



**BEND, OR**  
 2777 NW Lolo Drive  
 Suite 150  
 Bend, OR 97703  
 (541) 317-8429  
 www.aks-eng.com

**KEIZER, OR**  
 3700 River Road N  
 Suite 1  
 Keizer, OR 97303  
 (503) 400-6028

**THE DALLES, OR**  
 3775 Crates Way  
 The Dalles, OR 97058  
 (541) 296-9177

**TUALATIN, OR**  
 12965 SW Herman Road  
 Suite 100  
 Tualatin, OR 97062  
 (503) 563-6151

**VANCOUVER, WA**  
 9600 NE 126th Avenue  
 Suite 2520  
 Vancouver, WA 98682  
 (360) 882-0419

**WHITE SALMON, WA**  
 107 W Jewett  
 Suite 100  
 White Salmon, WA 98672  
 (509) 281-3227

## SUMMARY OF ESTIMATED COST VS SDC FEES

Client: Holt Homes, Inc.  
 Project: Quail Valley Subdivision

SUMMARY		
	ESTIMATED COST	SDC FEES
<b>TRANSPORTATION</b> <sup>1</sup>	\$23,578,392	\$20,960,129
<b>WATER</b> <sup>2</sup>	\$10,235,441	\$10,163,271
<b>PARKS</b> <sup>3</sup>	\$16,160,300	\$4,529,610
<b>TOTAL</b>	<b>\$49,974,133</b>	<b>\$35,653,010</b>

<sup>1</sup> TSDC fees are based on City estimated \$8,500 per single-family detached (SFD) home with reductions of fees based on existing golf course use.

<sup>2</sup> Water SDC fees are based on estimated \$10,474 per 3/4" water meter

<sup>3</sup> Park SDC fees are based on estimated \$4,967 per SFD home



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TRANSPORTATION CIP COSTS				
Project	CIP ID #	TSP Cost	QV % Build <sup>1</sup>	QV CIP Cost <sup>2</sup>
Washington Ave Closure at Aerts Rd	2	\$ 1,500,000	100%	\$ 1,545,000
Banks Rd/Aerts Rd Intersection Improvements	3	\$ 1,200,000	100%	\$ 1,236,000
Banks Rd Upgrade	4	\$ 7,800,000	13%	\$ 1,099,777
Aerts/OR 6 Intersection Improvement	5	\$ 4,500,000	100%	\$ 4,770,000
Oak Way/Main St Intersection Improvement	6	\$ 800,000	100%	\$ 872,000
New N-S Collector in E Banks	10	\$ 12,500,000	76%	\$ 10,088,688
New N-S Collector in E Banks (6th & Rose)	11	\$ 2,700,000	88%	\$ 2,447,280
E-W Collector in E Banks	13	\$ 8,500,000	49%	\$ 4,870,968
Aerts Rd Upgrade	16	\$ 8,700,000	57%	\$ 5,598,842
Bike/Ped Overcrossing	AT-9	\$ 1,700,000	100%	\$ 1,802,000
<b>TOTAL:</b>		<b>\$ 49,900,000</b>	<b>QV TOTAL:</b>	<b>\$ 34,330,553</b>

QV BUDGETARY ESTIMATES	
QV Budgetary Cost Estimate <sup>3</sup>	Reduced QV Budgetary Cost Estimate <sup>4</sup>
\$ 68,392	\$ 68,392
\$ 738,753	\$ 738,753
\$ 1,781,158	\$ 1,781,158
\$ 9,168,830	\$ 9,168,830 <sup>5</sup>
\$ 1,072,629	\$ 1,072,629
\$ 4,732,570	\$ 2,366,285*
\$ 1,220,344	\$ 610,172*
\$ 2,573,602	\$ 1,286,801*
\$ 2,665,661	\$ 2,665,661
\$ 3,819,710	\$ 3,819,710
<b>\$ 27,841,650</b>	<b>\$ 23,578,392</b>

<sup>1</sup>Calculated percentage is based on the portion of the capital improvement project that is constructed as part of the Quail Valley subdivision.

<sup>2</sup>QV CIP cost is based % build calculation and assumes inflationary costs at 3% per year.

<sup>3</sup>QV construction budgetary cost estimate is based on AKS concept design & assumes total project construction cost with 20% contingency and with an annual increase of 3% per year. Costs do not include storm main/facility costs associated with collectors.

<sup>4</sup>Reduced QV budgetary cost estimate incorporates 50% reduction in onsite collector costs per City SDC methodology request/direction (blue highlighted text).

<sup>5</sup>Roundabout budgetary estimate based on ultimate roundabout configuration with a westbound right-hand turn lane, BOLI costs, 20% contingency, and annual cost increase of 3% per year.

**PROPOSED TRANSPORTATION SDC RATES**

City of Banks		
	TSDC Fee:	2023 WACO TDT Fee:
Single Family Detached	\$ 12,423	\$ 10,599 per dwelling unit
Townhome Duplex	\$ 8,572	\$ 6,340 per dwelling unit
Commercial (Shopping Center)	\$ 23,972	\$ 14,556 per 1000 sf GFA
Industrial (Light Industrial)	\$ 2,133	\$ 2,754 per 1000 sf GFA
Golf Course (18 holes)	\$ 36,516	\$ 18,841 per hole

**REDUCED TRANSPORTATION SDC RATES (QV REZONE)<sup>c</sup>**

Reduced City of Banks TSDC Fee:	
\$ 8,500	per dwelling unit
\$ 5,865	per dwelling unit
\$ 16,402	per 1000 sf GFA
\$ 1,445	per 1000 sf GFA
\$ 24,735	per hole

QV TRANSPORTATION SDC FEES				
Description	# of Lots	1000 sf GFA	CoB TSDC Fees	WACO TDT Fees <sup>b</sup>
Single Family Detached	810	n/a	\$ 10,062,630	\$ 10,600,013
Attached Townhome	145	n/a	\$ 1,242,921	\$ 1,134,349
Commercial (Shopping Center) <sup>a</sup>	n/a	65.34	\$ 1,566,330	\$ 951,089
Industrial (mini-warehouse) <sup>a</sup>	n/a	60.00	\$ 127,980	\$ 165,240
QV Golf Course (existing use) <sup>e</sup>	18		\$ (657,288)	\$ (339,138)
<b>SUBTOTAL:</b>			<b>\$ 12,342,574</b>	<b>\$ 12,511,553</b>

QV TRANSPORTATION SDC FEES (REZONE) <sup>e</sup>		
	CoB TSDC Fees	WACO TDT Fees <sup>b</sup>
	\$ 6,885,000	\$ 10,600,013
	\$ 850,425	\$ 1,134,349
	\$ 1,071,681	\$ 951,089
	\$ 86,700	\$ 165,240
	\$ (445,230)	\$ (339,138)
<b>SUBTOTAL:</b>	<b>\$ 8,448,576</b>	<b>\$ 12,511,553</b>

**TOTAL PROPOSED QV TRANSPORTATION SDC FEES: \$ 24,854,127**

**TOTAL: \$ 20,960,129**

<sup>a</sup>Gross floor areas for commercial/industrial areas are based on assumed and reasonable development scenarios for each area.

<sup>b</sup>Assumes annual increase of 3.9% per year for WACO TDT (5 yr average) & assumed QV phased home buildout.

<sup>e</sup>TSDC and TDT fee charges reduced based on existing and approved golf course use.

<sup>c</sup>City provided estimate of Reduced TSDC rate from City based on increased density due to QVGC rezone

<sup>e</sup>TSDC and TDT fee charges reduced based on existing and approved golf course use.



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WATER CIP COSTS				
Project	CIP ID #	Master Plan Cost	QV % Build <sup>1</sup>	QV CIP Cost <sup>2</sup>
1.0 MG Welded Steel Reservoir	1	\$ 4,900,000	100%	\$ 4,900,000
East Loop/Aerts Road Water Main	8	\$ 2,800,000	100%	\$ 2,800,000
New Deep Well, Building, Controls, & Conveyance	23	\$ 2,800,000	100%	\$ 2,800,000
Well Complex Land Dedication	28	\$ 130,000	100%	\$ 130,000
<b>TOTAL:</b>		<b>\$ 10,630,000</b>	<b>QV TOTAL:</b>	<b>\$ 10,630,000</b>

QV BUDGETARY ESTIMATES	
QV Budgetary Cost Estimate	Reduced QV Budgetary Cost Estimate
\$ 5,047,000 <sup>4</sup>	\$ 5,047,000 <sup>4</sup>
\$ 2,443,630 <sup>3</sup>	\$ 526,492 <sup>5</sup>
\$ 3,177,500 <sup>3</sup>	\$ 3,177,500 <sup>4</sup>
\$ 412,149 <sup>6</sup>	\$ 412,149 <sup>6</sup>
<b>\$ 11,080,278</b>	<b>\$ 9,163,141</b>

Non-Potable Water Main System (Purple Pipe)*	N/A	N/A	100%	N/A	\$ 1,072,300 <sup>3</sup>	\$ 1,072,300 <sup>3</sup>
<b>TOTAL:</b>					<b>\$ 12,152,578</b>	<b>\$ 10,235,441</b>

\* TVID irrigation water and purple pipe main system provided for open spaces.

<sup>1</sup> Calculated percentage is based on the portion of the capital improvement project that is constructed as part of the Quail Valley subdivision.

<sup>2</sup> QV CIP cost is based % build calculation.

<sup>3</sup> QV construction budgetary cost estimate is based on AKS concept design & assumes total phased project construction cost with 20% contingency with an annual increase of 3% per year.

<sup>4</sup> QV budgetary cost estimate for reservoir and deep well based on City CIP costs with annual increase of 3% per year.

<sup>5</sup> East Loop/Aerts Rd water main reduced QV budgetary cost estimate based on agreed upon SDC Credit Methodology for water.

<sup>6</sup> Well complex land dedication (1.37 acres) is valued at \$300,000 per acre.

#### WATER SDC RATES

**City of Banks SDC Fee:**

5/8" or 3/4" Meter	\$ 10,474
1" Meter	\$ 17,457
2" Meter	\$ 55,861
3" Meter	\$ 104,740

#### QV WATER SDC FEES

Description	# of Meters	CoB SDC Fees
Single Family Detached (3/4" Meter)	810	\$ 8,483,940
Attached Townhome (5/8" Meter)	145	\$ 1,518,730
Commercial (3" Meter) <sup>a</sup>	1	\$ 104,740
Industrial (2" Meter) <sup>a</sup>	1	\$ 55,861
<b>TOTAL QV WATER SDC FEES:</b>		<b>\$ 10,163,271</b>

<sup>a</sup>Water meter sizes for commercial/industrial zoned properties are conservatively estimated and are not based on actual demand calculations.



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PARKS CIP COSTS				
Project	CIP ID #	Master Plan Cost	QV % Build <sup>1</sup>	QV CIP Cost <sup>2</sup>
Citywide Park	1	\$ 22,000,000	100%	\$ 22,000,000
Eastside Trail	8	\$ 1,863,000	85%	\$ 1,583,550
<b>TOTAL:</b>		<b>\$ 23,863,000</b>	<b>QV TOTAL:</b>	<b>\$ 23,583,550</b>

QV BUDGETARY ESTIMATES	
QV Budgetary Cost Estimate <sup>3</sup>	Reduced QV Budgetary Cost Estimate <sup>4</sup>
\$ 22,127,500	\$ 14,710,000
\$ 1,450,300	\$ 1,450,300
<b>\$ 23,577,800</b>	<b>\$ 16,160,300</b>

<sup>1</sup>Calculated percentage is based on the portion of the capital improvement project that is constructed as part of the Quail Valley subdivision.

<sup>2</sup>QV CIP cost is based % build calculation.

<sup>3</sup>QV construction budgetary cost estimate is based on AKS concept design & assumes total phased project construction cost with land dedication costs, 20% contingency, and an annual cost increase of 3% per year.

<sup>4</sup>QV reduced budgetary cost estimate for Citywide park removes the cost for land dedication. Estimate includes costs for standard park programing in-line with the Guidelines for Park & Trail Acquisition, Design & Development.

\* TVID irrigation water and purple pipe main system provided for open spaces.

**PARKS SDC RATES**

**City of Banks SDC Fee:**

Single Family Detached	\$ 4,967	per dwelling unit
Multifamily Attached	\$ 3,492	per dwelling unit

**QV PARKS SDC FEES**

Description	# of Meters	CoB SDC Fees
Single Family Detached (3/4" Meter)	810	\$ 4,023,270
Attached Townhome (5/8" Meter)	145	\$ 506,340
Commercial <sup>a</sup>	n/a	\$ -
Industrial <sup>a</sup>	n/a	\$ -
<b>TOTAL QV PARKS SDC FEES:</b>		<b>\$ 4,529,610</b>

<sup>a</sup>No parks SDC fees for commercial or industrial uses.