



# Stakeholder Group Meeting

Buckeye, Arizona

April 25, 2024

Bethesda, MD | 301.320.6900

[TischlerBise.com](https://www.tischlerbise.com)



# Overview

- **Land Use Assumptions**
- **Changes Since Previous Meetings**
- **Fee Summary**
- **Fee Comparison**

# Land Use Assumptions

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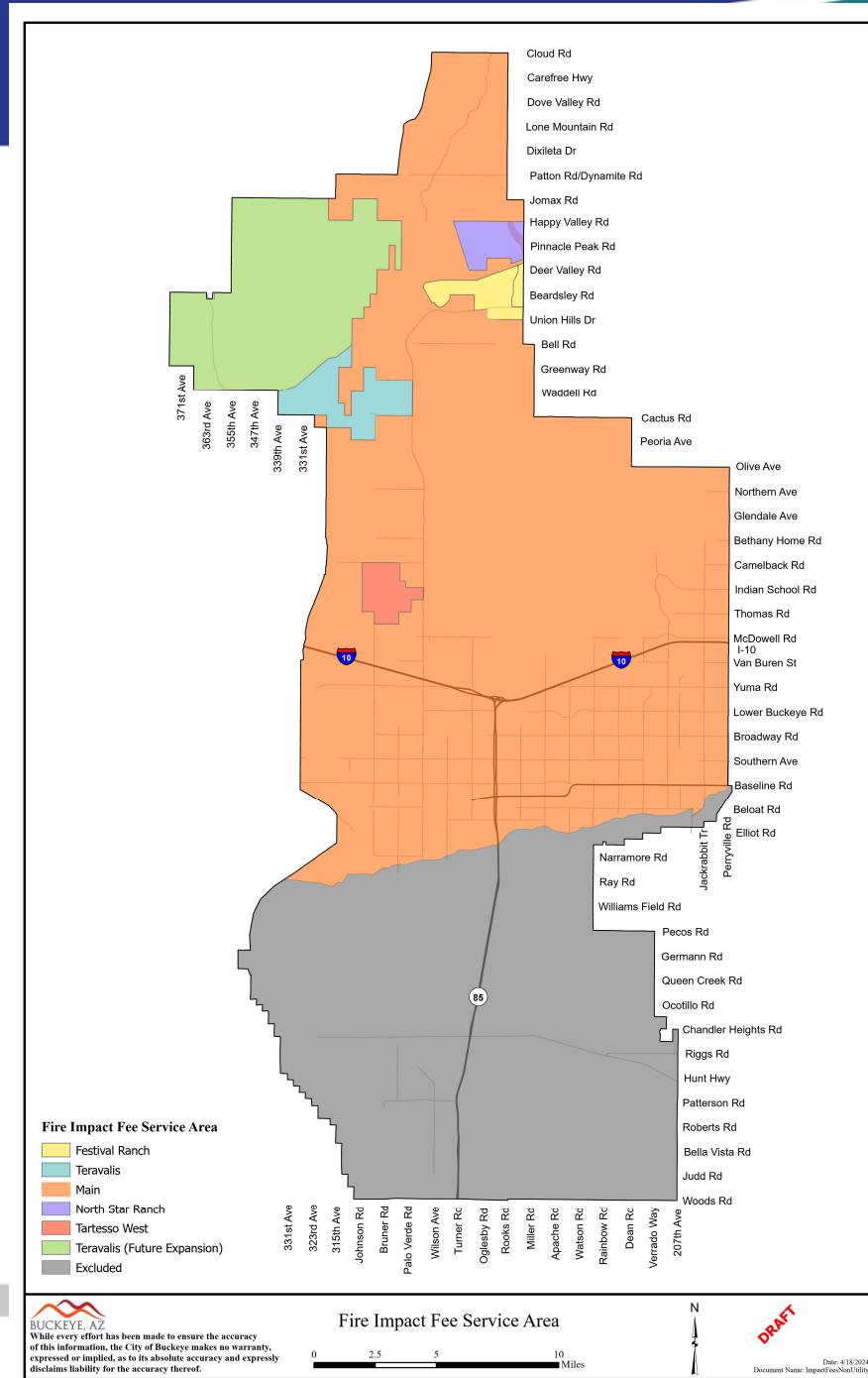
Buckey, Arizona	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	10-Year Increase
	Base	1	2	3	4	5	6	7	8	9	10	
<b>Population</b>												
<b>Total</b>	<b>119,044</b>	<b>127,641</b>	<b>136,098</b>	<b>145,534</b>	<b>154,458</b>	<b>164,182</b>	<b>172,763</b>	<b>180,018</b>	<b>186,973</b>	<b>195,848</b>	<b>204,623</b>	<b>85,579</b>
<b>Housing Units</b>												
Single-Family	38,782	41,092	43,325	45,739	47,878	50,257	52,380	54,088	55,736	58,062	60,324	21,542
Multi-Family	1,298	1,993	2,689	3,507	4,480	5,454	6,309	7,163	7,863	8,563	9,263	7,965
<b>Total</b>	<b>40,080</b>	<b>43,085</b>	<b>46,014</b>	<b>49,246</b>	<b>52,358</b>	<b>55,711</b>	<b>58,689</b>	<b>61,250</b>	<b>63,599</b>	<b>66,625</b>	<b>69,587</b>	<b>29,507</b>
<b>Employment</b>												
Industrial	5,540	6,165	6,790	7,415	7,755	8,207	8,658	9,024	9,390	9,756	10,121	4,581
Commercial	6,032	7,199	8,923	9,899	10,876	11,975	13,094	14,136	15,177	16,218	17,375	11,343
Office & Other Services	3,459	3,865	4,232	4,599	4,967	5,334	5,702	6,409	7,117	7,824	8,532	5,072
Institutional	3,215	3,460	3,705	3,950	4,195	4,439	4,684	5,037	5,389	5,741	6,148	2,933
<b>Total</b>	<b>18,246</b>	<b>20,688</b>	<b>23,649</b>	<b>25,863</b>	<b>27,792</b>	<b>29,956</b>	<b>32,139</b>	<b>34,606</b>	<b>37,072</b>	<b>39,539</b>	<b>42,176</b>	<b>23,930</b>
<b>Nonres. Sq Ft (x1,000)</b>												
Industrial	16,360	18,207	20,053	21,899	22,903	24,236	25,570	26,650	27,730	28,810	29,890	13,530
Commercial	2,839	3,388	4,200	4,659	5,119	5,636	6,163	6,653	7,143	7,634	8,178	5,339
Office & Other Services	1,063	1,187	1,300	1,413	1,526	1,639	1,752	1,969	2,186	2,404	2,621	1,558
Institutional	1,157	1,238	1,318	1,399	1,480	1,561	1,641	1,758	1,874	1,990	2,165	1,008
<b>Total</b>	<b>21,419</b>	<b>24,019</b>	<b>26,871</b>	<b>29,370</b>	<b>31,027</b>	<b>33,072</b>	<b>35,127</b>	<b>37,030</b>	<b>38,934</b>	<b>40,837</b>	<b>42,854</b>	<b>21,435</b>

- **Fire Stations**
- **Service Areas**

- Main: Incremental
- Festival Ranch: Cost Recovery
- North Star Ranch: Cost Recovery
- Tartesso West: Cost Recovery
- **Teravalis (Floreo): Cost Recovery – ADJUSTED SERVICE AREA**

- **10-Year Demand**

- Main: 23,781 square feet, \$30.9 million



**MAIN**

Fee Component	Cost per Person	Cost per Job
Fire Stations	\$380.56	\$464.11
Fire Facilities	\$26.25	\$37.59
Fire Apparatus	\$118.48	\$169.68
Fire Equipment	\$27.03	\$38.72
Development Fee Report	\$0.50	\$0.42
<b>Total</b>	<b>\$552.82</b>	<b>\$710.52</b>

Residential Fees per Unit				
Development Type	Persons per Housing Unit <sup>1</sup>	Proposed Fees	Current Fees	Difference
Single Family	3.20	\$1,769	\$1,060	\$709
Multi-Family	2.50	\$1,382	\$828	\$554
Age Restricted	2.00	\$1,106	\$662	\$444

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft <sup>1</sup>	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$241	\$170	\$71
Commercial	2.12	\$1,510	\$1,168	\$342
Office & Other Services	3.26	\$2,313	\$1,483	\$830
Institutional	3.03	\$2,154	\$464	\$1,690

1. See Land Use Assumptions

# Proposed Fire Fees

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## FESTIVAL RANCH

Fee Component	Cost per Person	Cost per Job
Fire Stations	\$210.87	\$384.50
Fire Stations Credit	(\$210.87)	(\$384.50)
Fire Facilities	\$26.25	\$37.59
Fire Apparatus	\$118.48	\$169.68
Fire Equipment	\$27.03	\$38.72
Development Fee Report	\$0.50	\$0.42
<b>Total</b>	<b>\$172.26</b>	<b>\$246.41</b>

Residential Fees per Unit				
Development Type	Persons per Housing Unit <sup>1</sup>	Proposed Fees	Current Fees	Difference
Single Family	3.20	\$551	\$498	\$53
Multi-Family	2.50	\$431	\$389	\$42
Age Restricted	2.00	\$345	\$311	\$34

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft <sup>1</sup>	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$83	\$83	\$0
Commercial	2.12	\$524	\$568	(\$44)
Office & Other Services	3.26	\$802	\$721	\$81
Institutional	3.03	\$747	\$226	\$521

1. See Land Use Assumptions

## NORTH STAR RANCH

Fee Component	Cost per Person	Cost per Job
Fire Stations	\$632.63	\$1,093.17
Fire Facilities	\$26.25	\$37.59
Fire Apparatus	\$118.48	\$169.68
Fire Equipment	\$27.03	\$38.72
Development Fee Report	\$0.50	\$0.42
<b>Total</b>	<b>\$804.89</b>	<b>\$1,339.58</b>

Residential Fees per Unit				
Development Type	Persons per Housing Unit <sup>1</sup>	Proposed Fees	Current Fees	Difference
Single Family	3.20	\$2,576	\$1,060	\$1,516
Multi-Family	2.50	\$2,012	\$828	\$1,184
Age Restricted	2.00	\$1,610	\$662	\$948

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft <sup>1</sup>	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$454	\$170	\$284
Commercial	2.12	\$2,846	\$1,168	\$1,678
Office & Other Services	3.26	\$4,361	\$1,483	\$2,878
Institutional	3.03	\$4,062	\$464	\$3,598

1. See Land Use Assumptions

## TARTESSO WEST

Fee Component	Cost per Person	Cost per Job
Fire Stations	\$103.66	\$193.11
Fire Facilities	\$26.25	\$37.59
Fire Apparatus	\$118.48	\$169.68
Fire Equipment	\$27.03	\$38.72
Development Fee Report	\$0.50	\$0.42
<b>Total</b>	<b>\$275.92</b>	<b>\$439.52</b>

Residential Fees per Unit				
Development Type	Persons per Housing Unit <sup>1</sup>	Proposed Fees	Current Fees	Difference
Single Family	3.20	\$883	\$866	\$17
Multi-Family	2.50	\$690	\$676	\$14
Age Restricted	2.00	\$552	\$541	\$11

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft <sup>1</sup>	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$149	\$135	\$14
Commercial	2.12	\$934	\$927	\$7
Office & Other Services	3.26	\$1,431	\$1,176	\$255
Institutional	3.03	\$1,333	\$368	\$965

1. See Land Use Assumptions

# Proposed Fire Fees

DRAFT

March 7

TERAVALIS

April 25

Adjusted buildout population and jobs, expanded service area

Fee Component	Cost per Person	Cost per Job
Fire Stations	\$891.34	\$1,637.35
Fire Facilities	\$26.25	\$37.59
Fire Apparatus	\$118.48	\$169.68
Fire Equipment	\$27.03	\$38.72
Development Fee Report	\$0.50	\$0.42
Total	\$1,063.60	\$1,883.76

Fee Component	Cost per Person	Cost per Job
Fire Stations	\$381.37	\$685.11
Fire Facilities	\$26.25	\$37.59
Fire Apparatus	\$118.48	\$169.68
Fire Equipment	\$27.03	\$38.72
Development Fee Report	\$0.50	\$0.42
Total	\$553.63	\$931.52

Residential Fees per Unit				
Development Type	Persons per Housing Unit <sup>1</sup>	Proposed Fees	Current Fees	Difference
Single Family	3.20	\$3,404	\$1,060	\$2,344
Multi-Family	2.50	\$2,659	\$828	\$1,831
Age Restricted	2.00	\$2,127	\$662	\$1,465

Residential Fees per Unit				
Development Type	Persons per Housing Unit <sup>1</sup>	Proposed Fees	Current Fees	Difference
Low/Med Density (<8 DU/Acre)	3.20	\$1,772	\$1,060	\$712
High Density (>8 DU/Acre)	2.50	\$1,384	\$828	\$556
Age Restricted (≤8 DU/Acre)	2.00	\$1,107	\$662	\$445

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft <sup>1</sup>	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$638	\$170	\$468
Commercial	2.12	\$4,002	\$1,168	\$2,834
Office & Other Services	3.26	\$6,132	\$1,483	\$4,649
Institutional	3.03	\$5,712	\$464	\$5,248

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft <sup>1</sup>	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$315	\$170	\$145
Commercial	2.12	\$1,979	\$1,168	\$811
Office & Other Services	3.26	\$3,032	\$1,483	\$1,549
Institutional	3.03	\$2,825	\$464	\$2,361

1. See Land Use Assumptions

1. See Land Use Assumptions





# Proposed Library Fees

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Fee Component	Cost per Person	Cost per Job
Library Facilities	\$230.50	\$30.69
Development Fee Report	\$0.25	\$0.02
<b>Total</b>	<b>\$230.75</b>	<b>\$30.71</b>

Residential Fees per Unit				
Development Type	Persons per Housing Unit <sup>1</sup>	Proposed Fees	Current Fees	Difference
Single Family	3.20	\$738	\$289	\$449
Multi-Family	2.50	\$577	\$225	\$352
Age Restricted	2.00	\$462	\$180	\$282

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft <sup>1</sup>	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$10	\$14	(\$4)
Commercial	2.12	\$65	\$96	(\$31)
Office & Other Services	3.26	\$100	\$121	(\$21)
Institutional	3.03	\$93	\$38	\$55

1. See Land Use Assumptions

- **Service Area**
  - Citywide
- **Fee Components**
  - **Regional Park Amenities: Incremental – REMOVED LAND COMPONENT**
  - Community Centers: Incremental
- **10-Year Demand**
  - Regional Park Amenities: 11.0 acres, **\$11.0 million**
  - Community Centers: 6,577 square feet, \$9.2 million

- **Service Area**

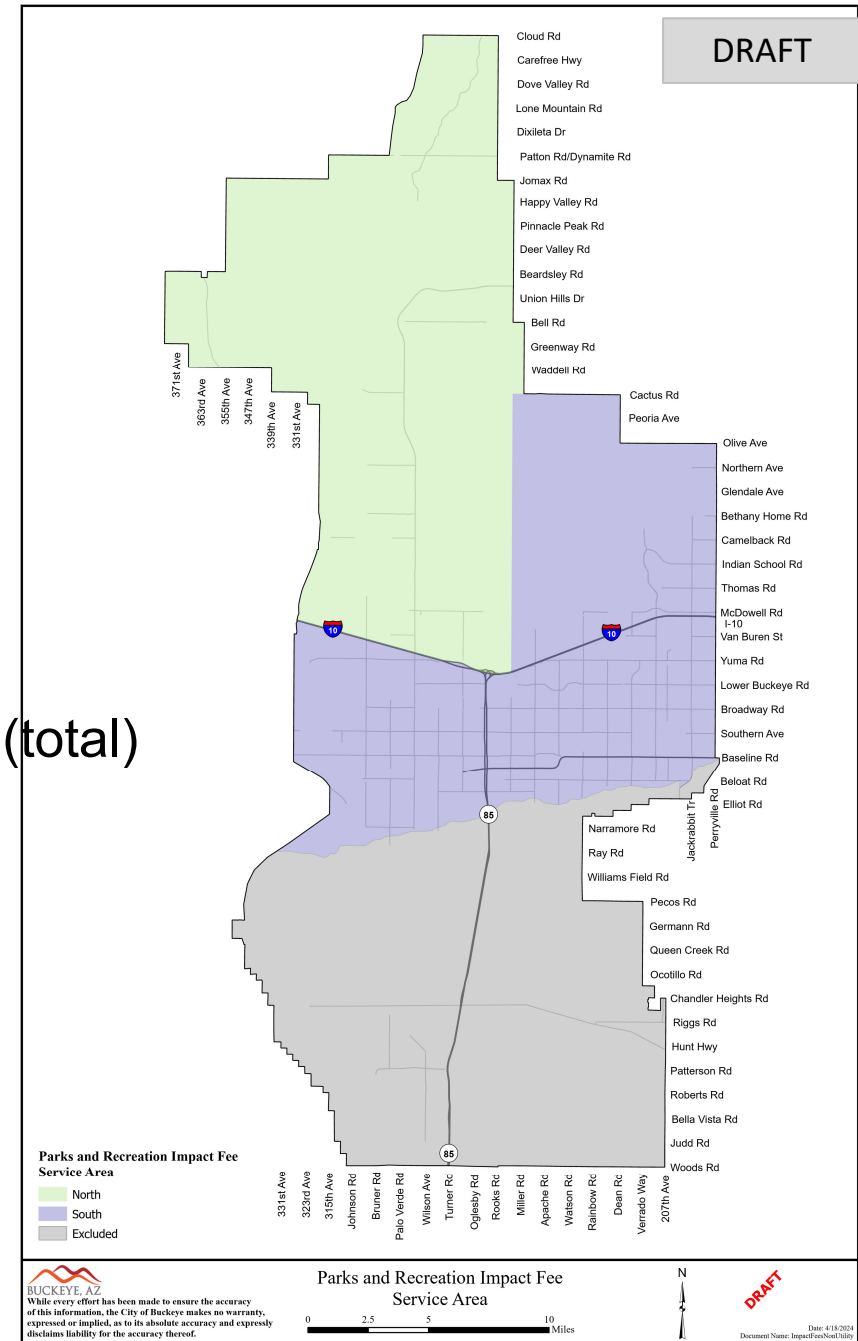
- North

- **Fee Components**

- Community Park Amenities: Plan-Based
- Pool: Plan-Based

- **10-Year Demand**

- Community Park Amenities: 30.0 acres, \$30.0 million (total)
  - Growth Share: 20.0 acres, \$20.0 million
  - Existing Share: 10.0 acres, \$10.0 million
- Pool: 7,500 square feet, \$8.55 million (total)
  - Growth Share: 5,009 square feet, \$5.71 million
  - Existing Share: 2,491 square feet, \$2.84 million



# Proposed Parks and Recreational Fees

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March 7

NORTH

April 25

Fee Component	Cost per Person	Cost per Job
Community Park Amenities	\$436.72	\$70.40
Pools	\$124.47	\$20.06
Regional Parks	\$142.01	\$18.91
Community Centers	\$103.73	\$13.81
Development Fee Report	\$0.51	\$0.03
<b>Total</b>	<b>\$807.44</b>	<b>\$123.21</b>

Fee Component	Cost per Person	Cost per Job
Community Park Amenities	\$436.72	\$70.40
Pools	\$124.47	\$20.06
Regional Park Amenities	\$123.48	\$16.44
Community Centers	\$103.73	\$13.81
Development Fee Report	\$0.51	\$0.03
<b>Total</b>	<b>\$788.91</b>	<b>\$120.74</b>

Residential Fees per Unit				
Development Type	Persons per Housing Unit <sup>1</sup>	Proposed Fees	Current Fees	Difference
Single Family	3.20	\$2,584	\$684	\$1,900
Multi-Family	2.50	\$2,019	\$534	\$1,485
Age Restricted	2.00	\$1,615	\$427	\$1,188

Residential Fees per Unit				
Development Type	Persons per Housing Unit <sup>1</sup>	Proposed Fees	Current Fees	Difference
Low/Med Density (<8 DU/Acre)	3.20	\$2,525	\$684	\$1,841
High Density (≥8 DU/Acre)	2.50	\$1,972	\$534	\$1,438
Age Restricted (≤8 DU/Acre)	2.00	\$1,578	\$427	\$1,151

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft <sup>1</sup>	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$42	\$37	\$5
Commercial	2.12	\$262	\$252	\$10
Office & Other Services	3.26	\$401	\$320	\$81
Institutional	3.03	\$374	\$100	\$274

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft <sup>1</sup>	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$41	\$37	\$4
Commercial	2.12	\$257	\$252	\$5
Office & Other Services	3.26	\$393	\$320	\$73
Institutional	3.03	\$366	\$100	\$266

1. See Land Use Assumptions

1. See Land Use Assumptions

- **Service Area**

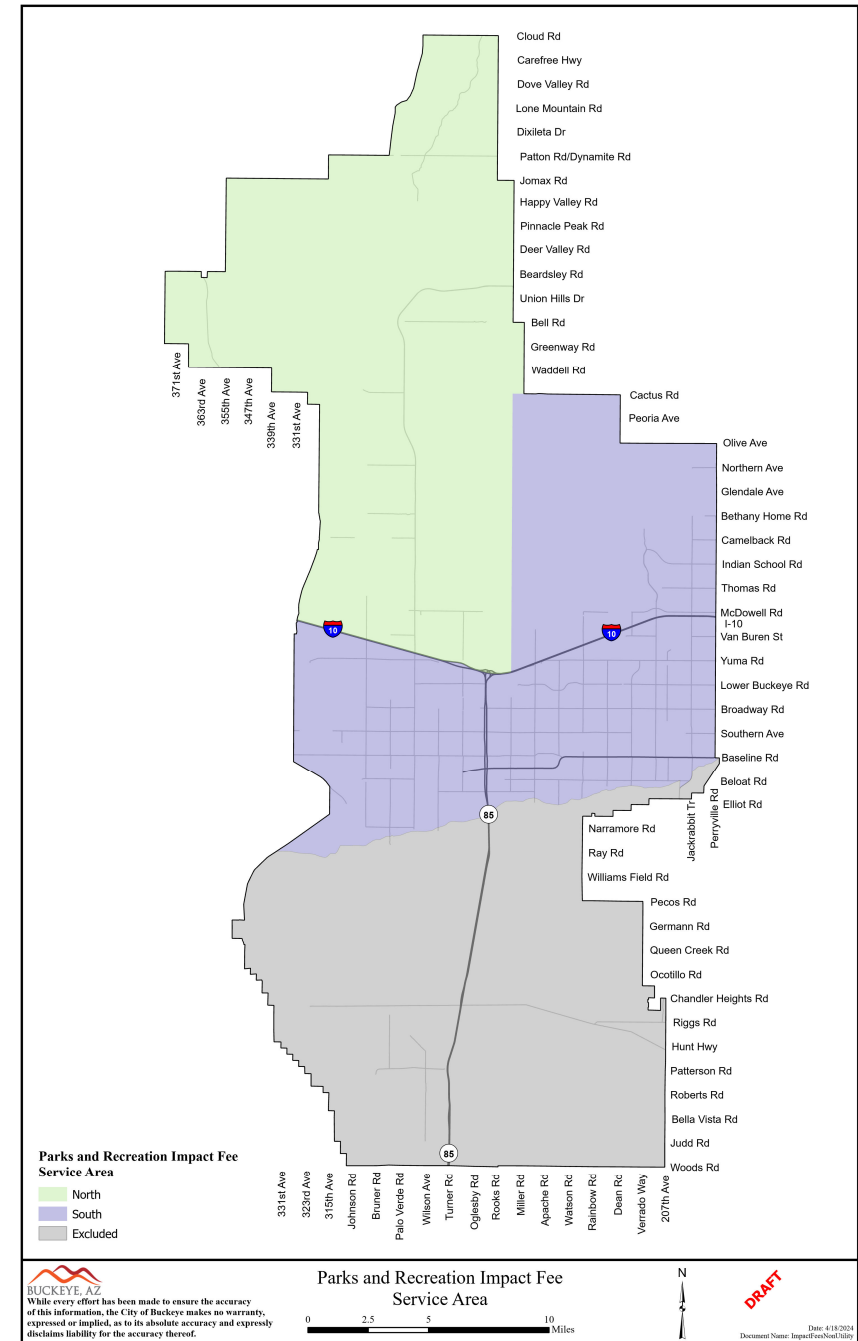
- South

- **Fee Components**

- Community Parks: Incremental
- Pool: Incremental

- **10-Year Demand**

- Community Parks: 27.8 acres, \$32.0 million (land and amenities)
- Pool: 3,263 square feet, \$3.7 million



# Proposed Parks and Recreational Fees

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March 7

SOUTH

April 25

Fee Component	Cost per Person	Cost per Job
Community Parks	\$747.03	\$90.57
Pools	\$86.78	\$10.52
Regional Parks	\$142.01	\$18.91
Community Centers	\$103.73	\$13.81
Development Fee Report	\$0.51	\$0.03
<b>Total</b>	<b>\$1,080.06</b>	<b>\$133.84</b>

Fee Component	Cost per Person	Cost per Job
Community Parks	\$747.03	\$90.57
Pools	\$86.78	\$10.52
Regional Park Amenities	\$123.48	\$16.44
Community Centers	\$103.73	\$13.81
Development Fee Report	\$0.51	\$0.03
<b>Total</b>	<b>\$1,061.53</b>	<b>\$131.37</b>

Residential Fees per Unit				
Development Type	Persons per Housing Unit <sup>1</sup>	Proposed Fees	Current Fees	Difference
Single Family	3.20	\$3,456	\$1,915	\$1,541
Multi-Family	2.50	\$2,700	\$1,496	\$1,204
Age Restricted	2.00	\$2,160	\$1,197	\$963

Residential Fees per Unit				
Development Type	Persons per Housing Unit <sup>1</sup>	Proposed Fees	Current Fees	Difference
Low/Med Density (<8 DU/Acre)	3.20	\$3,397	\$1,915	\$1,482
High Density (≥8 DU/Acre)	2.50	\$2,654	\$1,496	\$1,158
Age Restricted (≤8 DU/Acre)	2.00	\$2,123	\$1,197	\$926

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft <sup>1</sup>	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$45	\$83	(\$38)
Commercial	2.12	\$284	\$573	(\$289)
Office & Other Services	3.26	\$436	\$727	(\$291)
Institutional	3.03	\$406	\$228	\$178

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft <sup>1</sup>	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$44	\$83	(\$39)
Commercial	2.12	\$279	\$573	(\$294)
Office & Other Services	3.26	\$428	\$727	(\$299)
Institutional	3.03	\$398	\$228	\$170

1. See Land Use Assumptions

1. See Land Use Assumptions

- **Service Area**

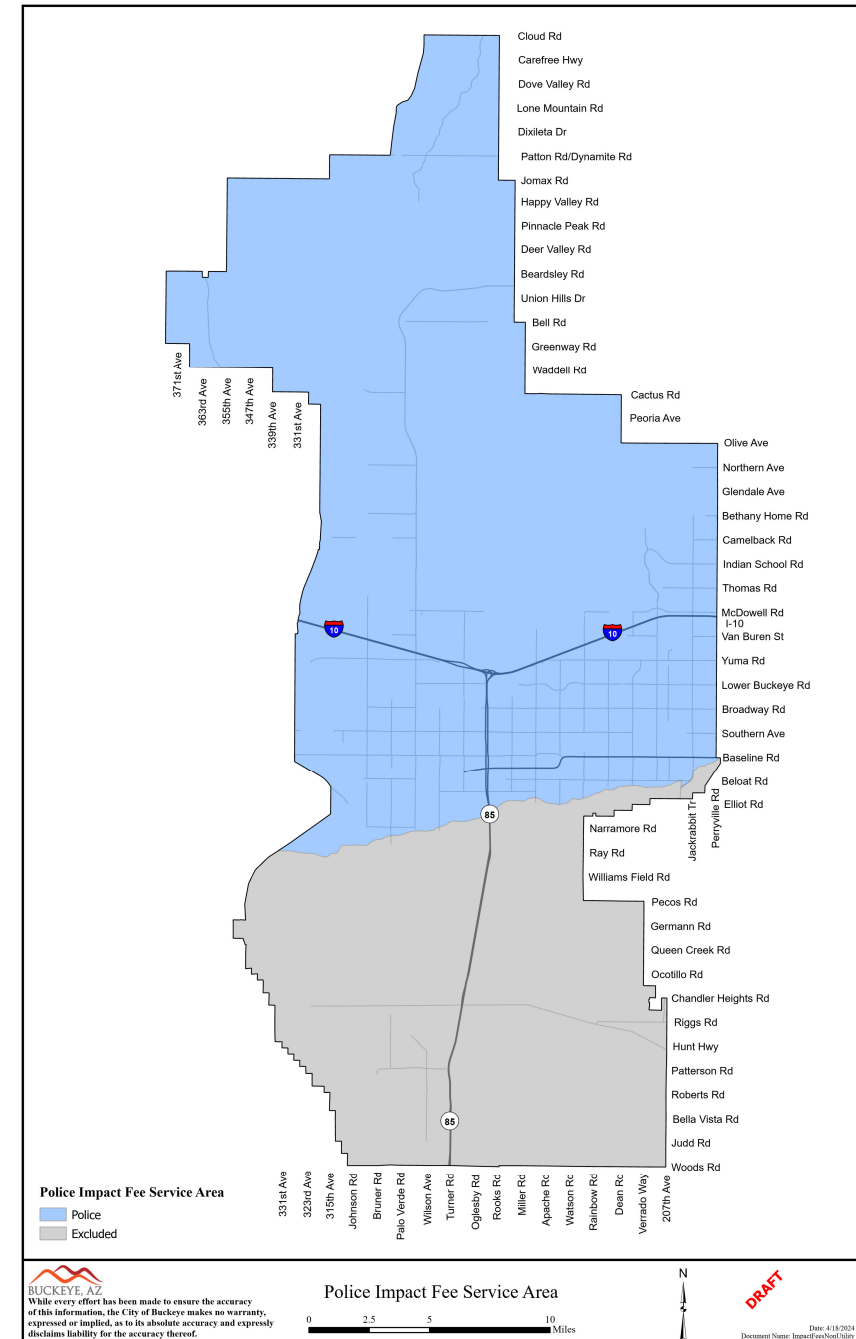
- Citywide

- **Fee Components**

- Police Facilities: Incremental
- Police Vehicles: Incremental
- Police Equipment: Incremental

- **10-Year Demand**

- Police Facilities: 53,294 square feet, \$40.7 million
- Police Vehicles: 175 units, \$13.9 million
- Police Equipment: 644 units, \$8.2 million





# Proposed Police Fees

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Fee Component	Cost per Person	Cost per Trip
Police Facilities	\$335.23	\$129.64
Police Vehicles	\$114.73	\$44.37
Police Equipment	\$67.86	\$26.24
Development Fee Report	\$0.51	\$0.10
<b>Total</b>	<b>\$518.33</b>	<b>\$200.35</b>

Residential Fees per Unit				
Development Type	Persons per Housing Unit <sup>1</sup>	Proposed Fees	Current Fees	Difference
Single Family	3.20	\$1,659	\$842	\$817
Multi-Family	2.50	\$1,296	\$658	\$638
Age Restricted	2.00	\$1,037	\$526	\$511

Nonresidential Fees per 1,000 Square Feet				
Development Type	AWVT per 1,000 Sq Ft <sup>1</sup>	Proposed Fees	Current Fees	Difference
Industrial	0.86	\$172	\$92	\$80
Commercial	12.21	\$2,446	\$1,323	\$1,123
Office & Other Services	5.42	\$1,086	\$517	\$569
Institutional	7.45	\$1,493	\$684	\$809

1. See Land Use Assumptions

- **Service Area**

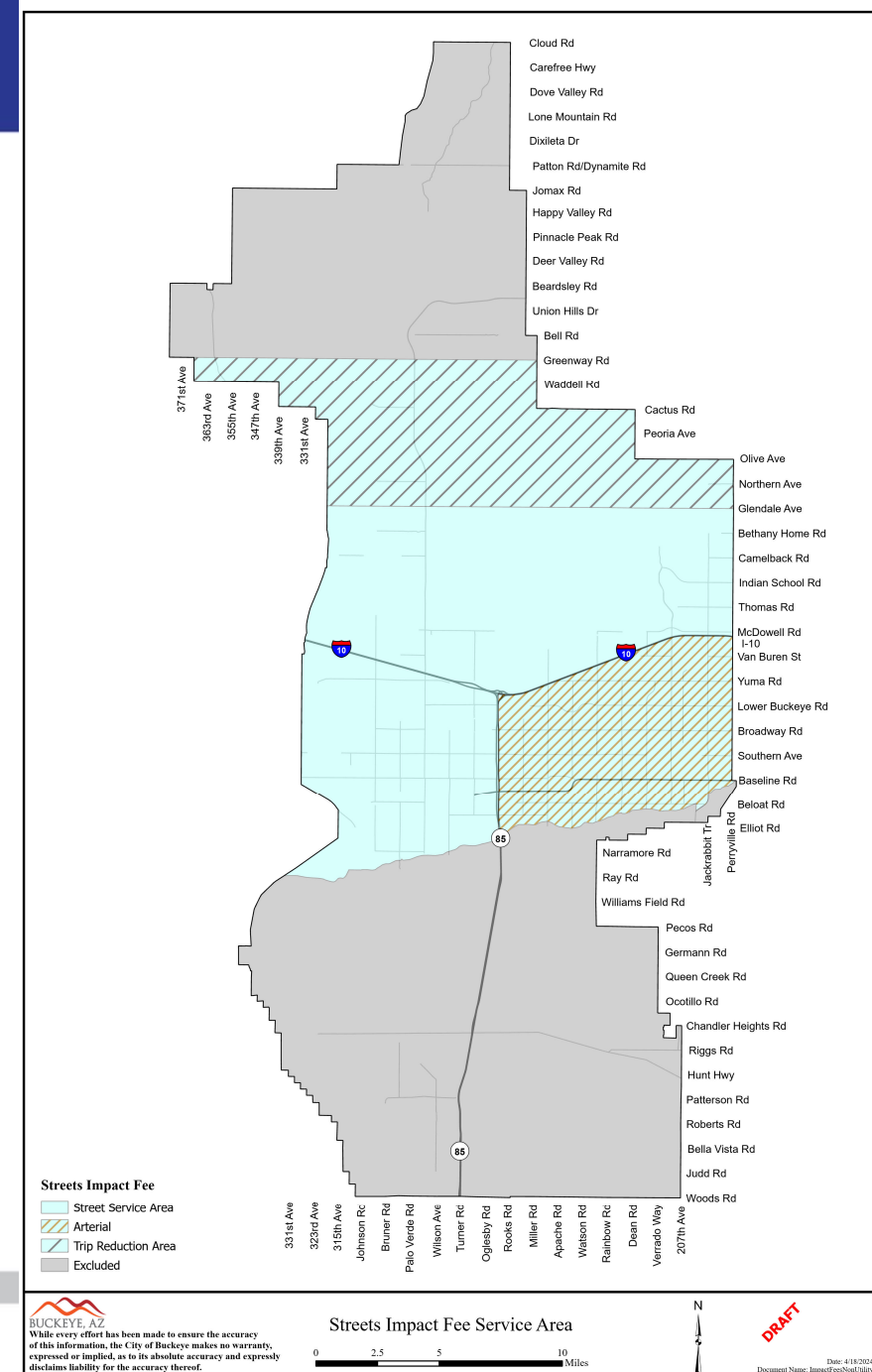
- Interchange (ROW): Gila River to Greenway Rd
  - 100% Fee: Gila River to Glendale Ave
  - 50% Fee: Glendale Ave to Greenway Rd (only half of trips to I-10)
- Arterial: North of Gila River, East of SR 85, South of I-10

- **Fee Components**

- Interchange (ROW): Plan-Based
- Arterial: Plan-Based

- **10-Year Demand**

- Interchange (ROW): \$9.6 million (\$28.2 million total)
- **Arterial: \$15.9 million (\$45.1 million total)**



# Proposed Street Fees (Interchange Only)

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## 100% Fee Area (South of Glendale Ave)

Fee Component	Cost per VMT
Interchange ROW	\$12.22
Development Fee Report	\$0.04
<b>Total</b>	<b>\$12.26</b>

Residential Fees per Unit				
Development Type	Avg Wkdy VMT per Unit <sup>1</sup>	Proposed Fees	Current Fees	Difference
Single Family	42.98	\$527	\$300	\$227
Multi-Family	30.72	\$377	\$173	\$204
Age Restricted	19.64	\$241	\$136	\$105

Nonresidential Fees per 1,000 Square Feet				
Development Type	Avg Wkdy VMT per 1,000 Sq Ft <sup>1</sup>	Proposed Fees	Current Fees	Difference
Industrial	3.80	\$47	\$26	\$21
Commercial	55.75	\$683	\$337	\$346
Office & Other Services	24.08	\$295	\$146	\$149
Institutional	33.12	\$406	\$193	\$213

1. See Land Use Assumptions

## 50% Fee Area (North of Glendale Ave and South of Greenway Rd)

Fee Component	Cost per VMT
Interchange ROW	\$12.22
Development Fee Report	\$0.04
<b>Total</b>	<b>\$12.26</b>

Residential Fees per Unit				
Development Type	Avg Wkdy VMT per Unit <sup>1</sup>	Proposed Fees	Current Fees	Difference
Single Family	21.49	\$263	\$300	(\$37)
Multi-Family	15.36	\$188	\$173	\$15
Age Restricted	9.82	\$120	\$136	(\$16)

Nonresidential Fees per 1,000 Square Feet				
Development Type	Avg Wkdy VMT per 1,000 Sq Ft <sup>1</sup>	Proposed Fees	Current Fees	Difference
Industrial	1.90	\$23	\$26	(\$3)
Commercial	27.88	\$342	\$337	\$5
Office & Other Services	12.04	\$148	\$146	\$2
Institutional	16.56	\$203	\$193	\$10

1. See Land Use Assumptions

# Arterials (Plan-Based)

DRAFT

Buckeye will use development fees to fix scalloped arterials.

Projects located adjacent to developed parcels (County islands) or canals. There are no adjacent vacant parcels that will construct these improvements as part of a half-street requirement.

**March 7**

Description	Cost
Van Buren Intersection and 215th	\$7,290,000
Watson Road, Elwood to RID	\$7,225,000
Watson Road Bridge at RID	\$10,275,000
Miller Road Bridge at RID	\$7,525,000
Apache Rd., Roeser South (Napolitano Frontage)	\$4,125,000
Apache Rd., Maricopa Rd. to Altavista	\$3,675,000
249th Ave/Yuma Road, Store All American to Jones Ford	\$3,670,000
Miller Rd., Broadway to Warner St. (Including Signal)	\$4,987,000
<b>Total</b>	<b>\$48,772,000</b>

Cost Factors	
Arterial Cost	\$48,772,000
2034 VMT	1,518,058
<b>Cost per VMT</b>	<b>\$32.13</b>
VMT Increase	534,078
Cost per VMT	\$32.13
Growth Cost	\$17,159,919
Total Cost	\$48,772,000
Growth Share	35.2%

**April 25**

Description	Cost
Van Buren Intersection and 215th (North Side)	\$7,290,000
Watson Road, Elwood to RID	\$7,225,000
Watson Road Bridge at RID	\$10,275,000
Miller Road Bridge at RID	\$7,525,000
Apache Rd., Roeser South (Napolitano Frontage)	\$4,125,000
249th Ave/Yuma Road, Store All American to Jones Ford	\$3,670,000
Miller Rd., Broadway to Warner St. (Including Signal)	\$4,987,000
<b>Total</b>	<b>\$45,097,000</b>

Source: Buckeye Engineering Department

Cost Factors	
Planned Arterial Improvements	\$45,097,000
2034 VMT	1,518,058
<b>Cost per VMT</b>	<b>\$29.71</b>
10-Year VMT Increase	534,078
10-Year Projected Revenue	\$15,867,450

# Proposed Street Fees (Arterial)

DRAFT

March 7

Fee Component	Cost per VMT
Arterials	\$32.13
I-10 Interchange ROW (2020)	\$8.10
I-10 Interchange ROW (2024)	\$4.15
Development Fee Report	\$0.04
<b>Total</b>	<b>\$44.42</b>

Residential Fees per Unit				
Development Type	Avg Wkdy VMT per Unit <sup>1</sup>	Proposed Fees	Current Fees	Difference
Single Family	42.98	\$1,909	\$300	\$1,609
Multi-Family	30.72	\$1,364	\$173	\$1,191
Age Restricted	19.64	\$872	\$136	\$736

Nonresidential Fees per 1,000 Square Feet				
Development Type	Avg Wkdy VMT per 1,000 Sq Ft <sup>1</sup>	Proposed Fees	Current Fees	Difference
Industrial	3.80	\$169	\$26	\$143
Commercial	55.75	\$2,476	\$337	\$2,139
Office & Other Services	24.08	\$1,070	\$146	\$924
Institutional	33.12	\$1,471	\$193	\$1,278

1. See Land Use Assumptions

April 25

Fee Component	Cost per VMT
Arterial Improvements	\$29.71
Interchange ROW	\$12.22
Development Fee Report	\$0.04
<b>Total</b>	<b>\$41.97</b>

Residential Fees per Unit				
Development Type	Avg Wkdy VMT per Unit <sup>1</sup>	Proposed Fees	Current Fees	Difference
Low/Med Density (<8 DU/Acre)	42.98	\$1,804	\$300	\$1,504
High Density (≥8 DU/Acre)	30.72	\$1,289	\$173	\$1,116
Age Restricted (≤8 DU/Acre)	19.64	\$824	\$136	\$688

Nonresidential Fees per 1,000 Square Feet				
Development Type	Avg Wkdy VMT per 1,000 Sq Ft <sup>1</sup>	Proposed Fees	Current Fees	Difference
Industrial	3.80	\$159	\$26	\$133
Commercial	55.75	\$2,340	\$337	\$2,003
Office & Other Services	24.08	\$1,011	\$146	\$865
Institutional	33.12	\$1,390	\$193	\$1,197

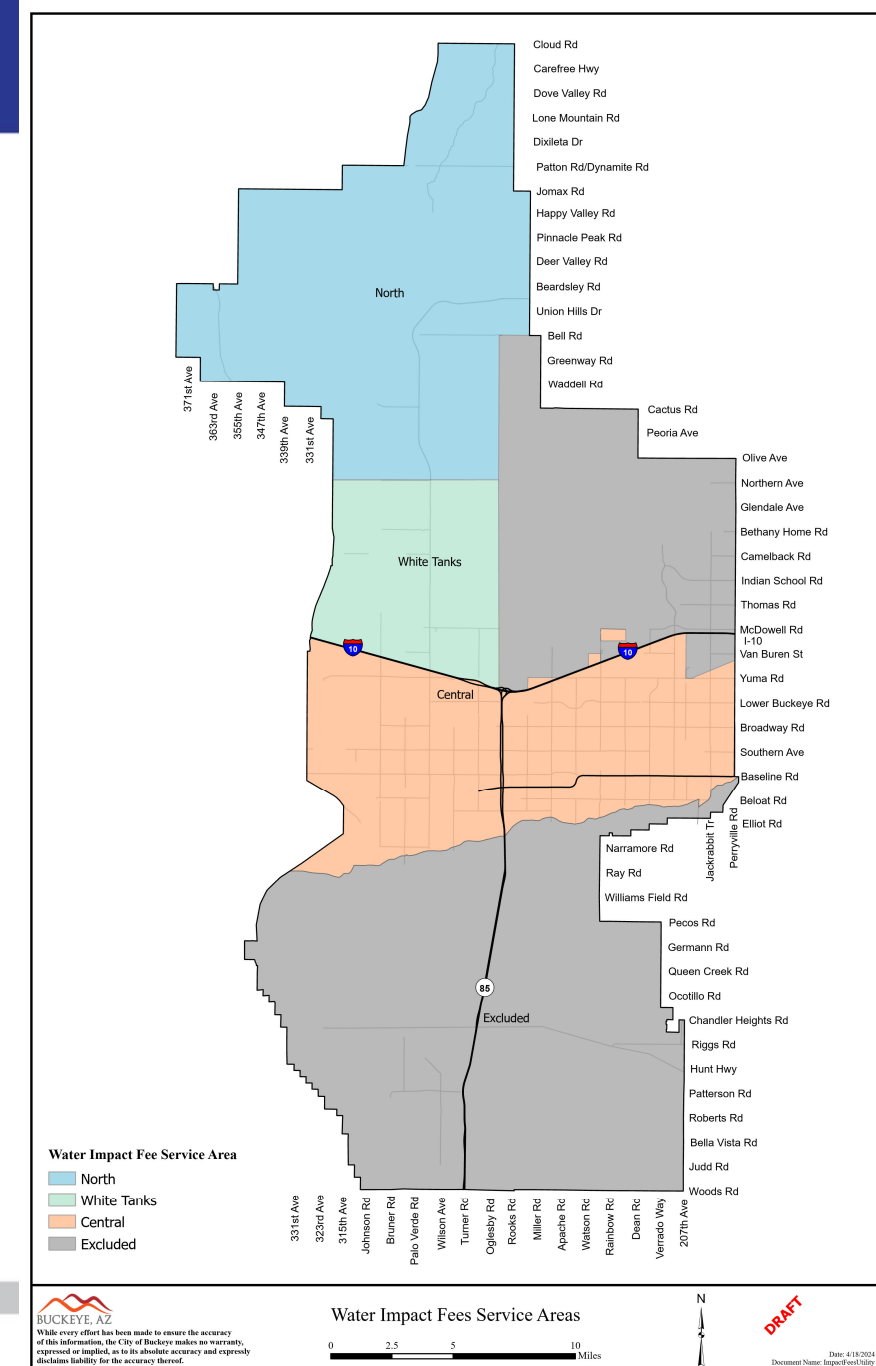
1. See Land Use Assumptions

- **Service Area**

- **North:** North of Northern Ave
- **White Tanks:** I-10 to Northern Ave
- **Central:** North of Gila River to I-10

- **Fee Components: Plan-Based**

- **Well – ADJUSTED COST TO INCLUDE TRANSMISSION LINES**
- Arsenic Treatment
- Pump Station
- Storage Tank
- WC Land
- **Water Lines (≥16”) – REMOVED LINES WITHIN DEVELOPMENTS**



# Existing Level of Service

DRAFT

This represents the existing water system.

Removed water lines  $\geq 16''$  within developments

March 7

April 25

Existing Quantity					
System Component	Unit	North	White Tanks	Central	Total
Well	each	3.00	5.00	23.00	31.00
Arsenic Treatment	mgd	0.00	0.00	5.00	5.00
Pump Station	mgd	7.92	13.20	49.46	70.58
Storage Tank	mg	2.60	2.13	15.82	20.55
WC Land	acres	4.66	3.20	61.32	69.18
Water Line, $\geq 16''$	lin. ft.	32,894	48,259	303,072	384,226

Existing Quantity					
System Component	Unit	North	White Tanks	Central	Total
Well	each	3.00	5.00	23.00	31.00
Arsenic Treatment	mgd	0.00	0.00	5.00	5.00
Pump Station	mgd	7.92	13.20	49.46	70.58
Storage Tank	mg	2.60	2.13	15.82	20.55
Water Campus Land	acres	4.66	3.20	61.32	69.18
Water Line, $\geq 16''$	lin. ft.	28,809	38,154	266,512	333,475

This represents the quantity per well mgd of the existing water system.

System Component	Unit	Existing Quantity			Quantity per Well mgd		
		North	White Tanks	Central	North	White Tanks	Central
Well (Firm)	mgd	5.72	3.59	15.57	1.00	1.00	1.00
Arsenic Treatment	mgd	0.00	0.00	5.00	0.00	0.00	0.32
Pump Station	mgd	7.92	13.20	49.46	1.38	3.68	3.18
Storage Tank	mg	2.60	2.13	15.82	0.45	0.59	1.02
WC Land	acres	4.66	3.20	61.32	0.81	0.89	3.94
Water Line, $\geq 16''$	lin. ft.	32,894	48,259	303,072	5,747	13,459	19,467

System Component	Unit	Existing Quantity			Quantity per Well mgd		
		North	White Tanks	Central	North	White Tanks	Central
Well (Firm)	mgd	5.72	3.59	15.57	1.00	1.00	1.00
Arsenic Treatment	mgd	0.00	0.00	5.00	0.00	0.00	0.32
Pump Station	mgd	7.92	13.20	49.46	1.38	3.68	3.18
Storage Tank	mg	2.60	2.13	15.82	0.45	0.59	1.02
Water Campus Land	acres	4.66	3.20	61.32	0.81	0.89	3.94
Water Line, $\geq 16''$	lin. ft.	28,809	38,154	266,512	5,033	10,641	17,119

# Existing System Value

DRAFT

Adjusted well cost to include transmission lines (cost not included in water line component)

March 7

System Component	Unit	Unit Cost
Well	each	\$3,800,000
Arsenic Treatment	mgd	\$6,000,000
Pump Station	mgd	\$7,906,977
Storage Tank	mg	\$1,360,000
Water Campus Land	acres	\$60,000
Water Line, ≥16"	lin. ft.	\$568

April 25

System Component	Unit	Unit Cost
Well	each	\$5,000,000
Arsenic Treatment	mgd	\$6,000,000
Pump Station	mgd	\$7,906,977
Storage Tank	mg	\$1,360,000
Water Campus Land	acres	\$60,000
Water Line, ≥16"	lin. ft.	\$568

This represents the value of the existing water system.

System Values				
System Component	North	White Tanks	Central	Total
Well	\$11,400,000	\$19,000,000	\$87,400,000	\$117,800,000
Arsenic Treatment	\$0	\$0	\$30,000,000	\$30,000,000
Pump Station	\$62,623,256	\$104,353,116	\$391,110,697	\$558,087,069
Storage Tank	\$3,536,000	\$2,896,800	\$21,515,200	\$27,948,000
WC Land	\$279,600	\$192,000	\$3,679,200	\$4,150,800
Water Line, ≥16"	\$18,690,000	\$27,420,000	\$172,200,000	\$218,310,000
Total	\$96,528,856	\$153,861,916	\$705,905,097	\$956,295,869

System Values				
System Component	North	White Tanks	Central	Total
Well	\$15,000,000	\$25,000,000	\$115,000,000	\$155,000,000
Arsenic Treatment	\$0	\$0	\$30,000,000	\$30,000,000
Pump Station	\$62,623,256	\$104,353,116	\$391,110,697	\$558,087,069
Storage Tank	\$3,536,000	\$2,896,800	\$21,515,200	\$27,948,000
Water Campus Land	\$279,600	\$192,000	\$3,679,200	\$4,150,800
Water Line, ≥16"	\$16,368,750	\$21,678,409	\$151,427,273	\$189,474,432
Total	\$97,807,606	\$154,120,325	\$712,732,370	\$964,660,301



## March 7

System Component	System Values			Well Capacity (mgd)			Cost per Gallon		
	North	White Tanks	Central	North	White Tanks	Central	North	White Tanks	Central
Well	\$11,400,000	\$19,000,000	\$87,400,000	5.72	3.59	15.57	\$1.99	\$5.30	\$5.61
Arsenic Treatment	\$0	\$0	\$30,000,000	5.72	3.59	15.57	\$0.00	\$0.00	\$1.93
Pump Station	\$62,623,256	\$104,353,116	\$391,110,697	17.17	10.76	46.70	\$3.65	\$9.70	\$8.37
Storage Tank	\$3,536,000	\$2,896,800	\$21,515,200	5.72	3.59	15.57	\$0.62	\$0.81	\$1.38
WC Land	\$279,600	\$192,000	\$3,679,200	5.72	3.59	15.57	\$0.05	\$0.05	\$0.24
Water Line, ≥ 16"	\$18,690,000	\$27,420,000	\$172,200,000	17.17	10.76	46.70	\$1.09	\$2.55	\$3.69
Total	\$96,528,856	\$153,861,916	\$705,905,097				\$7.40	\$18.41	\$21.22

## April 25

System Component	System Values			Well Capacity (mgd)			Cost per Gallon		
	North	White Tanks	Central	North	White Tanks	Central	North	White Tanks	Central
Well	\$15,000,000	\$25,000,000	\$115,000,000	5.72	3.59	15.57	\$2.62	\$6.97	\$7.39
Arsenic Treatment	\$0	\$0	\$30,000,000	5.72	3.59	15.57	\$0.00	\$0.00	\$1.93
Pump Station	\$62,623,256	\$104,353,116	\$391,110,697	17.17	10.76	46.70	\$3.65	\$9.70	\$8.37
Storage Tank	\$3,536,000	\$2,896,800	\$21,515,200	5.72	3.59	15.57	\$0.62	\$0.81	\$1.38
Water Campus Land	\$279,600	\$192,000	\$3,679,200	5.72	3.59	15.57	\$0.05	\$0.05	\$0.24
Water Line, ≥ 16"	\$16,368,750	\$21,678,409	\$151,427,273	17.17	10.76	46.70	\$0.95	\$2.02	\$3.24
Total	\$97,807,606	\$154,120,325	\$712,732,370				\$7.89	\$19.55	\$22.55

## March 7

Proposed Fees per Residential Unit				
Residential Land Use	Max Day Gallons	North	White Tanks	Central
Low/Med Density (<8 DU/acre)	652	\$4,831	\$12,010	\$13,842
High Density (8 or more DU/acre)	509	\$3,772	\$9,376	\$10,806
Age Restricted (max 8 DU/acre)	407	\$3,016	\$7,497	\$8,641

## April 25

Proposed Residential Fees per Unit				
Residential Land Use	Max Day Gallons <sup>1</sup>	North	White Tanks	Central
Low/Med Density (<8 DU/Acre)	652	\$5,151	\$12,753	\$14,709
High Density (≥8 DU/Acre)	509	\$4,021	\$9,956	\$11,483
Age Restricted (≤8 DU/Acre)	407	\$3,215	\$7,961	\$9,182

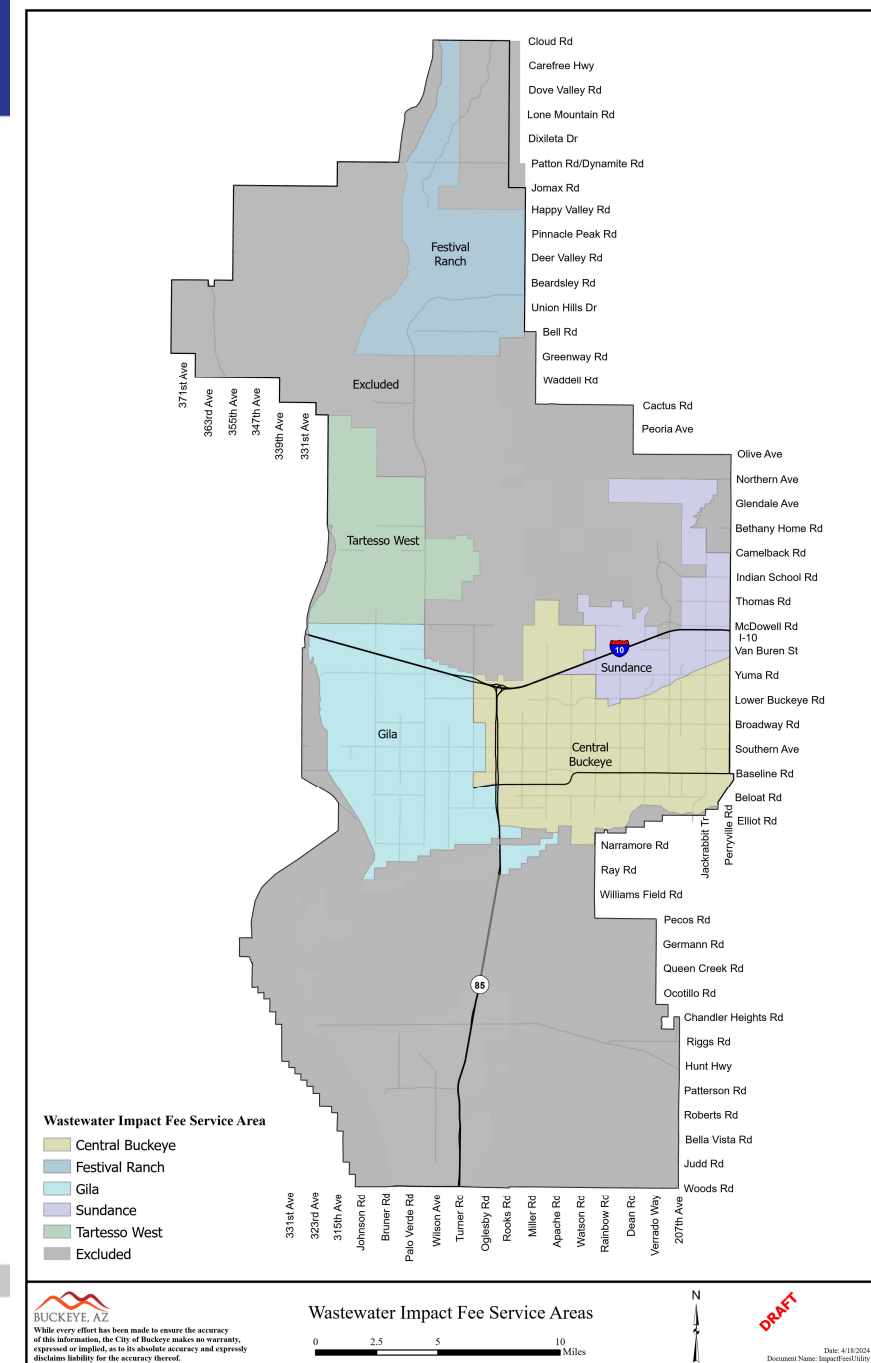
**REMOVED**

- **Service Area**

- Central
- Sundance
- Tartesso
- Festival

- **Fee Components: Plan-Based**

- Water Reclamation Facility (WRF)
- Lift Station
- Land
- Collection Line (≥15")
- Reclaimed Line
- Recharge Basin



# Proposed Wastewater Fees

DRAFT

## Proposed

Proposed Fees per Residential Unit					
Residential Land Use	Average Day Gallons	Central	Sundance	Tartesso	Festival
Low/Med Density (<8 DU/acre)	256	\$11,310	\$11,763	\$12,790	\$15,626
High Density (8 or more DU/acre)	200	\$8,836	\$9,190	\$9,992	\$12,208
Age Restricted (max 8 DU/acre)	160	\$7,069	\$7,352	\$7,994	\$9,766

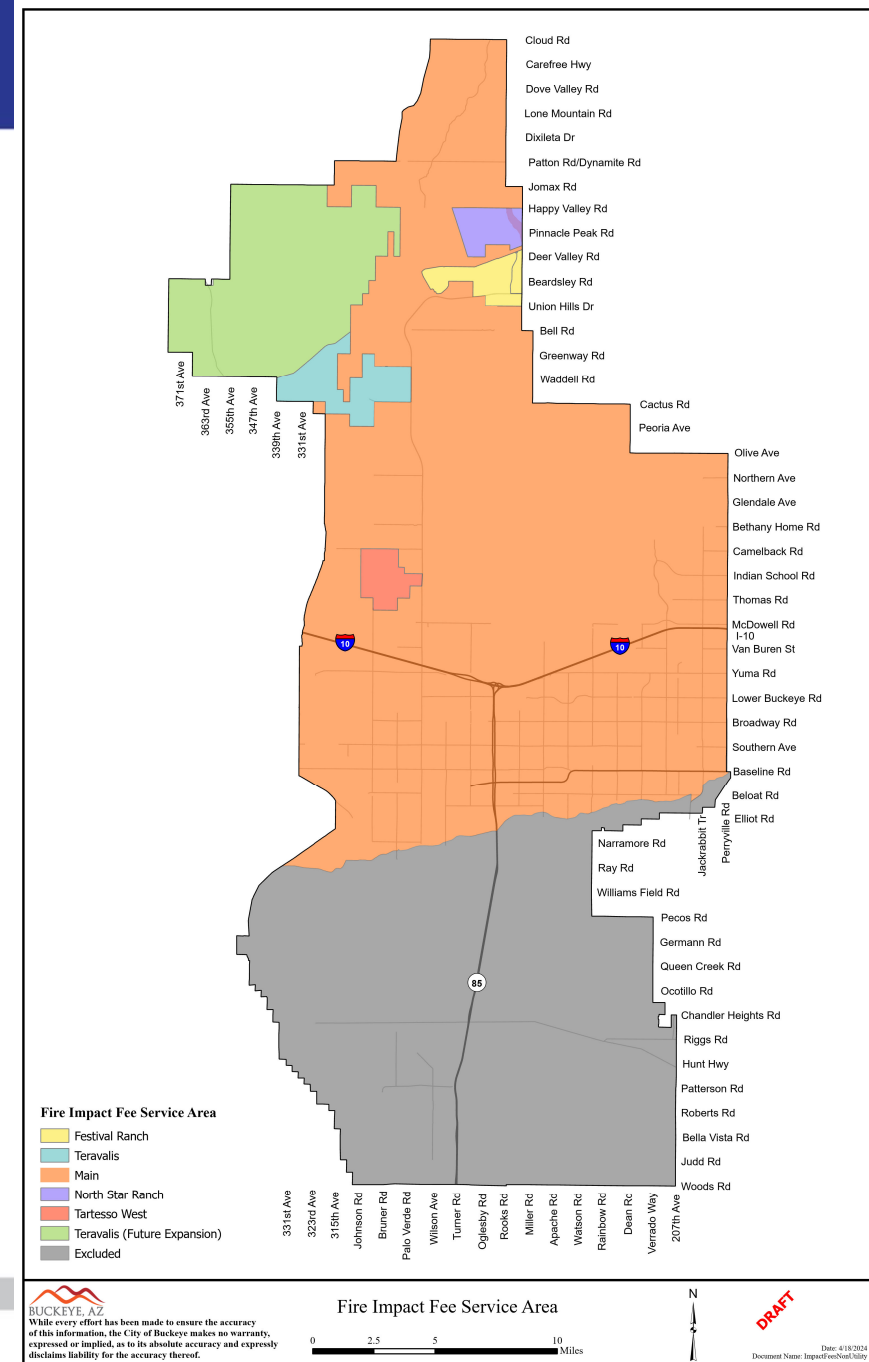
## Current

Current Fees per Residential Unit							
Residential Land Use	Average Day Gallons	Central (Cent. Buckeye)	Central (Palo Verde)	Central (Watson CFD)	Sundance	Tartesso	Festival
Low/Med Density (<8 DU/acre)	256	\$4,214	\$6,291	\$4,965	\$5,915	\$7,670	-
High Density (8 or more DU/acre)	-	-	-	-	-	-	-
Age Restricted (max 8 DU/acre)	160	\$2,634	\$3,933	\$3,103	\$3,697	\$4,794	-

## Difference

Difference Between Proposed and Current Fees per Residential Unit							
Residential Land Use	Average Day Gallons	Central (Cent. Buckeye)	Central (Palo Verde)	Central (Watson CFD)	Sundance	Tartesso	Festival
Low/Med Density (<8 DU/acre)	256	\$7,096	\$5,019	\$6,345	\$5,848	\$5,120	\$15,626
High Density (8 or more DU/acre)	-	-	-	-	-	-	-
Age Restricted (max 8 DU/acre)	160	\$4,435	\$3,136	\$3,966	\$3,655	\$3,200	\$9,766

- **Service Area**
  - Citywide
- **Fee Components**
  - Fire Facilities (not fire stations): Incremental
  - Fire Apparatus: Incremental
  - Fire Equipment: Incremental
- **10-Year Demand**
  - Fire Facilities: 4,195 square feet, \$3.1 million
  - Fire Apparatus: 10 units, \$14.2 million
  - Fire Equipment: 12 units, \$3.2 million



# Fee Summary – Non-Utility

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## Proposed

Residential Fees per Unit												
Development Type	Fire					Library	Parks and Recreational		Police	Street		
	Main	Festival Ranch	North Star Ranch	Tartesso	Teravalis		North	South		Arterial	Street	Trip Reduction
Low/Med Density (<8 DU/Acre)	\$1,769	\$551	\$2,576	\$883	\$1,772	\$738	\$2,525	\$3,397	\$1,659	\$1,804	\$527	\$263
High Density (≥8 DU/Acre)	\$1,382	\$431	\$2,012	\$690	\$1,384	\$577	\$1,972	\$2,654	\$1,296	\$1,289	\$377	\$188
Age Restricted (≤8 DU/Acre)	\$1,106	\$345	\$1,610	\$552	\$1,107	\$462	\$1,578	\$2,123	\$1,037	\$824	\$241	\$120

Nonresidential Fees per 1,000 Square Feet												
Development Type	Fire					Library	Parks and Recreational		Police	Street		
	Main	Festival Ranch	North Star Ranch	Tartesso	Teravalis		North	South		Arterial	Street	Trip Reduction
Industrial	\$241	\$83	\$454	\$149	\$315	\$10	\$41	\$44	\$172	\$159	\$47	\$23
Commercial	\$1,510	\$524	\$2,846	\$934	\$1,979	\$65	\$257	\$279	\$2,446	\$2,340	\$683	\$342
Office & Other Services	\$2,313	\$802	\$4,361	\$1,431	\$3,032	\$100	\$393	\$428	\$1,086	\$1,011	\$295	\$148
Institutional	\$2,154	\$747	\$4,059	\$1,333	\$2,825	\$93	\$366	\$398	\$1,493	\$1,390	\$406	\$203

## Current

Residential Fees per Unit								
Development Type	Fire			Library	Parks and Recreational		Police	Street
	Main	Festival Ranch	Tartesso		North	South		
Single Family	\$1,060	\$498	\$866	\$289	\$684	\$1,915	\$842	\$300
Multi-Family	\$828	\$389	\$676	\$225	\$534	\$1,496	\$658	\$173
Age Restricted	\$662	\$311	\$541	\$180	\$427	\$1,197	\$526	\$136

Nonresidential Fees per 1,000 Square Feet								
Development Type	Fire			Library	Parks and Recreational		Police	Street
	Main	Festival Ranch	Tartesso		North	South		
Industrial	\$170	\$83	\$135	\$14	\$37	\$83	\$92	\$26
Commercial	\$1,168	\$568	\$927	\$96	\$252	\$573	\$1,323	\$337
Office & Other Services	\$1,483	\$721	\$1,176	\$121	\$320	\$727	\$517	\$146
Institutional	\$464	\$226	\$368	\$38	\$100	\$228	\$684	\$193

# Fee Summary – Water

DRAFT

## Proposed

Water	North	White Tanks	Central
Cost per Gallon	\$7.90	\$19.56	\$22.56

Residential Fees per Unit			
Residential Land Use	North	White Tanks	Central
Low/Med Density (<8 DU/acre)	\$5,151	\$12,753	\$14,709
High Density (≥8 DU/Acre)	\$4,021	\$9,956	\$11,483
Age Restricted (≤8 DU/Acre)	\$3,215	\$7,961	\$9,182

Nonresidential Fees per Meter				
Meter Size	Meter Type	North	White Tanks	Central
1.0-inch	Disc	\$5,151	\$12,753	\$14,709
1.5-inch	Disc	\$8,756	\$21,680	\$25,006
1.5-inch	Turbine	\$14,937	\$36,984	\$42,656
> 1.5-inch <sup>1</sup>	Cost per Gallon	\$7.90	\$19.56	\$22.56

1. Meters larger than 1.5 inches calculated using cost per gallon for related service area multiplied by max day gallons from (1) City of Buckeye Engineering Standards, (2) a submitted water study, or (3) other estimated water demand.

## Current

Development Fees per Meter					
Meter Type and Size (inches)	Buckeye North	Central Buckeye	Sundance	Tartesso West	Westpark
Age-Restricted	\$4,424	\$4,799	\$4,668	\$2,324	\$7,705
Disc Meter 1.0"	\$7,076	\$7,675	\$7,467	\$3,717	\$12,323
Disc Meter 1.5"	\$12,030	\$13,048	\$12,694	\$6,319	\$20,950
Turbine 1.5"	\$20,521	\$22,258	\$21,654	\$10,780	\$35,738
Disc Meter 2.0"	\$16,983	\$18,421	\$17,921	\$8,921	\$29,576
Compound 2.0"	\$20,521	\$22,258	\$21,654	\$10,780	\$35,738
Turbine 2.0"	\$31,136	\$33,771	\$32,855	\$16,356	\$54,223
Compound 3.0"	\$45,289	\$49,122	\$47,789	\$23,790	\$78,870
Turbine 3.0"	\$50,950	\$55,262	\$53,762	\$26,764	\$88,729
Compound 4.0"	\$70,764	\$76,753	\$74,670	\$37,172	\$123,234
Turbine 4.0"	\$126,667	\$137,388	\$133,659	\$66,538	\$220,589
Compound 6.0"	\$141,527	\$153,506	\$149,339	\$74,344	\$246,469
Turbine 6.0"	\$252,626	\$274,008	\$266,571	\$132,704	\$439,946
Compound 8.0"	\$455,011	\$493,521	\$480,126	\$239,017	\$792,397
Turbine 8.0"	\$455,011	\$493,521	\$480,126	\$239,017	\$792,397



# Fee Summary – Wastewater

DRAFT

## Proposed

Wastewater	Central	Sundance	Tartesso	Festival
Cost per Gallon	\$44.18	\$45.95	\$49.96	\$61.04

### Residential Fees per Unit

Residential Land Use	Central	Sundance	Tartesso	Festival
Low/Med Density (<8 DU/acre)	\$11,310	\$11,763	\$12,790	\$15,626
High Density (≥8 DU/Acre)	\$8,836	\$9,190	\$9,992	\$12,208
Age Restricted (≤8 DU/Acre)	\$7,069	\$7,352	\$7,994	\$9,766

### Nonresidential Fees per Meter

Meter Size	Meter Type	Central	Sundance	Tartesso	Festival
1.0-inch	Disc	\$11,310	\$11,763	\$12,790	\$15,626
1.5-inch	Disc	\$19,227	\$19,997	\$21,743	\$26,565
1.5-inch	Turbine	\$32,799	\$34,113	\$37,090	\$45,316
> 1.5-inch <sup>1</sup>	Cost per Gallon	\$44.18	\$45.95	\$49.96	\$61.04

1. Meters larger than 1.5 inches calculated using cost per gallon for related service area multiplied by average day gallons from (1) City of Buckeye Engineering Standards, (2) a submitted water study, or (3) other estimated wastewater flow.

## Current

### Development Fees per Meter

Meter Type and Size (inches)	Central Buckeye	Palo Verde	Sundance	Tartesso West	Watson Road CFD
Age-Restricted	\$2,634	\$3,933	\$3,697	\$4,794	\$3,103
Disc Meter 1.0"	\$4,214	\$6,291	\$5,915	\$7,670	\$4,965
Disc Meter 1.5"	\$7,163	\$10,695	\$10,056	\$13,040	\$8,441
Turbine 1.5"	\$12,219	\$18,244	\$17,154	\$22,244	\$14,399
Disc Meter 2.0"	\$10,112	\$15,099	\$14,196	\$18,409	\$11,916
Compound 2.0"	\$12,219	\$18,244	\$17,154	\$22,244	\$14,399
Turbine 2.0"	\$18,540	\$27,681	\$26,027	\$33,750	\$21,847
Compound 3.0"	\$26,967	\$40,264	\$37,857	\$49,091	\$31,777
Turbine 3.0"	\$30,337	\$45,296	\$42,589	\$55,227	\$35,749
Compound 4.0"	\$42,135	\$62,912	\$59,151	\$76,704	\$49,651
Turbine 4.0"	\$75,422	\$112,612	\$105,881	\$137,300	\$88,876
Compound 6.0"	\$84,271	\$125,824	\$118,303	\$153,408	\$99,302
Turbine 6.0"	\$150,423	\$224,595	\$211,170	\$273,833	\$177,255
Compound 8.0"	\$270,931	\$404,523	\$380,344	\$493,207	\$319,257
Turbine 8.0"	\$270,931	\$404,523	\$380,344	\$493,207	\$319,257

# Single-Family Comparison

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Single-Family Unit (Low/Med Density, <8 DU/Acre)	Fire	Library	Park	Police	Street	Other	Non-Utility Subtotal	Water	Water Resource	Waste- water	Utility Subtotal	Total
<b>Buckeye - Central (Proposed)</b>	\$1,769	\$738	\$3,397	\$1,659	\$1,804	\$0	\$9,367	\$14,709	\$0	\$11,310	\$26,019	\$35,386
Gilbert (Proposed)	\$1,447	\$0	\$9,358	\$1,138	\$4,764	\$0	\$16,707	\$8,310	\$5,826	\$4,467	\$18,603	\$35,310
<b>Buckeye - Tartesso West (Proposed)</b>	\$883	\$738	\$2,525	\$1,659	\$527	\$0	\$6,332	\$12,753	\$0	\$12,790	\$25,543	\$31,875
Peoria - West (Proposed)	\$1,418	\$0	\$2,514	\$1,059	\$6,898	\$0	\$11,889	\$6,914	\$3,236	\$8,968	\$19,118	\$31,007
Peoria - North (Proposed)	\$1,418	\$0	\$3,379	\$1,059	\$8,213	\$0	\$14,069	\$3,231	\$3,236	\$7,346	\$13,813	\$27,882
Surprise - SPA 2 (Proposed)	\$1,737	\$0	\$1,800	\$581	\$0	\$208	\$4,326	\$5,296	\$3,649	\$9,003	\$17,948	\$22,274
Apache Junction	\$0	\$550	\$1,707	\$1,229	\$3,250	\$0	\$6,736	\$7,590	\$3,486	\$4,295	\$15,371	\$22,107
Surprise - SPA 3 (Proposed)	\$1,737	\$0	\$1,800	\$581	\$0	\$208	\$4,326	\$3,142	\$3,649	\$9,108	\$15,899	\$20,225
Surprise - SPA 4 (Proposed)	\$1,737	\$0	\$1,800	\$581	\$0	\$208	\$4,326	\$2,966	\$3,649	\$9,190	\$15,805	\$20,131
Peoria - West (Current)	\$1,047	\$0	\$1,412	\$677	\$7,559	\$0	\$10,695	\$4,725	\$730	\$3,157	\$8,612	\$19,307
Chandler (Proposed)	\$308	\$61	\$5,242	\$74	\$3,792	\$110	\$9,587	\$2,460	\$1,094	\$5,989	\$9,543	\$19,130
Goodyear - South	\$1,647	\$0	\$728	\$1,198	\$0	\$0	\$3,573	\$8,836	\$0	\$5,918	\$14,754	\$18,327
Surprise - SPA 1 (Proposed)	\$1,737	\$0	\$1,800	\$581	\$0	\$208	\$4,326	\$5,325	\$3,649	\$4,481	\$13,455	\$17,781
Surprise - SPA 3 (Current)	\$789	\$0	\$1,060	\$385	\$0	\$208	\$2,442	\$2,486	\$2,880	\$9,225	\$14,591	\$17,033
Surprise - SPA 2 (Current)	\$789	\$0	\$1,060	\$385	\$0	\$208	\$2,442	\$2,836	\$2,880	\$8,495	\$14,211	\$16,653
Goodyear - North	\$1,647	\$0	\$1,360	\$1,198	\$0	\$0	\$4,205	\$8,317	\$0	\$3,886	\$12,203	\$16,408
Buckeye - Central (Current)	\$1,060	\$289	\$1,915	\$842	\$300	\$0	\$4,406	\$7,675	\$0	\$4,214	\$11,889	\$16,295
Peoria - North (Current)	\$1,047	\$0	\$1,515	\$677	\$6,306	\$0	\$9,545	\$3,745	\$730	\$1,913	\$6,388	\$15,933
Phoenix - Northwest	\$516	\$105	\$1,368	\$293	\$3,080	\$0	\$5,362	\$6,330	\$0	\$3,303	\$9,633	\$14,995
Phoenix - Northeast	\$551	\$105	\$1,236	\$314	\$3,080	\$0	\$5,286	\$6,330	\$0	\$3,303	\$9,633	\$14,919
Avondale	\$2,184	\$0	\$1,697	\$2,089	\$1,790	\$0	\$7,760	\$3,519	\$0	\$3,153	\$6,672	\$14,432
Buckeye - Tartesso West (Current)	\$866	\$289	\$684	\$842	\$300	\$0	\$2,981	\$3,717	\$0	\$7,670	\$11,388	\$14,369
Glendale - East	\$655	\$195	\$936	\$719	\$4,270	\$0	\$6,775	\$3,330	\$0	\$3,795	\$7,125	\$13,900
Queen Creek	\$1,175	\$0	\$3,189	\$640	\$2,118	\$0	\$7,122	\$2,382	\$0	\$2,901	\$5,283	\$12,405
Surprise - SPA 1 (Current)	\$789	\$0	\$1,060	\$385	\$0	\$208	\$2,442	\$2,985	\$2,880	\$3,018	\$8,883	\$11,325
Maricopa - South (Proposed)	\$2,650	\$248	\$791	\$613	\$5,942	\$0	\$10,244	\$0	\$0	\$0	\$0	\$10,244
Maricopa - North (Proposed)	\$946	\$248	\$791	\$613	\$5,942	\$0	\$8,540	\$0	\$0	\$0	\$0	\$8,540
<b>Buckeye - North Star Ranch (Proposed)</b>	\$2,576	\$738	\$2,525	\$1,659	\$0	\$0	\$7,498	\$0	\$0	\$0	\$0	\$7,498
Glendale - West	\$655	\$195	\$936	\$719	\$4,575	\$0	\$7,080	\$0	\$0	\$0	\$0	\$7,080
<b>Buckeye - Teravalis (Proposed)</b>	\$1,772	\$738	\$2,525	\$1,659	\$263	\$0	\$6,957	\$0	\$0	\$0	\$0	\$6,957
<b>Buckeye - Festival Ranch (Proposed)</b>	\$551	\$738	\$2,525	\$1,659	\$0	\$0	\$5,473	\$0	\$0	\$0	\$0	\$5,473
Surprise - SPA 4 (Current)	\$789	\$0	\$1,060	\$385	\$0	\$208	\$2,442	\$0	\$2,880	\$0	\$2,880	\$5,322
Buckeye - North Star Ranch (Current)	\$1,060	\$289	\$684	\$842	\$0	\$0	\$2,875	\$0	\$0	\$0	\$0	\$2,875
Buckeye - Teravalis (Current)	\$1,060	\$289	\$684	\$842	\$0	\$0	\$2,875	\$0	\$0	\$0	\$0	\$2,875
Buckeye - Festival Ranch (Current)	\$498	\$289	\$684	\$842	\$0	\$0	\$2,313	\$0	\$0	\$0	\$0	\$2,313

# Multi-Family Comparison

DRAFT

Multi-Family: 36 Units 2.0-Inch Disc, 2.0-Inch Disc (LS)	Fire	Library	Park	Police	Street	Other	Non-Utility Subtotal	Water	Water Resource	Waste- water	Utility Subtotal	Total	Total per Unit
<b>Buckeye - Central (Proposed)</b>	\$49,752	\$20,772	\$95,544	\$46,656	\$46,404	\$0	\$259,128	\$413,388	\$0	\$318,096	\$731,484	\$990,612	\$27,517
<b>Buckeye - Tartesso West (Proposed)</b>	\$24,840	\$20,772	\$70,992	\$46,656	\$13,572	\$0	\$176,832	\$358,416	\$0	\$359,712	\$718,128	\$894,960	\$24,860
Apache Junction	\$0	\$15,552	\$48,240	\$34,740	\$64,044	\$0	\$162,576	\$228,960	\$98,568	\$108,540	\$436,068	\$598,644	\$16,629
Gilbert (Proposed)	\$33,480	\$0	\$216,576	\$26,352	\$122,472	\$0	\$398,880	\$88,584	\$62,106	\$23,809	\$174,499	\$573,379	\$15,927
Goodyear - South	\$36,792	\$0	\$16,272	\$26,748	\$0	\$0	\$79,812	\$175,680	\$0	\$167,400	\$343,080	\$422,892	\$11,747
Chandler (Proposed)	\$9,324	\$1,584	\$159,264	\$2,232	\$74,124	\$2,844	\$249,372	\$29,592	\$16,704	\$91,404	\$137,700	\$387,072	\$10,752
Goodyear - North	\$36,792	\$0	\$30,348	\$26,748	\$0	\$0	\$93,888	\$169,524	\$0	\$109,944	\$279,468	\$373,356	\$10,371
Peoria - North (Proposed)	\$30,636	\$0	\$72,972	\$22,896	\$119,700	\$0	\$246,204	\$34,442	\$13,134	\$47,799	\$95,375	\$341,579	\$9,488
Peoria - West (Proposed)	\$30,636	\$0	\$54,288	\$22,896	\$100,548	\$0	\$208,368	\$73,704	\$13,134	\$39,154	\$125,992	\$334,360	\$9,288
Maricopa - South (Proposed)	\$125,748	\$7,236	\$23,148	\$19,908	\$152,892	\$0	\$328,932	\$0	\$0	\$0	\$0	\$328,932	\$9,137
Peoria - West (Current)	\$25,740	\$0	\$34,560	\$16,632	\$162,900	\$0	\$239,832	\$49,378	\$7,786	\$16,417	\$73,581	\$313,413	\$8,706
Phoenix - Northwest	\$13,932	\$2,844	\$36,936	\$7,920	\$83,160	\$0	\$144,792	\$81,828	\$0	\$55,872	\$137,700	\$282,492	\$7,847
Phoenix - Northeast	\$14,868	\$2,844	\$33,372	\$8,496	\$83,160	\$0	\$142,740	\$81,828	\$0	\$55,872	\$137,700	\$280,440	\$7,790
Peoria - North (Current)	\$25,740	\$0	\$37,080	\$16,632	\$135,900	\$0	\$215,352	\$38,924	\$7,786	\$9,782	\$56,492	\$271,844	\$7,551
Maricopa - North (Proposed)	\$44,892	\$7,236	\$23,148	\$19,908	\$152,892	\$0	\$248,076	\$0	\$0	\$0	\$0	\$248,076	\$6,891
Surprise - SPA 2 (Proposed)	\$38,304	\$0	\$39,672	\$12,816	\$0	\$5,148	\$95,940	\$56,456	\$38,896	\$47,984	\$143,336	\$239,276	\$6,647
Glendale - East	\$15,588	\$4,644	\$22,248	\$17,100	\$109,944	\$0	\$169,524	\$35,496	\$0	\$20,255	\$55,751	\$225,275	\$6,258
Queen Creek	\$30,420	\$0	\$82,548	\$16,560	\$53,244	\$0	\$182,772	\$25,394	\$0	\$15,462	\$40,856	\$223,628	\$6,212
Surprise - SPA 3 (Proposed)	\$38,304	\$0	\$39,672	\$12,816	\$0	\$5,148	\$95,940	\$33,498	\$38,896	\$48,544	\$120,938	\$216,878	\$6,024
Surprise - SPA 1 (Proposed)	\$38,304	\$0	\$39,672	\$12,816	\$0	\$5,148	\$95,940	\$56,762	\$38,896	\$23,886	\$119,544	\$215,484	\$5,986
Surprise - SPA 4 (Proposed)	\$38,304	\$0	\$39,672	\$12,816	\$0	\$5,148	\$95,940	\$31,622	\$38,896	\$48,981	\$119,499	\$215,439	\$5,984
<b>Buckeye - North Star Ranch (Proposed)</b>	\$72,432	\$20,772	\$70,992	\$46,656	\$0	\$0	\$210,852	\$0	\$0	\$0	\$0	\$210,852	\$5,857
<b>Buckeye - Teravalis (Proposed)</b>	\$49,824	\$20,772	\$70,992	\$46,656	\$6,768	\$0	\$195,012	\$0	\$0	\$0	\$0	\$195,012	\$5,417
Avondale	\$18,684	\$2,880	\$36,072	\$20,052	\$59,364	\$0	\$137,052	\$37,356	\$0	\$16,816	\$54,172	\$191,224	\$5,312
Glendale - West	\$15,588	\$4,644	\$22,248	\$17,100	\$117,756	\$0	\$177,336	\$0	\$0	\$0	\$0	\$177,336	\$4,926
Buckeye - Central (Current)	\$29,808	\$8,100	\$53,856	\$23,688	\$6,228	\$0	\$121,680	\$36,841	\$0	\$10,112	\$46,954	\$168,634	\$4,684
<b>Buckeye - Festival Ranch (Proposed)</b>	\$15,516	\$20,772	\$70,992	\$46,656	\$0	\$0	\$153,936	\$0	\$0	\$0	\$0	\$153,936	\$4,276
Surprise - SPA 2 (Current)	\$17,316	\$0	\$23,292	\$8,460	\$0	\$5,148	\$54,216	\$30,232	\$24,294	\$13,560	\$68,086	\$122,302	\$3,397
Surprise - SPA 1 (Current)	\$17,316	\$0	\$23,292	\$8,460	\$0	\$5,148	\$54,216	\$31,820	\$24,294	\$11,683	\$67,797	\$122,013	\$3,389
Buckeye - Tartesso West (Current)	\$24,336	\$8,100	\$19,224	\$23,688	\$6,228	\$0	\$81,576	\$17,843	\$0	\$18,409	\$36,252	\$117,828	\$3,273
Surprise - SPA 3 (Current)	\$17,316	\$0	\$23,292	\$8,460	\$0	\$5,148	\$54,216	\$26,500	\$24,294	\$0	\$50,794	\$105,010	\$2,917
Buckeye - North Star Ranch (Current)	\$29,808	\$8,100	\$19,224	\$23,688	\$0	\$0	\$80,820	\$0	\$0	\$0	\$0	\$80,820	\$2,245
Buckeye - Teravalis (Current)	\$29,808	\$8,100	\$19,224	\$23,688	\$0	\$0	\$80,820	\$0	\$0	\$0	\$0	\$80,820	\$2,245
Surprise - SPA 4 (Current)	\$17,316	\$0	\$23,292	\$8,460	\$0	\$5,148	\$54,216	\$0	\$24,294	\$0	\$24,294	\$78,510	\$2,181
Buckeye - Festival Ranch (Current)	\$14,004	\$8,100	\$19,224	\$23,688	\$0	\$0	\$65,016	\$0	\$0	\$0	\$0	\$65,016	\$1,806

# Industrial Comparison

DRAFT

Industrial: 261,135 Sq Ft 2.0-Inch Disc, 1.5-Inch Disc (LS)	Fire	Library	Park	Police	Street	Other	Non-Utility Subtotal	Water	Water Resource	Waste- water	Utility Subtotal	Total	Total per KSF
<b>Buckeye - Central (Proposed)</b>	\$62,934	\$2,611	\$11,490	\$44,915	\$41,520	\$0	\$163,471	\$2,768,541	\$0	\$2,168,690	\$4,937,231	\$5,100,701	\$19,533
Goodyear - South	\$163,209	\$0	\$10,707	\$121,167	\$0	\$0	\$295,083	\$2,697,364	\$0	\$2,074,933	\$4,772,296	\$5,067,379	\$19,405
<b>Buckeye - Tartesso West (Proposed)</b>	\$38,909	\$2,611	\$10,707	\$44,915	\$12,273	\$0	\$109,416	\$2,400,384	\$0	\$2,452,416	\$4,852,800	\$4,962,216	\$19,002
Goodyear - North	\$163,209	\$0	\$8,356	\$121,167	\$0	\$0	\$292,732	\$2,602,870	\$0	\$1,362,672	\$3,965,542	\$4,258,274	\$16,307
Gilbert (Proposed)	\$172,349	\$0	\$313,623	\$612,362	\$643,176	\$0	\$1,741,509	\$71,964	\$50,454	\$23,809	\$146,227	\$1,887,736	\$7,229
Peoria - West (Current)	\$28,986	\$0	\$3,656	\$18,802	\$945,570	\$0	\$997,013	\$40,164	\$6,326	\$16,417	\$62,907	\$1,059,920	\$4,059
Apache Junction	\$0	\$18,279	\$57,450	\$177,572	\$240,244	\$0	\$493,545	\$95,490	\$30,193	\$366,825	\$492,508	\$986,053	\$3,776
Peoria - North (Proposed)	\$100,015	\$0	\$15,929	\$74,685	\$664,066	\$0	\$854,695	\$27,980	\$10,670	\$47,799	\$86,449	\$941,144	\$3,604
Peoria - North (Current)	\$28,986	\$0	\$3,917	\$18,802	\$788,628	\$0	\$840,332	\$31,670	\$6,326	\$9,782	\$47,778	\$888,110	\$3,401
Peoria - West (Proposed)	\$100,015	\$0	\$11,751	\$74,685	\$557,784	\$0	\$744,235	\$59,876	\$10,670	\$39,154	\$109,700	\$853,935	\$3,270
Queen Creek	\$117,511	\$0	\$291,166	\$63,978	\$188,017	\$0	\$660,672	\$20,630	\$0	\$15,462	\$36,092	\$696,764	\$2,668
Maricopa - South (Proposed)	\$94,270	\$2,350	\$7,573	\$20,369	\$500,857	\$0	\$625,418	\$0	\$0	\$0	\$0	\$625,418	\$2,395
Maricopa - North (Proposed)	\$33,686	\$2,350	\$7,573	\$20,369	\$500,857	\$0	\$564,835	\$0	\$0	\$0	\$0	\$564,835	\$2,163
Phoenix - Northeast	\$40,215	\$522	\$6,528	\$22,980	\$257,479	\$0	\$327,724	\$119,975	\$0	\$42,297	\$162,272	\$489,996	\$1,876
Phoenix - Northwest	\$37,603	\$522	\$7,051	\$21,413	\$257,479	\$0	\$324,069	\$119,975	\$0	\$42,297	\$162,272	\$486,341	\$1,862
Chandler (Proposed)	\$20,107	\$0	\$0	\$4,700	\$274,192	\$5,223	\$304,222	\$31,980	\$14,222	\$47,912	\$94,114	\$398,336	\$1,525
Surprise - SPA 2 (Proposed)	\$102,887	\$0	\$30,031	\$71,812	\$0	\$12,796	\$217,525	\$45,864	\$31,598	\$47,984	\$125,446	\$342,971	\$1,313
Surprise - SPA 3 (Proposed)	\$102,887	\$0	\$30,031	\$71,812	\$0	\$12,796	\$217,525	\$27,213	\$31,598	\$48,544	\$107,355	\$324,880	\$1,244
Surprise - SPA 4 (Proposed)	\$102,887	\$0	\$30,031	\$71,812	\$0	\$12,796	\$217,525	\$25,689	\$31,598	\$48,981	\$106,268	\$323,793	\$1,240
Surprise - SPA 1 (Proposed)	\$102,887	\$0	\$30,031	\$71,812	\$0	\$12,796	\$217,525	\$46,113	\$31,598	\$23,886	\$101,597	\$319,122	\$1,222
Glendale - East	\$27,680	\$2,350	\$12,534	\$30,553	\$194,546	\$0	\$267,663	\$28,837	\$0	\$20,255	\$49,092	\$316,755	\$1,213
Glendale - West	\$27,680	\$2,350	\$12,534	\$30,553	\$208,386	\$0	\$281,504	\$0	\$0	\$0	\$0	\$281,504	\$1,078
<b>Buckeye - North Star Ranch (Proposed)</b>	\$118,555	\$2,611	\$10,707	\$44,915	\$0	\$0	\$176,788	\$0	\$0	\$0	\$0	\$176,788	\$677
<b>Buckeye - Teravalis (Proposed)</b>	\$82,258	\$2,611	\$10,707	\$44,915	\$6,006	\$0	\$146,497	\$0	\$0	\$0	\$0	\$146,497	\$561
Surprise - SPA 2 (Current)	\$43,348	\$0	\$8,356	\$21,152	\$0	\$12,796	\$85,652	\$24,560	\$19,736	\$13,560	\$57,856	\$143,508	\$550
Surprise - SPA 1 (Current)	\$43,348	\$0	\$8,356	\$21,152	\$0	\$12,796	\$85,652	\$25,850	\$19,736	\$11,683	\$57,269	\$142,921	\$547
Buckeye - Central (Current)	\$44,393	\$3,656	\$21,674	\$24,024	\$6,790	\$0	\$100,537	\$31,469	\$0	\$10,112	\$41,581	\$142,118	\$544
Avondale	\$10,445	\$0	\$18,279	\$10,445	\$54,838	\$0	\$94,009	\$30,498	\$0	\$16,816	\$47,314	\$141,323	\$541
Surprise - SPA 3 (Current)	\$43,348	\$0	\$8,356	\$21,152	\$0	\$12,796	\$85,652	\$21,528	\$19,736	\$0	\$41,264	\$126,916	\$486
Buckeye - Tartesso West (Current)	\$35,253	\$3,656	\$9,662	\$24,024	\$6,790	\$0	\$79,385	\$15,241	\$0	\$18,409	\$33,650	\$113,035	\$433
Surprise - SPA 4 (Current)	\$43,348	\$0	\$8,356	\$21,152	\$0	\$12,796	\$85,652	\$0	\$19,736	\$0	\$19,736	\$105,388	\$404
Buckeye - North Star Ranch (Current)	\$44,393	\$3,656	\$9,662	\$24,024	\$0	\$0	\$81,735	\$0	\$0	\$0	\$0	\$81,735	\$313
Buckeye - Teravalis (Current)	\$44,393	\$3,656	\$9,662	\$24,024	\$0	\$0	\$81,735	\$0	\$0	\$0	\$0	\$81,735	\$313
<b>Buckeye - Festival Ranch (Proposed)</b>	\$21,674	\$2,611	\$10,707	\$44,915	\$0	\$0	\$79,907	\$0	\$0	\$0	\$0	\$79,907	\$306
Buckeye - Festival Ranch (Current)	\$21,674	\$3,656	\$9,662	\$24,024	\$0	\$0	\$59,017	\$0	\$0	\$0	\$0	\$59,017	\$226

# Commercial / Retail Comparison

DRAFT

Commercial/Retail: 123,000 Sq Ft 3.0-Inch Turbine, 1.5-Inch Turbine (LS)	Fire	Library	Park	Police	Street	Other	Non-Utility Subtotal	Water	Water Resource	Waste- water	Utility Subtotal	Total	Total per KSF
<b>Buckeye - Central (Proposed)</b>	<b>\$185,730</b>	<b>\$7,995</b>	<b>\$34,317</b>	<b>\$300,858</b>	<b>\$287,820</b>	<b>\$0</b>	<b>\$816,720</b>	<b>\$1,021,201</b>	<b>\$0</b>	<b>\$799,941</b>	<b>\$1,821,142</b>	<b>\$2,637,862</b>	<b>\$21,446</b>
Gilbert (Proposed)	\$109,593	\$0	\$199,506	\$389,418	\$1,631,349	\$0	\$2,329,866	\$124,650	\$87,390	\$52,130	\$264,170	\$2,594,036	\$21,090
<b>Buckeye - Tartesso West (Proposed)</b>	<b>\$114,882</b>	<b>\$7,995</b>	<b>\$31,611</b>	<b>\$300,858</b>	<b>\$84,009</b>	<b>\$0</b>	<b>\$539,355</b>	<b>\$885,403</b>	<b>\$0</b>	<b>\$904,596</b>	<b>\$1,789,999</b>	<b>\$2,329,354</b>	<b>\$18,938</b>
Peoria - North (Proposed)	\$188,313	\$0	\$12,423	\$140,712	\$1,625,322	\$0	\$1,966,770	\$59,774	\$22,792	\$130,036	\$212,602	\$2,179,372	\$17,718
Maricopa - South (Proposed)	\$533,328	\$1,476	\$4,797	\$227,427	\$1,305,891	\$0	\$2,072,919	\$0	\$0	\$0	\$0	\$2,072,919	\$16,853
Goodyear - South	\$141,081	\$0	\$9,225	\$104,673	\$0	\$0	\$254,979	\$994,947	\$0	\$765,358	\$1,760,304	\$2,015,283	\$16,384
Peoria - West (Proposed)	\$188,313	\$0	\$9,225	\$140,712	\$1,365,054	\$0	\$1,703,304	\$127,909	\$22,792	\$106,517	\$257,218	\$1,960,522	\$15,939
Maricopa - North (Proposed)	\$190,404	\$1,476	\$4,797	\$227,427	\$1,305,891	\$0	\$1,729,995	\$0	\$0	\$0	\$0	\$1,729,995	\$14,065
Goodyear - North	\$141,081	\$0	\$7,134	\$104,673	\$0	\$0	\$252,888	\$960,092	\$0	\$502,634	\$1,462,726	\$1,715,614	\$13,948
Peoria - West (Current)	\$141,081	\$0	\$15,621	\$91,143	\$1,179,201	\$0	\$1,427,046	\$61,663	\$9,733	\$30,697	\$102,093	\$1,529,139	\$12,432
Apache Junction	\$0	\$12,300	\$36,900	\$418,200	\$580,560	\$0	\$1,047,960	\$129,900	\$48,811	\$85,210	\$263,921	\$1,311,881	\$10,666
Peoria - North (Current)	\$141,081	\$0	\$16,728	\$91,143	\$983,631	\$0	\$1,232,583	\$48,596	\$9,733	\$18,257	\$76,586	\$1,309,169	\$10,644
Glendale - East	\$97,047	\$2,337	\$11,931	\$106,641	\$681,789	\$0	\$899,745	\$46,619	\$0	\$40,488	\$87,107	\$986,852	\$8,023
Glendale - West	\$97,047	\$2,337	\$11,931	\$106,641	\$730,128	\$0	\$948,084	\$0	\$0	\$0	\$0	\$948,084	\$7,708
Phoenix - Northeast	\$54,858	\$615	\$7,626	\$31,242	\$462,234	\$0	\$556,575	\$242,995	\$0	\$111,155	\$354,150	\$910,725	\$7,404
Phoenix - Northwest	\$51,414	\$615	\$8,364	\$29,151	\$462,234	\$0	\$551,778	\$242,995	\$0	\$111,155	\$354,150	\$905,928	\$7,365
Surprise - SPA 2 (Proposed)	\$292,863	\$0	\$25,953	\$204,426	\$0	\$32,103	\$555,345	\$74,144	\$51,082	\$96,059	\$221,285	\$776,630	\$6,314
Surprise - SPA 3 (Proposed)	\$292,863	\$0	\$25,953	\$204,426	\$0	\$32,103	\$555,345	\$43,993	\$51,082	\$97,179	\$192,254	\$747,599	\$6,078
Surprise - SPA 4 (Proposed)	\$292,863	\$0	\$25,953	\$204,426	\$0	\$32,103	\$555,345	\$41,529	\$51,082	\$98,053	\$190,664	\$746,009	\$6,065
Surprise - SPA 1 (Proposed)	\$292,863	\$0	\$25,953	\$204,426	\$0	\$32,103	\$555,345	\$74,548	\$51,082	\$47,817	\$173,447	\$728,792	\$5,925
Chandler (Proposed)	\$39,729	\$0	\$0	\$9,594	\$478,962	\$14,760	\$543,045	\$55,350	\$24,615	\$104,808	\$184,773	\$727,818	\$5,917
<b>Buckeye - North Star Ranch (Proposed)</b>	<b>\$350,058</b>	<b>\$7,995</b>	<b>\$31,611</b>	<b>\$300,858</b>	<b>\$0</b>	<b>\$0</b>	<b>\$690,522</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$690,522</b>	<b>\$5,614</b>
Queen Creek	\$137,145	\$0	\$91,266	\$74,784	\$323,490	\$0	\$626,685	\$31,755	\$0	\$29,009	\$60,764	\$687,449	\$5,589
<b>Buckeye - Teravalis (Proposed)</b>	<b>\$243,417</b>	<b>\$7,995</b>	<b>\$31,611</b>	<b>\$300,858</b>	<b>\$42,066</b>	<b>\$0</b>	<b>\$625,947</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$625,947</b>	<b>\$5,089</b>
Avondale	\$79,950	\$0	\$13,530	\$76,260	\$307,500	\$0	\$477,240	\$49,266	\$0	\$33,632	\$82,898	\$560,138	\$4,554
Buckeye - Central (Current)	\$143,664	\$11,808	\$70,479	\$162,729	\$41,451	\$0	\$430,131	\$77,520	\$0	\$30,337	\$107,858	\$537,989	\$4,374
Buckeye - Tartesso West (Current)	\$114,021	\$11,808	\$30,996	\$162,729	\$41,451	\$0	\$361,005	\$37,544	\$0	\$55,227	\$92,771	\$453,776	\$3,689
<b>Buckeye - Festival Ranch (Proposed)</b>	<b>\$64,452</b>	<b>\$7,995</b>	<b>\$31,611</b>	<b>\$300,858</b>	<b>\$0</b>	<b>\$0</b>	<b>\$404,916</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$404,916</b>	<b>\$3,292</b>
Buckeye - North Star Ranch (Current)	\$143,664	\$11,808	\$30,996	\$162,729	\$0	\$0	\$349,197	\$0	\$0	\$0	\$0	\$349,197	\$2,839
Buckeye - Teravalis (Current)	\$143,664	\$11,808	\$30,996	\$162,729	\$0	\$0	\$349,197	\$0	\$0	\$0	\$0	\$349,197	\$2,839
Surprise - SPA 2 (Current)	\$107,748	\$0	\$3,936	\$52,521	\$0	\$32,103	\$196,308	\$39,704	\$31,906	\$27,144	\$98,754	\$295,062	\$2,399
Surprise - SPA 1 (Current)	\$107,748	\$0	\$3,936	\$52,521	\$0	\$32,103	\$196,308	\$41,790	\$31,906	\$23,389	\$97,085	\$293,393	\$2,385
Buckeye - Festival Ranch (Current)	\$69,864	\$11,808	\$30,996	\$162,729	\$0	\$0	\$275,397	\$0	\$0	\$0	\$0	\$275,397	\$2,239
Surprise - SPA 3 (Current)	\$107,748	\$0	\$3,936	\$52,521	\$0	\$32,103	\$196,308	\$34,804	\$31,906	\$0	\$66,710	\$263,018	\$2,138
Surprise - SPA 4 (Current)	\$107,748	\$0	\$3,936	\$52,521	\$0	\$32,103	\$196,308	\$0	\$31,906	\$0	\$31,906	\$228,214	\$1,855

# Office & Other Services Comparison

DRAFT

Office & Other Services: 62,521 Sq Ft 2.0-Inch Disc, 1.5-Inch Disc (LS)	Fire	Library	Park	Police	Street	Other	Non-Utility Subtotal	Water	Water Resource	Waste- water	Utility Subtotal	Total	Total per KSF
Gilbert (Proposed)	\$85,654	\$0	\$155,927	\$304,415	\$342,052	\$0	\$888,048	\$71,964	\$50,454	\$23,809	\$146,227	\$1,034,275	\$16,543
Buckeye - Central (Proposed)	\$144,611	\$6,252	\$26,759	\$67,898	\$63,209	\$0	\$308,729	\$389,566	\$0	\$305,160	\$694,726	\$1,003,455	\$16,050
Buckeye - Tartesso West (Proposed)	\$89,468	\$6,252	\$24,571	\$67,898	\$18,444	\$0	\$206,632	\$337,762	\$0	\$345,084	\$682,846	\$889,478	\$14,227
Goodyear - South	\$109,912	\$0	\$7,252	\$81,465	\$0	\$0	\$198,629	\$379,551	\$0	\$291,967	\$671,518	\$870,147	\$13,918
Goodyear - North	\$109,912	\$0	\$5,627	\$81,465	\$0	\$0	\$197,004	\$366,254	\$0	\$191,744	\$557,998	\$755,002	\$12,076
Peoria - North (Proposed)	\$69,148	\$0	\$10,566	\$51,642	\$289,222	\$0	\$420,579	\$27,980	\$10,670	\$47,799	\$86,449	\$507,028	\$8,110
Peoria - West (Proposed)	\$69,148	\$0	\$7,878	\$51,642	\$242,894	\$0	\$371,562	\$59,876	\$10,670	\$39,154	\$109,700	\$481,262	\$7,698
Chandler (Proposed)	\$10,566	\$0	\$0	\$2,563	\$334,300	\$5,002	\$352,431	\$31,980	\$14,222	\$47,912	\$94,114	\$446,545	\$7,142
Apache Junction	\$0	\$10,003	\$28,760	\$94,407	\$127,543	\$0	\$260,713	\$95,490	\$30,193	\$53,270	\$178,953	\$439,666	\$7,032
Peoria - West (Current)	\$44,015	\$0	\$13,254	\$28,447	\$256,023	\$0	\$341,740	\$40,164	\$6,326	\$16,417	\$62,907	\$404,647	\$6,472
<b>Buckeye - North Star Ranch (Proposed)</b>	<b>\$272,654</b>	<b>\$6,252</b>	<b>\$24,571</b>	<b>\$67,898</b>	<b>\$0</b>	<b>\$0</b>	<b>\$371,375</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$371,375</b>	<b>\$5,940</b>
Peoria - North (Current)	\$44,015	\$0	\$14,192	\$28,447	\$213,572	\$0	\$300,226	\$31,670	\$6,326	\$9,782	\$47,778	\$348,004	\$5,566
Maricopa - South (Proposed)	\$45,203	\$1,188	\$3,751	\$9,191	\$266,902	\$0	\$326,235	\$0	\$0	\$0	\$0	\$326,235	\$5,218
Phoenix - Northeast	\$22,070	\$438	\$5,439	\$12,567	\$105,911	\$0	\$146,424	\$119,975	\$0	\$42,297	\$162,272	\$308,696	\$4,937
Phoenix - Northwest	\$20,632	\$438	\$6,002	\$11,754	\$105,911	\$0	\$144,736	\$119,975	\$0	\$42,297	\$162,272	\$307,008	\$4,910
<b>Buckeye - Teravalis (Proposed)</b>	<b>\$189,564</b>	<b>\$6,252</b>	<b>\$24,571</b>	<b>\$67,898</b>	<b>\$9,253</b>	<b>\$0</b>	<b>\$297,537</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$297,537</b>	<b>\$4,759</b>
Maricopa - North (Proposed)	\$16,130	\$1,188	\$3,751	\$9,191	\$266,902	\$0	\$297,162	\$0	\$0	\$0	\$0	\$297,162	\$4,753
Surprise - SPA 2 (Proposed)	\$71,336	\$0	\$20,257	\$49,767	\$0	\$9,253	\$150,613	\$45,864	\$31,598	\$47,984	\$125,446	\$276,059	\$4,415
Surprise - SPA 3 (Proposed)	\$71,336	\$0	\$20,257	\$49,767	\$0	\$9,253	\$150,613	\$27,213	\$31,598	\$48,544	\$107,355	\$257,968	\$4,126
Surprise - SPA 4 (Proposed)	\$71,336	\$0	\$20,257	\$49,767	\$0	\$9,253	\$150,613	\$25,689	\$31,598	\$48,981	\$106,268	\$256,881	\$4,109
Surprise - SPA 1 (Proposed)	\$71,336	\$0	\$20,257	\$49,767	\$0	\$9,253	\$150,613	\$46,113	\$31,598	\$23,886	\$101,597	\$252,210	\$4,034
Glendale - East	\$19,256	\$1,501	\$7,690	\$21,195	\$149,800	\$0	\$199,442	\$28,837	\$0	\$20,255	\$49,092	\$248,534	\$3,975
Queen Creek	\$35,574	\$0	\$68,711	\$19,382	\$71,211	\$0	\$194,878	\$20,630	\$0	\$15,462	\$36,092	\$230,970	\$3,694
Buckeye - Central (Current)	\$92,719	\$7,565	\$45,453	\$32,323	\$9,128	\$0	\$187,188	\$31,469	\$0	\$10,112	\$41,581	\$228,769	\$3,659
Glendale - West	\$19,256	\$1,501	\$7,690	\$21,195	\$160,491	\$0	\$210,133	\$0	\$0	\$0	\$0	\$210,133	\$3,361
Buckeye - Tartesso West (Current)	\$73,525	\$7,565	\$20,007	\$32,323	\$9,128	\$0	\$142,548	\$15,241	\$0	\$18,409	\$33,650	\$176,197	\$2,818
Avondale	\$18,131	\$0	\$10,003	\$16,881	\$83,153	\$0	\$128,168	\$30,498	\$0	\$16,816	\$47,314	\$175,482	\$2,807
Buckeye - North Star Ranch (Current)	\$92,719	\$7,565	\$20,007	\$32,323	\$0	\$0	\$152,614	\$0	\$0	\$0	\$0	\$152,614	\$2,441
Buckeye - Teravalis (Current)	\$92,719	\$7,565	\$20,007	\$32,323	\$0	\$0	\$152,614	\$0	\$0	\$0	\$0	\$152,614	\$2,441
<b>Buckeye - Festival Ranch (Proposed)</b>	<b>\$50,142</b>	<b>\$6,252</b>	<b>\$24,571</b>	<b>\$67,898</b>	<b>\$0</b>	<b>\$0</b>	<b>\$148,863</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$148,863</b>	<b>\$2,381</b>
Surprise - SPA 2 (Current)	\$31,073	\$0	\$4,627	\$15,193	\$0	\$9,253	\$60,145	\$24,560	\$19,736	\$13,560	\$57,856	\$118,001	\$1,887
Surprise - SPA 1 (Current)	\$31,073	\$0	\$4,627	\$15,193	\$0	\$9,253	\$60,145	\$25,850	\$19,736	\$11,683	\$57,269	\$117,414	\$1,878
Buckeye - Festival Ranch (Current)	\$45,078	\$7,565	\$20,007	\$32,323	\$0	\$0	\$104,973	\$0	\$0	\$0	\$0	\$104,973	\$1,679
Surprise - SPA 3 (Current)	\$31,073	\$0	\$4,627	\$15,193	\$0	\$9,253	\$60,145	\$21,528	\$19,736	\$0	\$41,264	\$101,409	\$1,622
Surprise - SPA 4 (Current)	\$31,073	\$0	\$4,627	\$15,193	\$0	\$9,253	\$60,145	\$0	\$19,736	\$0	\$19,736	\$79,881	\$1,278