
- On average, ConXtech is 67% faster



\*Assumes 5-day work week and 200,000 sqft. building



\*Assumes 5-day work week and 4-story building

# Data Center Case Study: SV7

Location	Santa Clara, CA
Description	4-Story Data Center
Size	240,000 sqft
Time	15 Days to Erect Steel
Owner	CoreSite
Savings	2.5-4months savings compared to conventional



“We broke ground in December, tenant was in the building in October”  
– Jay D.



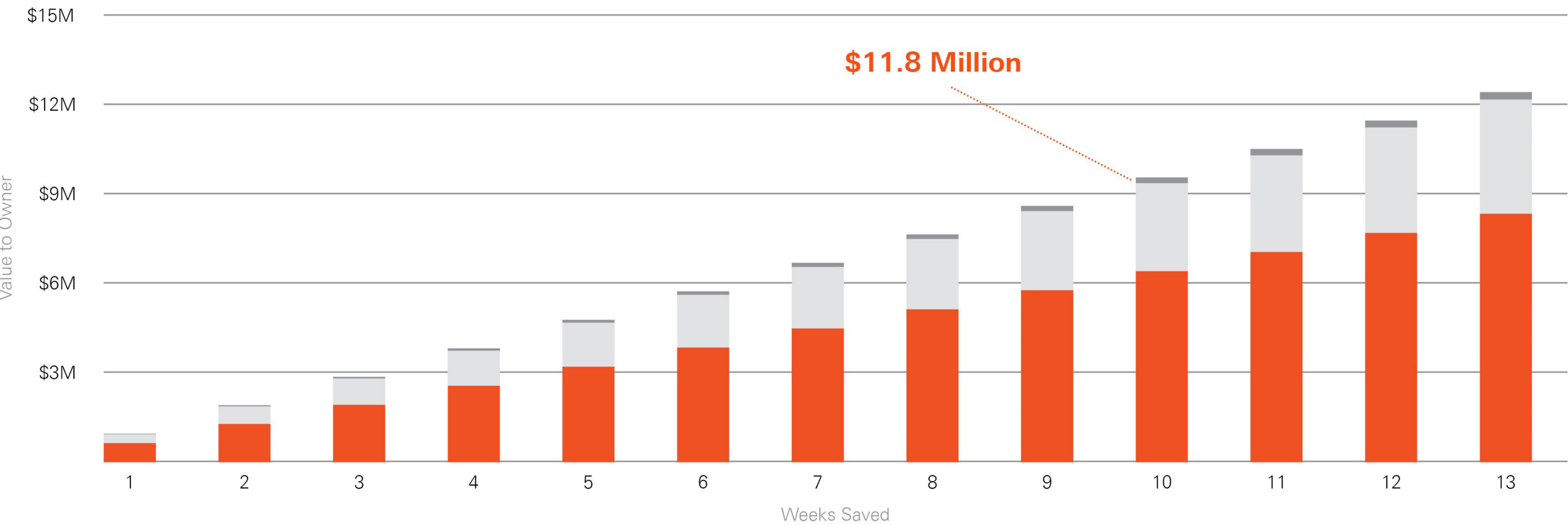


Case Study ROI: Data Center

Time is Money

Value Per Week Saved in Construction

Leasing Revenue   Financing/Carrying Costs   General Conditions



	\$7,916,346	(Value of Early Revenue)
	\$3,637,893	(Project Financing Costs saved at the end of the project)
+	\$242,240	(Contractor General Conditions Saved)
	<b>\$11,796,479</b>	<b>2022 dollars</b>

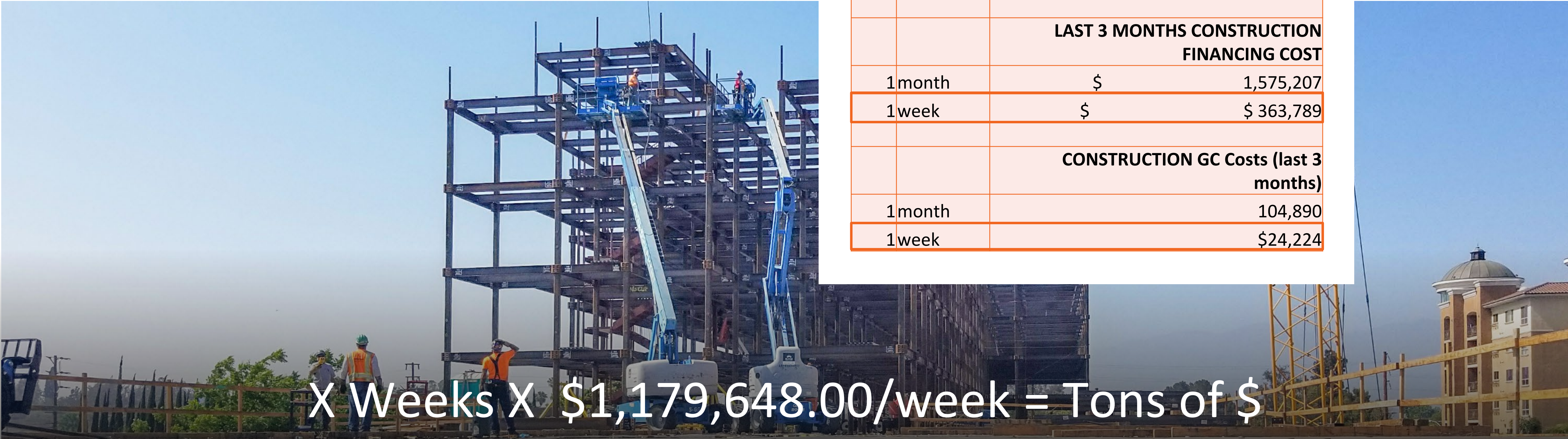




Calculate it for yourself:

These are the numbers we used...  
but plug in your own

		Data Center
		LEASING REVENUE
15	year	\$ 617,000,000
1		\$ 41,133,333
1	month	\$ 3,427,778
1	week	\$ 791,635
		LAST 3 MONTHS CONSTRUCTION FINANCING COST
1	month	\$ 1,575,207
1	week	\$ 363,789
		CONSTRUCTION GC Costs (last 3 months)
1	month	104,890
1	week	\$24,224





# The Hidden Value of Speed

Traditionally, the cost analysis stops at cost comparison between ConXtech & the competition. But it stops short of seeing compounding cost savings of schedule acceleration. Everything is speed to market. What is 3-4 months worth to you?

## Deliverability

- How can you get there quicker?
- Getting online before a competitor guarantees future security of deals – the more you deliver, the more deals you get

## Speed

- Pacing capital and never waiting for anything fuels the schedule acceleration
- Compounding effects driven by the structural schedule acceleration drive expedited traded to completion faster

## De-Risk

- Error proofing de-risks your project, with ConXtech there are no mistakes
- The cost of mistakes are often not factored in to the proforma
- Adding up the cost, you are building cheaper and faster than competitors building tilt up
- Front loading the cost pay off dividends on early leasing
- More work you can take offsite and in controlled environment the less risk
- ConXtech can build on compacted sites, making urban environments wide open

## Asset Value

- Expedited leasing revenue
- Reduced financing cost
- Reduced General Conditions

Millions \$ Saved/Earned





# Data Center Market

## Inherent Project Characteristics

- ✓ High stakes & intense schedule pressure
- ✓ Large capital required
- ✓ Heavy loading
- ✓ Minimal Drift/ Stiff
- ✓ Open interior floor plan for equipment & infrastructure routing
- ✓ Architecturally simple – rectilinear
- ✓ Conventional steel is cost prohibitive due to inherent mistakes
- ✓ Deals contingent on speed with the evolution of technological innovation – agility and commitment are required
- ✓ More you deliver the more deals you get – compounding success
- ✓ Floor heights have grown 26-28' so bracing on exterior that has no conflict with interior infrastructure









VALUE PER WEEK SAVED IN CONSTRUCTION

WEEKS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
LEASING REVENUE	\$791,634.59	\$1,583,269.18	\$2,374,903.77	\$3,166,538.36	\$3,958,172.95	\$4,749,807.54	\$5,541,442.13	\$6,333,076.73	\$7,124,711.32	\$7,916,345.91	\$8,707,980.50	\$9,499,615.09	\$10,291,249.68	\$11,082,884.27	\$11,874,518.86
FINANCING/ CARRYING COSTS	\$363,789.26	\$727,578.52	\$1,091,367.78	\$1,455,157.04	\$1,818,946.30	\$2,182,735.56	\$2,546,524.82	\$2,910,314.08	\$3,274,103.34	\$3,637,892.60	\$4,001,681.86	\$4,365,471.12	\$4,729,260.38	\$5,093,049.64	\$5,456,838.90
GENERAL CONDITIONS	\$24,224.02	\$48,448.04	\$72,672.06	\$96,896.07	\$121,120.09	\$145,344.11	\$169,568.13	\$193,792.15	\$218,016.17	\$242,240.18	\$266,464.20	\$290,688.22	\$314,912.24	\$339,136.26	\$363,360.28

VALUE PER MONTH SAVED ON SCHEDULE

WEEKS	1	2	3	4	5
LEASING REVENUE	\$3,427,777.78	\$6,855,555.56	\$10,283,333.33	\$13,711,111.11	\$17,138,888.89
FINANCING/ CARRYING COSTS	\$1,575,207.49	\$3,150,414.99	\$4,725,622.48	\$6,300,829.98	\$7,876,037.47
GENERAL CONDITIONS	\$104,890.00	\$209,780.00	\$314,670.00	\$419,560.00	\$524,450.00





VALUE PER WEEK SAVED IN CONSTRUCTION

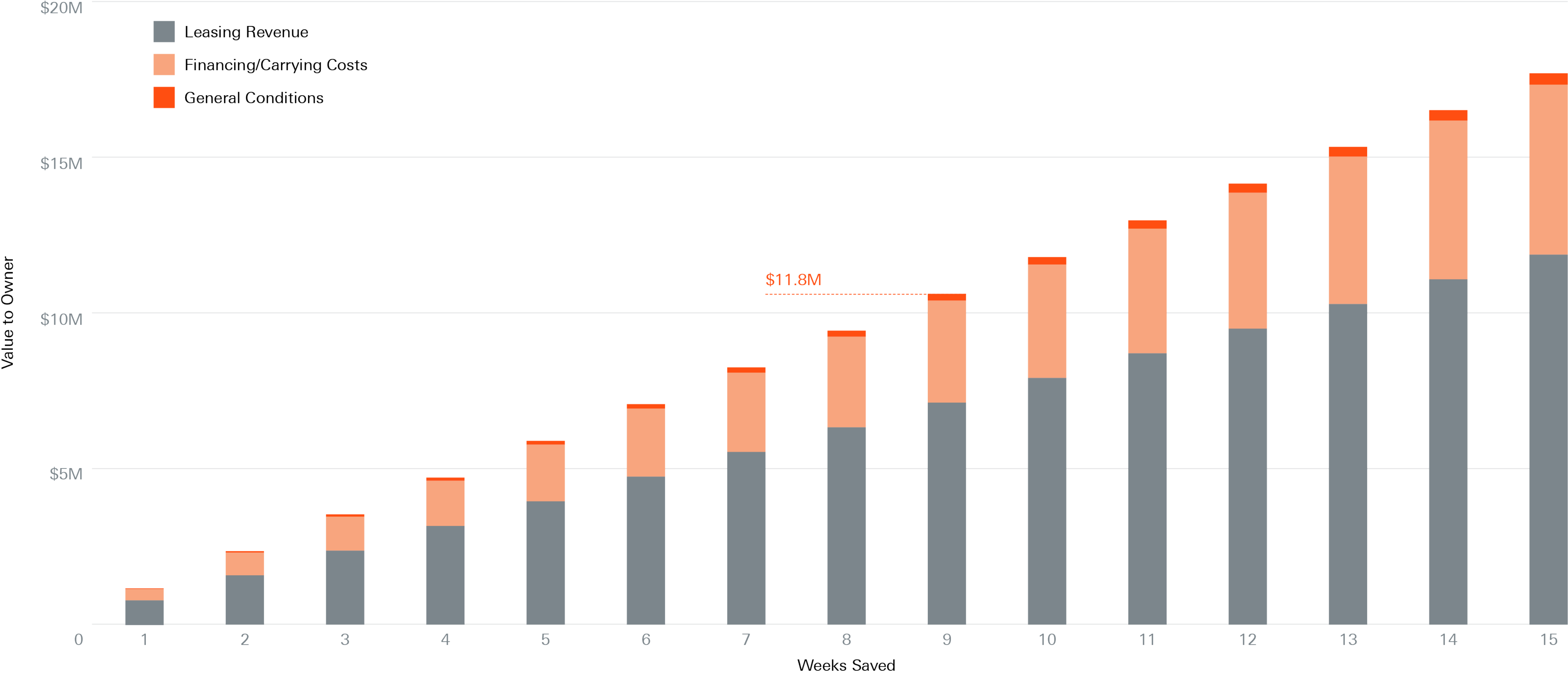
WEEKS	1	2	3	4	5	6	7	8	9	10
LEASING REVENUE	\$1,026,431	\$2,052,861	\$3,079,292	\$4,105,722	\$5,132,153	\$6,158,584	\$7,185,014	\$8,211,445	\$9,237,875	\$10,264,306
FINANCING/ CARRYING COSTS	\$222,286	\$444,573	\$666,859	\$889,145	\$1,111,432	\$1,333,718	\$1,556,005	\$1,778,291	\$2,000,577	\$2,222,864
GENERAL CONDITIONS	26,559	\$53,118	\$79,677	\$106,236	\$132,794	\$159,353	\$185,912	\$212,471	\$239,030	\$265,589

VALUE PER MONTH SAVED

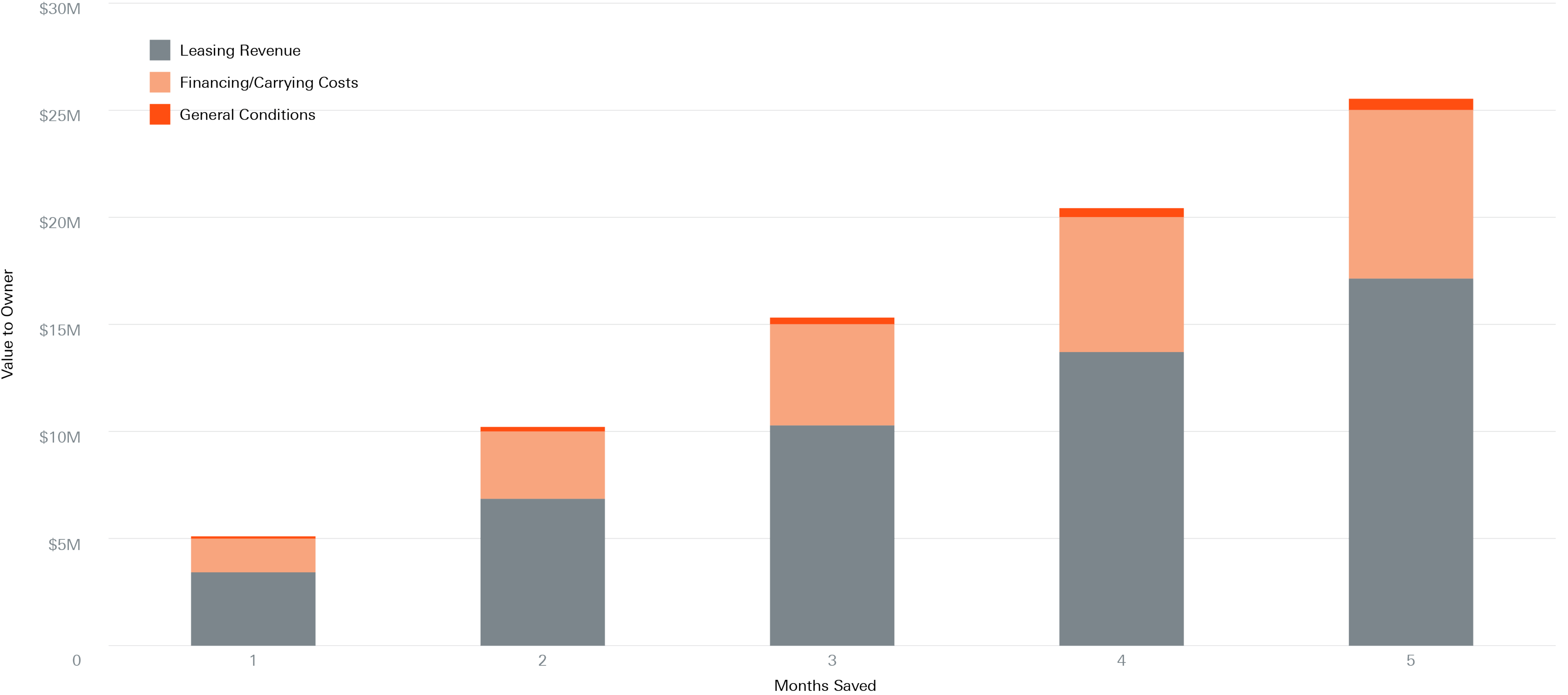
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Thank You

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