

**COSTCO PROJECT COST ALLOCATION**

**Attachment 1**

Total Project Costs	COSTCO PROJECT COST ALLOCATION					Total Project Expenses
	Costco expenses	Developer expenses	AH Fund expenses	City expenses Sales tax funded expenses	Water Acq Fund 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
<b>Total expenses by source</b>	<b>\$ 7,803,219</b>	<b>\$ 6,053,519</b>	<b>\$ 2,940,300</b>	<b>\$ 12,083,968</b>	<b>\$ 481,728</b>	<b>\$ 29,362,734</b>