

60% · 9/2/2026, 8:31:42 AM · 5000 iterations · P75

Selected P75 funding position: \$154.8M

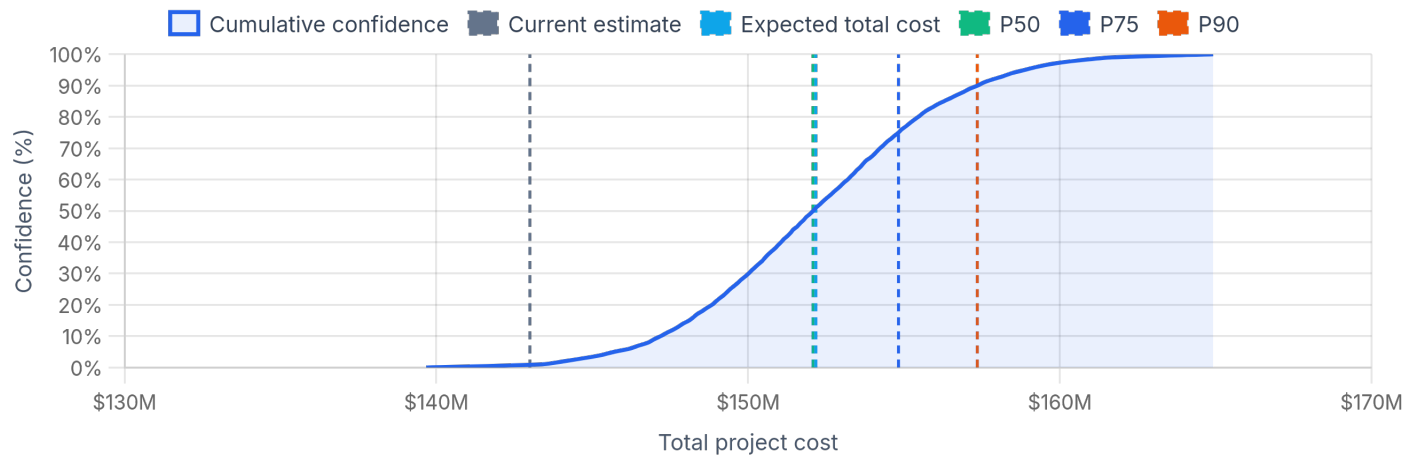
Approximately 75% of simulated outcomes are at or below this amount under the modeled assumptions.

Modeled probability of exceeding this amount: approximately 25%.

Current estimate	Expected total cost	Selected P75 total
\$143.0M	\$152.2M	\$154.8M
Funding contingency	Funding contingency rate	Confidence premium above expected cost
\$11.8M	8.3%	\$2.7M

Confidence options

Confidence	Total funding position	Contingency above current estimate	Modeled exceedance
P50	\$152.1M	\$9.1M	50%
P70	\$154.2M	\$11.2M	30%
P75 *	\$154.8M	\$11.8M	25%
P80	\$155.5M	\$12.5M	20%
P90	\$157.4M	\$14.4M	10%



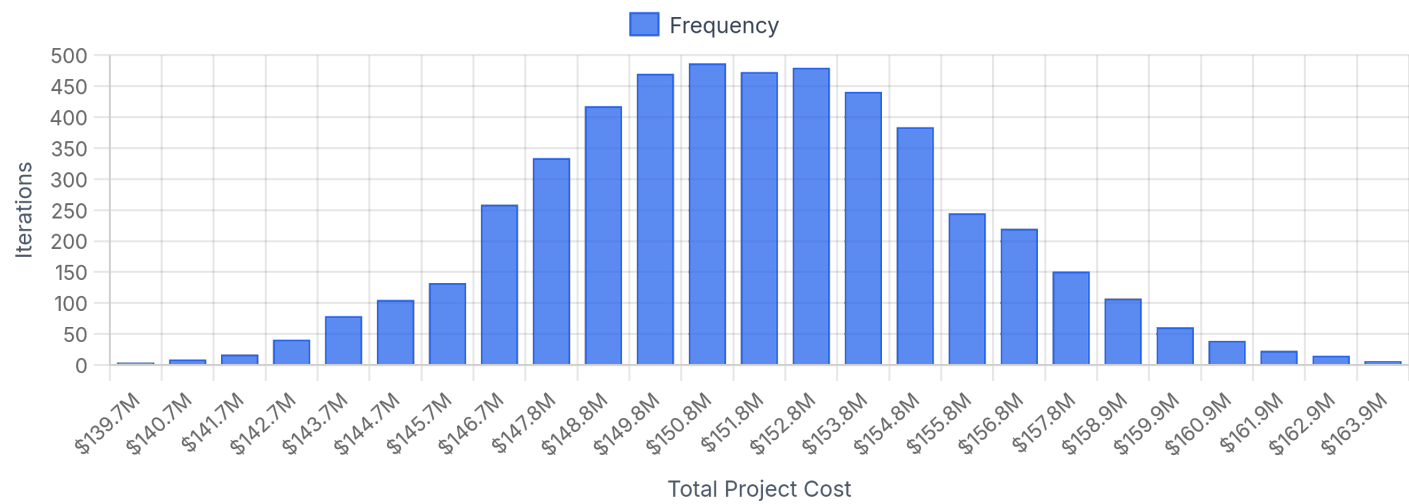
Estimate-version funding change

The current estimate increased \$14.1M between 30% and 60%. Modeled P75 contingency increased \$1.2M. The selected funding position therefore increased \$15.3M.

Current-estimate change: +\$14.1M
+ Contingency change: +\$1.2M
= Selected-funding change: +\$15.3M

Distribution and Confidence

Selected target P75. Modeled exceedance probability approximately 25%.
Cost distribution



Cumulative confidence

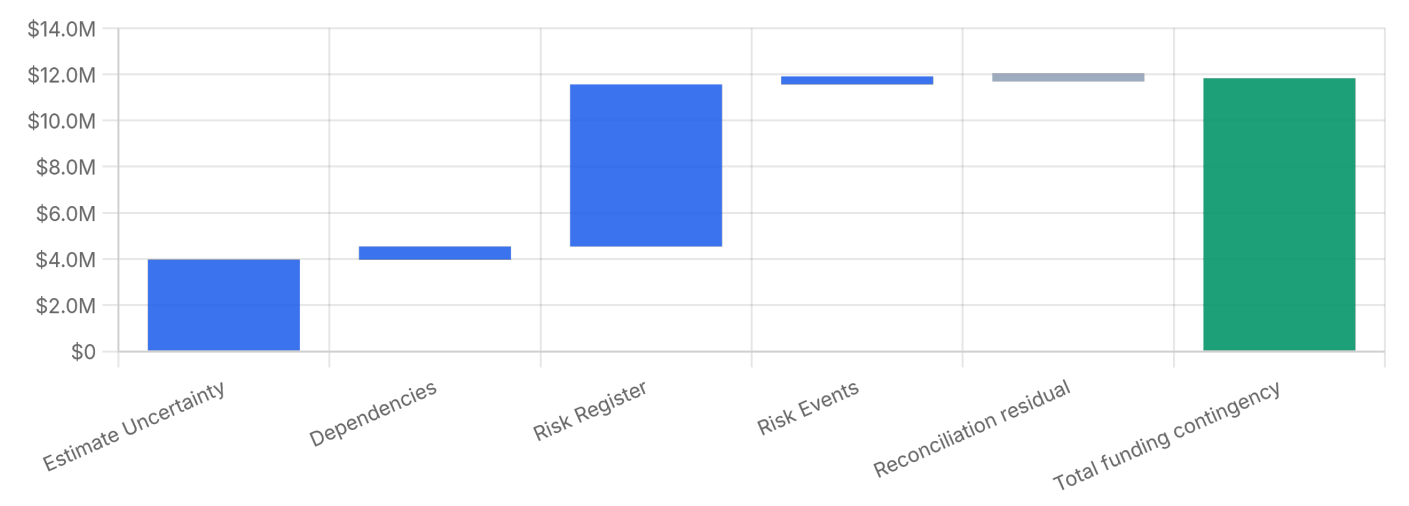


Funding Contingency Bridge and Sources

Funding identity

Current estimate: \$143.0M
+ Funding contingency: \$11.8M
= Selected P75 total: \$154.8M

Funding contingency contributions



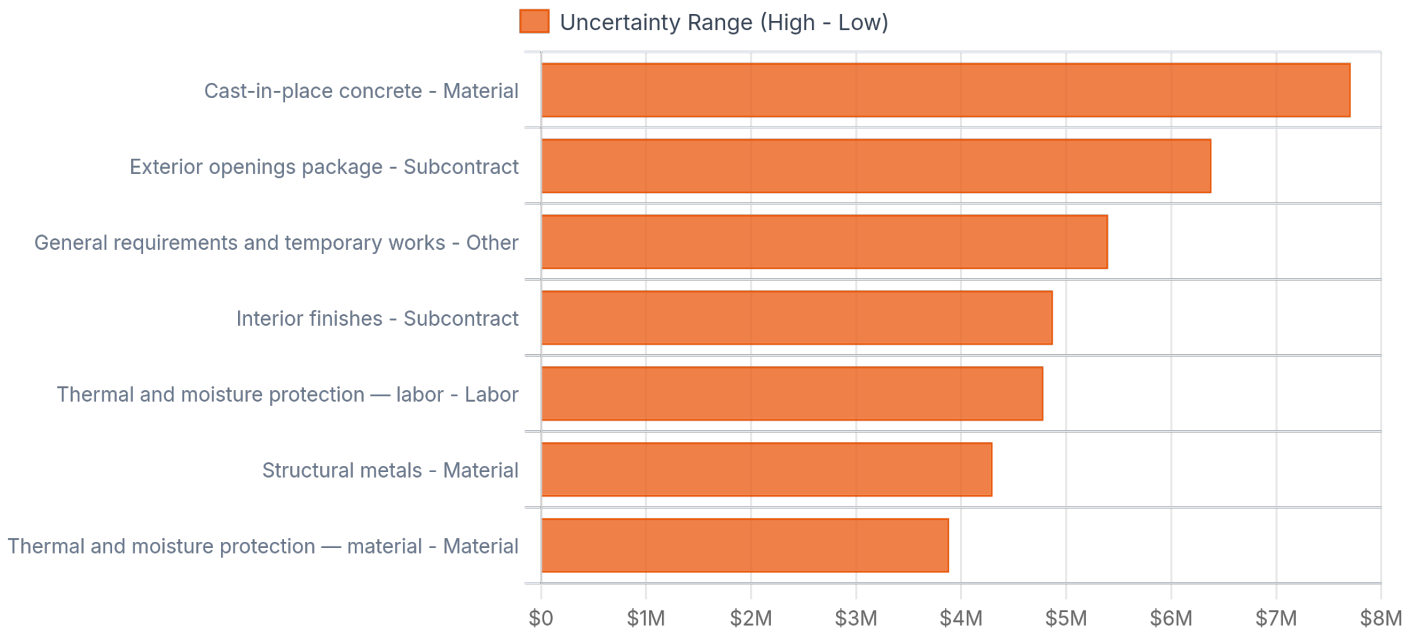
Source	Dollars	% of project funding contingency
Estimate Uncertainty	\$3,973,995	33.6%
Dependencies	\$571,467	4.8%
Risk Register	\$7,013,859	59.3%
Risk Events	\$128,528	1.1%
Reconciliation & Overlap Residual	\$136,887	1.2%

Sequential attribution is order-dependent. Reconciliation/overlap residual is not a pure statistical interaction effect. Percentages use project funding contingency as the denominator where shown.

Expected event exposure: \$108,583 (not additive to funding contingency).
P-target event contribution: \$0.

Estimate Uncertainty and Sensitivity

Ranking method: widest deterministic low-to-high range (not contingency contribution).



Tornado ranks estimate lines by deterministic range width. This is distinct from expected-value ranking and P-target sensitivity.

Dependencies, Register, Events, and Schedule Exposure

Project-level sequential contributions

Layer	Contribution
Dependencies	\$571,467
Risk Register	\$7,013,859

Discrete risk events

Total expected event exposure: \$108,583 (canonical analytical; not additive to funding contingency).

Event	Probability	Expected exposure
Weather delays	25%	\$29,167
Specialty equipment lead-time slip	15%	\$41,250
Winter productivity loss	20%	\$38,167

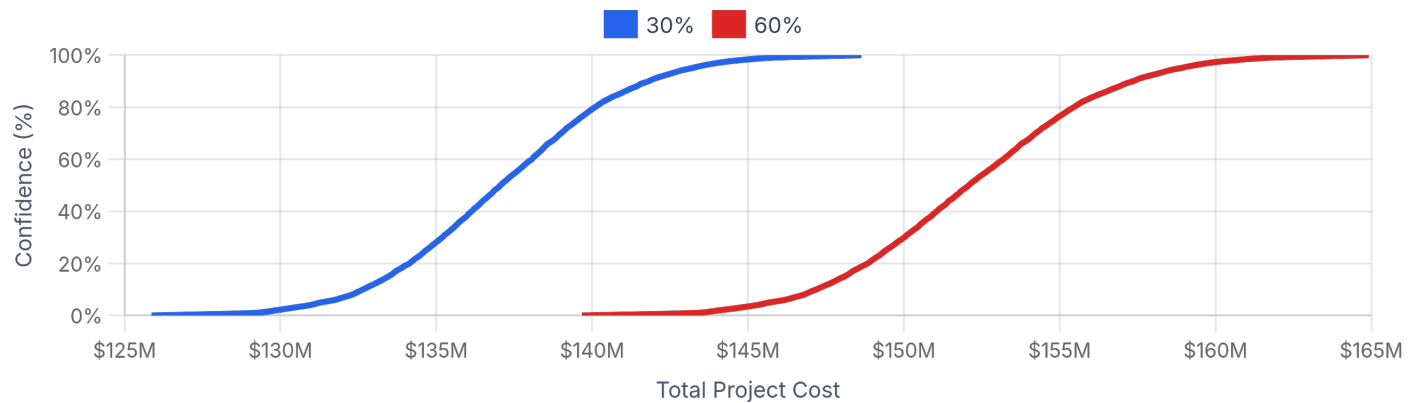
Expected event exposure is the canonical analytical probability-weighted expected cost from the export snapshot. It is not additive to project funding contingency. P-target event contribution is paired percentile uplift when available.

Largest standalone group exposures

Standalone group exposure is calculated separately for each group and is not an additive allocation of project funding contingency.

Group	Standalone exposure \$	Standalone exposure rate
07 - Thermal And Moisture Protection	\$3.3M	9.4%
08 - Exterior Openings Package	\$3.3M	14.4%
03 - Concrete Formwork	\$2.9M	11.3%
01 - Project Management	\$1.9M	8.3%
09 - Interior Finishes	\$1.8M	9.4%
05 - Structural Steel	\$1.8M	10.3%

Estimate-Version Funding Evolution and Change Drivers



Metric	Earlier	Later	Delta
Selected funding position	\$139,527,837	\$154,824,737	+\$15.3M
Current estimate	\$128,863,636	\$143,000,000	+\$14.1M
Funding contingency	\$10,664,201	\$11,824,737	+\$1.2M

Change drivers

The current estimate increased \$14.1M between 30% and 60%. Modeled P75 contingency increased \$1.2M. The selected funding position therefore increased \$15.3M.

Current-estimate change: +\$14.1M

Contingency change: +\$1.2M

Selected-funding change: +\$15.3M

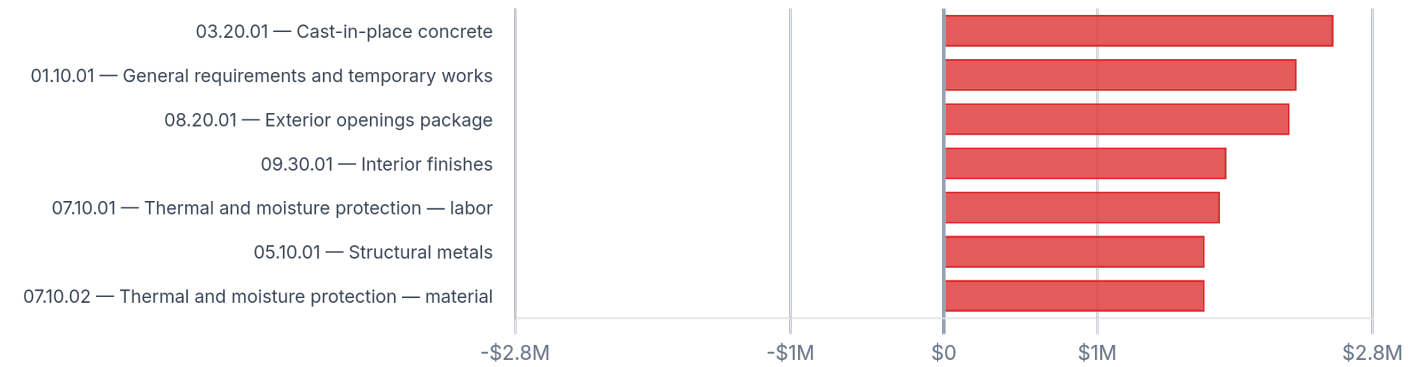
Exact reconciliation: estimate \$14,136,364; contingency \$1,160,537; selected funding \$15,296,901; mean \$15,031,110.

Distinguish estimate growth from reduced or increased uncertainty when interpreting contingency-source movement.

Changed Estimate Lines

Changed 7; added 0; removed 0; unchanged 0; net likely-value change \$14,136,364.

Largest changes in likely value



Line	WBS	Cost type	Earlier likely	Later likely	Delta Likely
Cast-in-place concrete	03.20.01	Material	\$23,159,409	\$25,700,000	\$2,540,591
General requirements and temporary works	01.10.01	Other	\$20,200,000	\$22,500,000	\$2,300,000
Exterior openings package	08.20.01	Subcontract	\$20,546,090	\$22,800,000	\$2,253,910
Interior finishes	09.30.01	Subcontract	\$17,658,137	\$19,500,000	\$1,841,863
Thermal and moisture protection - labor	07.10.01	Labor	\$16,600,000	\$18,400,000	\$1,800,000
Structural metals	05.10.01	Material	\$15,500,000	\$17,200,000	\$1,700,000
Thermal and moisture protection - material	07.10.02	Material	\$15,200,000	\$16,900,000	\$1,700,000

Delta Likely is later likely minus earlier likely. Chart and table show the largest commercial changes (up to 15 lines by absolute likely-value change); remaining changed lines are summarized in the counts above.

Review Focus and Analysis Basis

Recorded management actions

No management actions are recorded for this analysis.

Analysis review prompts

- Review whether estimate uncertainty ranges remain appropriate for the 60% stage (Estimate Uncertainty contribution \$4.0M)
- Review whether modeled dependency relationships still match current package boundaries (Dependencies contribution \$571K)
- Review whether 07 - Thermal And Moisture Protection's standalone exposure needs additional scope validation (Standalone group exposure \$3.3M)

Material limitations

- Results depend on the quality and completeness of estimate and risk inputs.
- Sequential contingency attribution is order-dependent.
- Standalone group exposures are not additive to project funding contingency.
- Refresh the analysis after material input or settings changes.

Analysis basis

Estimate / version analyzed: 60%
Analysis timestamp: 9/2/2026, 8:31:42 AM
Iterations: 5000
Selected confidence target: P75
Simulation model version: risk.mc.v2
Random seed: 20260727 (fixed for this analysis)
Result provenance: Saved authoritative analytical results
Included risk layers: Estimate uncertainty; Dependencies; Risk register; Discrete risk events
Refresh trigger: Re-run simulation after material estimate, risk-register, dependency, or settings changes.

Technical Basis

Methodology, assumptions, glossary, and provenance.

Methodology

- Monte Carlo simulation draws cost outcomes within configured uncertainty ranges for each iteration.
- This export used 5000 iterations.
- Estimate lines contribute low, likely, and high costs under the selected distributions.
- Dependencies use manual pairwise Spearman rank correlations (Spearman rho) via a Gaussian copula when configured.
- Risk layers may include estimate uncertainty, dependencies, risk register exposures, and discrete risk events when enabled.
- Funding contingency = selected percentile total (P75) - current estimate.
- Confidence premium = selected percentile total (P75) - expected total cost (mean).

Assumptions and limitations

- Active version: 60%.
- Selected confidence target: P75. Estimate mode: simple.
- Discrete risk events: enabled when configured.
- Random seed: 20260727 (fixed for this analysis).
- Contingency attribution is sequential and order-dependent.
- Standalone group exposures are not additive allocations of project funding contingency.
- The analysis supports funding-position review; it does not guarantee future outcomes.

Interpretation glossary

- Mean: average simulated total cost across iterations.
- P50: approximately 50% of simulated cost outcomes are at or below the P50 amount.
- Selected P75: approximately 75% of simulated cost outcomes are at or below that amount; modeled exceedance probability is approximately 25%.
- Funding contingency: selected percentile total minus current estimate.
- Confidence premium: selected percentile total minus expected total cost (mean).
- Expected event exposure: analytical probability-weighted expected event cost; not additive to project funding contingency.
- P-target event contribution: paired percentile uplift at the selected confidence target when available.
- Standalone group exposure: group target percentile total minus group current estimate; not a share of project funding contingency.

Provenance

- Saved authoritative analytical results
- Simulation model version: risk.mc.v2.
- Analysis timestamp: 9/2/2026, 8:31:42 AM.