

COSTCO PROJECT COST ALLOCATION						Attachment 1
Total Project Costs	Costco expenses	Developer expenses	AH Fund expenses	City expenses Sales tax funded expenses	Water Acq Fund expenses	Total Project Expenses
Property Acquisition						
Costco site (17 acres)				\$ 2,776,950		\$ 2,776,950
Affordable Housing site (9 acres)			\$ 1,470,150			\$ 1,470,150
Site improvements						
Costco site (17 acres)				\$ 3,589,039		\$ 3,589,039
Affordable Housing site (9 acres)			\$ 1,470,150	\$ 429,930		\$ 1,900,080
Developer property (22.66 acres)		\$ 4,783,979				\$ 4,783,979
Private Site Development Costs	\$ 7,000,000			\$ 1,900,000		\$ 8,900,000
Temporary construction easement						
Costco site (17 acres)				\$ 163,462		\$ 163,462
Affordable Housing site (9 acres)				\$ 86,538		\$ 86,538
Permit Fees						
Planning permit & review fees-Costco site				\$ 3,501		\$ 3,501
Planning permit & review fees-AH site				\$ 1,853		\$ 1,853
Planning permit & review fees-developer property		\$ 4,667				\$ 4,667
Electric CIF				\$ 117,072		\$ 117,072
Transportation CIF				\$ 465,926		\$ 465,926
Storm drainage impact fee				\$ 95,748		\$ 95,748
Building Permit & review fees-Costco site	\$ 173,105					\$ 173,105
Use tax	\$ 345,398					\$ 345,398
Utility fees	\$ 284,716					\$ 284,716
Raw Water Deficit						
Costco site (17 acres)					\$ 314,976	\$ 314,976
Affordable Housing site (9 acres)					\$ 166,752	\$ 166,752
Developer property (22.66 acres)				\$ 419,844		\$ 419,844
Realtor Commission						
Costco site (17 acres)				\$ 104,809		\$ 104,809
Affordable Housing site (9 acres)				\$ 55,487		\$ 55,487
Developer property (22.66 acres)		\$ 139,704				\$ 139,704
Project management fee						
Costco site (17 acres)				\$ 381,058		\$ 381,058
Affordable Housing site (9 acres)				\$ 201,737		\$ 201,737
Incidental costs						
Costco site (17 acres)				\$ 343,237		\$ 343,237
Affordable Housing site (9 acres)				\$ 181,714		\$ 181,714
Developer property (22.66 acres)		\$ 457,515				\$ 457,515
General conditions/mobilization/preconstruction services						
Costco site (17 acres)				\$ 252,076		\$ 252,076
Affordable Housing site (9 acres)				\$ 133,452		\$ 133,452
Developer property (22.66 acres)		\$ 336,003				\$ 336,003
Contractor Profit, Insurance, Bonds, Fees						
Costco site (17 acres)				\$ 248,811		\$ 248,811
Affordable Housing site (9 acres)				\$ 131,724		\$ 131,724
Developer property (22.66 acres)		\$ 331,651				\$ 331,651
Total expenses by source	\$ 7,803,219	\$ 6,053,519	\$ 2,940,300	\$ 12,083,968	\$ 481,728	\$ 29,362,734