

MAG PARK-AND-RIDE LOT STUDY													
SITE COST WORKSHEET													
Site	Demand	Initial Stalls	Land	Enviro & Pre-Design	Design	PHASE ONE		PHASE TWO			PHASE 1 AND 2		LOCATION
						Construction	Total Capital for Initial Stalls	Annual O+M	Add for Full Buildout	Add O+M Buildout	Capital	O+M	
2.1	369	250	\$700,000	\$150,000	\$243,000	\$2,430,000	\$3,523,000	\$30,000	\$1,071,000	\$10,590	\$4,594,000	\$40,590	
2.2		250	\$1,050,000	\$150,000	\$243,000	\$2,430,000	\$3,873,000	\$30,000	\$1,071,000	\$10,590	\$4,944,000	\$40,590	
2.3		250	\$1,400,000	\$150,000	\$213,000	\$2,130,000	\$3,893,000	\$30,000	\$1,071,000	\$10,590	\$4,964,000	\$40,590	
2.4		250	\$1,190,000	\$150,000	\$243,000	\$2,430,000	\$4,013,000	\$30,000	\$1,071,000	\$10,590	\$5,084,000	\$40,590	GOODYEAR
2.5		250	\$1,400,000	\$150,000	\$243,000	\$2,430,000	\$4,223,000	\$30,000	\$1,071,000	\$10,590	\$5,294,000	\$40,590	
4.1	377	250	\$2,100,000	\$100,000	\$243,000	\$2,430,000	\$4,873,000	\$30,000	\$1,143,000	\$11,470	\$6,016,000	\$41,470	
4.2		250	\$8,000,000	\$100,000	\$28,000	\$280,000	\$8,408,000	\$30,000	\$1,143,000	\$11,470	\$9,551,000	\$41,470	
4.3		250	\$1,750,000	\$100,000	\$213,000	\$2,130,000	\$4,193,000	\$30,000	\$1,143,000	\$11,470	\$5,336,000	\$41,470	PHOENIX/TEMPE
4.4		250	\$3,150,000	\$100,000	\$213,000	\$2,130,000	\$5,593,000	\$30,000	\$1,143,000	\$11,470	\$6,736,000	\$41,470	
4.5		215	\$915,000	\$100,000	\$221,200	\$2,212,000	\$3,448,200	\$30,000	\$0	\$0	\$3,448,200	\$30,000	
5.1	421	125	\$305,000	\$150,000	\$114,000	\$1,140,000	\$1,709,000	\$30,000	\$0	\$0	\$1,709,000	\$30,000	
5.2		250	\$1,750,000	\$150,000	\$234,000	\$2,340,000	\$4,474,000	\$30,000	\$1,539,000	\$12,100	\$6,013,000	\$42,100	
5.3		250	\$1,200,000	\$150,000	\$303,000	\$3,030,000	\$4,683,000	\$30,000	\$1,539,000	\$12,100	\$6,222,000	\$42,100	
5.4		250	\$2,100,000	\$150,000	\$213,000	\$2,130,000	\$4,593,000	\$30,000	\$1,539,000	\$12,100	\$6,132,000	\$42,100	
5.5		250	\$1,750,000	\$150,000	\$213,000	\$2,130,000	\$4,243,000	\$30,000	\$1,539,000	\$12,100	\$5,782,000	\$42,100	PHOENIX
7.1	283	250	lease	\$150,000	\$23,000	\$230,000	\$403,000	\$30,000	\$297,000	\$3,960	\$700,000	\$33,960	SURFACE LOT; PHOENIX
		250	lease	\$150,000	\$273,000	\$2,730,000	\$3,153,000	\$30,000	\$1,194,600	\$3,960	\$4,347,600	\$33,960	DECKED; PHOENIX
7.2		250	lease	\$150,000	\$43,000	\$430,000	\$623,000	\$30,000	\$297,000	\$3,960	\$920,000	\$33,960	
7.3		250	\$1,685,000	\$150,000	\$213,000	\$2,130,000	\$4,178,000	\$30,000	\$297,000	\$3,960	\$4,475,000	\$33,960	
8.1	535	250	\$1,220,000	\$150,000	\$243,000	\$2,430,000	\$4,043,000	\$30,000	\$2,565,000	\$18,150	\$6,608,000	\$48,150	PHOENIX
8.2		250	\$1,220,000	\$150,000	\$243,000	\$2,430,000	\$4,043,000	\$30,000	\$2,565,000	\$18,150	\$6,608,000	\$48,150	
8.3		250	\$2,125,000	\$150,000	\$243,000	\$2,430,000	\$4,948,000	\$30,000	\$2,565,000	\$18,150	\$7,513,000	\$48,150	
8.4		250	\$1,400,000	\$150,000	\$213,000	\$2,130,000	\$3,893,000	\$30,000	\$2,565,000	\$18,150	\$6,458,000	\$48,150	
8.5		250	\$2,500,000	\$150,000	\$243,000	\$2,430,000	\$5,323,000	\$30,000	\$2,565,000	\$18,150	\$7,888,000	\$48,150	
10.1	505	250	\$875,000	\$150,000	\$243,000	\$2,430,000	\$3,698,000	\$30,000	\$2,295,000	\$15,450	\$5,993,000	\$45,450	
10.2		250	\$875,000	\$150,000	\$243,000	\$2,430,000	\$3,698,000	\$30,000	\$2,295,000	\$15,450	\$5,993,000	\$45,450	
10.3		250	\$875,000	\$150,000	\$243,000	\$2,430,000	\$3,698,000	\$30,000	\$2,295,000	\$15,450	\$5,993,000	\$45,450	PHOENIX
10.4		250	\$875,000	\$150,000	\$243,000	\$2,430,000	\$3,698,000	\$30,000	\$2,295,000	\$15,450	\$5,993,000	\$45,450	
11.1	442	250	\$875,000	\$100,000	\$243,000	\$2,430,000	\$3,648,000	\$30,000	\$1,728,000	\$14,200	\$5,376,000	\$44,200	
11.2		250	\$1,050,000	\$100,000	\$243,000	\$2,430,000	\$3,823,000	\$30,000	\$1,728,000	\$14,200	\$5,551,000	\$44,200	
11.3		250	\$1,310,000	\$100,000	\$243,000	\$2,430,000	\$4,083,000	\$30,000	\$1,728,000	\$44,200	\$5,811,000	\$74,200	PEORIA
11.4		250	\$505,000	\$100,000	\$213,000	\$2,130,000	\$2,948,000	\$30,000	\$1,728,000	\$14,200	\$4,676,000	\$44,200	
11.5		250	\$1,050,000	\$100,000	\$243,000	\$2,430,000	\$3,823,000	\$30,000	\$1,728,000	\$14,200	\$5,551,000	\$44,200	
11.6		250	\$870,000	\$100,000	\$218,000	\$2,180,000	\$3,368,000	\$30,000	\$1,728,000	\$14,200	\$5,096,000	\$44,200	GLENDALE

Site	Demand	Initial Stalls	Land	Enviro & Pre-Design	Design	PHASE ONE			PHASE TWO			PHASE 1 AND 2		LOCATION
						Construction	Total Capital for Initial Stalls	Annual O+M	Add for Full Buildout	Add O+M Buildout	Capital	O+M		
13.1	1149	150	\$1,050,000	\$75,000	\$134,000	\$1,340,000	\$2,599,000	\$30,000	\$0	0	\$2,599,000	\$30,000		
13.2	max 800	250	\$3,225,000	\$75,000	\$243,000	\$2,430,000	\$5,973,000	\$30,000	\$4,950,000	\$42,000	\$10,923,000	\$72,000	GLENDALE	
13.3	max 800	250	\$2,355,000	\$75,000	\$243,000	\$2,430,000	\$5,103,000	\$30,000	\$4,950,000	\$42,000	\$10,053,000	\$72,000		
13.4	max 800	250	\$875,000	\$75,000	\$243,000	\$2,430,000	\$3,623,000	\$30,000	\$4,950,000	\$42,000	\$8,573,000	\$72,000		
14.1	1026	250	\$2,000,000	\$150,000	\$21,300	\$213,000	\$2,384,300	\$30,000	\$4,950,000	\$42,000	\$7,334,300	\$72,000		
14.2	max 800	250	\$700,000	\$150,000	\$213,000	\$2,130,000	\$3,193,000	\$30,000	\$4,950,000	\$42,000	\$8,143,000	\$72,000		
14.3	max 600	250	\$2,310,000	\$150,000	\$243,000	\$2,430,000	\$5,133,000	\$30,000	\$3,150,000	\$24,000	\$8,283,000	\$54,000	PHOENIX	
14.4	max 800	250	\$2,100,000	\$150,000	\$213,000	\$2,130,000	\$4,593,000	\$30,000	\$4,950,000	\$42,000	\$9,543,000	\$72,000		
14.5		180	\$785,000	\$150,000	\$147,600	\$1,476,000	\$2,558,600	\$30,000	\$0	\$0	\$2,558,600	\$30,000		
15.1	876	250	lease	\$150,000	\$243,000	\$2,430,000	\$2,823,000	\$30,000	\$4,950,000	\$42,000	\$7,773,000	\$72,000		
15.2	max 500	250	\$2,080,000	\$150,000	\$243,000	\$2,430,000	\$4,903,000	\$30,000	\$2,250,000	\$15,000	\$7,153,000	\$45,000	SCOTTSDALE	
15.3	max 500	250	\$2,615,000	\$150,000	\$243,000	\$2,430,000	\$5,438,000	\$30,000	\$2,250,000	\$15,000	\$7,688,000	\$45,000		
15.4	max 600	250	\$3,140,000	\$150,000	\$243,000	\$2,430,000	\$5,963,000	\$30,000	\$3,150,000	\$24,000	\$9,113,000	\$54,000		
16.1	390	250	\$5,230,000	\$150,000	\$243,000	\$2,430,000	\$8,053,000	\$30,000	\$1,260,000	\$12,900	\$9,313,000	\$42,900		
16.2		250	\$2,225,000	\$150,000	\$243,000	\$2,430,000	\$5,048,000	\$30,000	\$1,260,000	\$12,900	\$6,308,000	\$42,900	SCOTTSDALE	
16.3		250	\$2,550,000	\$150,000	\$213,000	\$2,130,000	\$5,043,000	\$30,000	\$1,260,000	\$12,900	\$6,303,000	\$42,900		
16.4		250	\$5,230,000	\$150,000	\$213,000	\$2,130,000	\$7,723,000	\$30,000	\$1,260,000	\$12,900	\$8,983,000	\$42,900		
16.5		250	\$5,185,000	\$150,000	\$213,000	\$2,130,000	\$7,678,000	\$30,000	\$1,260,000	\$12,900	\$8,938,000	\$42,900		
18.1	402	250	\$395,000	\$150,000	\$243,000	\$2,430,000	\$3,218,000	\$30,000	\$1,368,000	\$10,200	\$4,586,000	\$40,200	TEMPE	
18.2		180	\$625,000	\$150,000	\$235,800	\$2,358,000	\$3,368,800	\$30,000	\$0	0	\$3,368,800	\$30,000		
20.1	398	250	\$525,000	\$150,000	\$213,000	\$2,130,000	\$3,018,000	\$30,000	\$1,332,000	\$13,780	\$4,350,000	\$43,780		
20.2		250	\$785,000	\$150,000	\$213,000	\$2,130,000	\$3,278,000	\$30,000	\$1,332,000	\$13,780	\$4,610,000	\$43,780		
20.3		250	\$1,050,000	\$150,000	\$213,000	\$2,130,000	\$3,543,000	\$30,000	\$1,332,000	\$13,780	\$4,875,000	\$43,780		
20.4		250	\$785,000	\$150,000	\$213,000	\$2,130,000	\$3,278,000	\$30,000	\$1,332,000	\$13,780	\$4,610,000	\$43,780		
20.5		250	\$1,050,000	\$150,000	\$213,000	\$2,130,000	\$3,543,000	\$30,000	\$1,332,000	\$13,780	\$4,875,000	\$43,780	CHANDLER	
22.1	120	250	\$525,000	\$150,000	\$213,000	\$2,130,000	\$3,018,000	\$30,000	\$0	0	\$3,018,000	\$30,000		
22.2		250	\$90,000	\$150,000	\$243,000	\$2,430,000	\$2,913,000	\$30,000	\$0	0	\$2,913,000	\$30,000		
22.3		250	\$460,000	\$150,000	\$213,000	\$2,130,000	\$2,953,000	\$30,000	\$0	0	\$2,953,000	\$30,000		
22.4		250	\$525,000	\$150,000	\$243,000	\$2,430,000	\$3,348,000	\$30,000	\$0	0	\$3,348,000	\$30,000		
22.5		250	\$525,000	\$150,000	\$243,000	\$2,430,000	\$3,348,000	\$30,000	\$0	0	\$3,348,000	\$30,000	GILBERT	
23.1	433	250	\$875,000	\$100,000	\$243,000	\$2,430,000	\$3,648,000	\$30,000	\$1,647,000	\$13,300	\$5,295,000	\$43,300		
23.2		250	\$610,000	\$100,000	\$243,000	\$2,430,000	\$3,383,000	\$30,000	\$1,647,000	\$13,300	\$5,030,000	\$43,300		
23.3		250	not determin	\$100,000	\$243,000	\$2,430,000	\$2,773,000	\$30,000	\$1,647,000	\$13,300	\$4,420,000	\$43,300		
23.4		250	\$610,000	\$100,000	\$213,000	\$2,130,000	\$3,053,000	\$30,000	\$1,647,000	\$13,300	\$4,700,000	\$43,300		
23.5		250	lease	\$100,000	\$23,000	\$230,000	\$353,000	\$30,000	\$0	\$0	\$353,000	\$30,000		
23.6		250	\$800,000	\$100,000	\$243,000	\$2,430,000	\$3,573,000	\$30,000	\$1,647,000	\$13,300	\$5,220,000	\$43,300	MESA	

Site	Demand	Initial	Land	Enviro &	Design	PHASE ONE		Annual	PHASE TWO		PHASE 1 AND 2		LOCATION
		Stalls		Pre-Design		Construction	Total Capital		Add for Full	Add O+M	Capital	O+M	
							for Initial Stalls	O+M	Buildout	Buildout			
28.1	960	250	\$3,140,000	\$150,000	\$343,000	\$3,430,000	\$7,063,000	\$30,000	\$4,950,000	\$42,000	\$12,013,000	\$72,000	
28.2	max 800	250	\$3,140,000	\$150,000	\$343,000	\$3,430,000	\$7,063,000	\$30,000	\$4,950,000	\$42,000	\$12,013,000	\$72,000	
28.3	max 600	250	\$1,520,000	\$150,000	\$213,000	\$2,130,000	\$4,013,000	\$30,000	\$3,150,000	\$24,000	\$7,163,000	\$54,000	MESA
28.4	max 800	250	\$2,100,000	\$150,000	\$213,000	\$2,130,000	\$4,593,000	\$30,000	\$4,950,000	\$42,000	\$9,543,000	\$72,000	
28.5	max 800	250	\$2,100,000	\$150,000	\$243,000	\$2,430,000	\$4,923,000	\$30,000	\$4,950,000	\$42,000	\$9,873,000	\$72,000	
29.1	969	250	\$1,050,000	\$75,000	\$213,000	\$2,130,000	\$3,468,000	\$30,000	\$4,950,000	\$42,000	\$8,418,000	\$72,000	
29.2	max 800	250	\$525,000	\$75,000	\$243,000	\$2,430,000	\$3,273,000	\$30,000	\$4,950,000	\$42,000	\$8,223,000	\$72,000	
29.3	max 800	250	\$1,920,000	\$75,000	\$213,000	\$2,130,000	\$4,338,000	\$30,000	\$4,950,000	\$42,000	\$9,288,000	\$72,000	
29.4	max 250	250	\$1,220,000	\$75,000	\$213,000	\$2,130,000	\$3,638,000	\$30,000	\$0	\$0	\$3,638,000	\$30,000	GILBERT
29.5		180	\$460,000	\$75,000	\$165,800	\$1,658,000	\$2,358,800	\$30,000	\$0	\$0	\$2,358,800	\$30,000	
30.1	923	250	\$525,000	\$75,000	\$243,000	\$2,430,000	\$3,273,000	\$30,000	\$0	\$0	\$3,273,000	\$30,000	MESA
30.2		175	lease	\$75,000	\$147,600	\$1,476,000	\$1,698,600	\$30,000	\$0	\$0	\$1,698,600	\$30,000	
30.3	max 800	250	\$1,310,000	\$75,000	\$213,000	\$2,130,000	\$3,728,000	\$30,000	\$4,950,000	\$42,000	\$8,678,000	\$72,000	
31.1	97	250	\$720,000	\$150,000	\$213,000	\$2,130,000	\$3,213,000	\$30,000	\$0	\$0	\$3,213,000	\$30,000	
31.2		250	\$785,000	\$150,000	\$213,000	\$2,130,000	\$3,278,000	\$30,000	\$0	\$0	\$3,278,000	\$30,000	
31.3		75	\$170,000	\$150,000	\$50,400	\$504,000	\$874,400	\$30,000	\$0	\$0	\$874,400	\$30,000	
31.4		250	\$1,050,000	\$150,000	\$213,000	\$2,130,000	\$3,543,000	\$30,000	\$0	\$0	\$3,543,000	\$30,000	SURPRISE
31.5		250	\$1,050,000	\$150,000	\$213,000	\$2,130,000	\$3,543,000	\$30,000	\$0	\$0	\$3,543,000	\$30,000	
updated 2/8/01													
ASSUMPTIONS:													
Land costs assume purchase of 8 acre parcel or the maximum size of parcel, whichever is SMALLER.													
Initial stalls, on which development costs are based, are assumed to be 250 stalls or maximum capacity of site, whichever is SMALLER.													
Annual O+M costs are based on 250 stalls or maximum capacity of site, whichever is SMALLER.													
Annual O+M costs are based on figures in Table 3 of the Task 7 Report.													
Additional cost for full build-out is the incremental cost of adding stalls over the 250 up to the demand estimate (maximum demand is assumed to be 800; site size dictates smaller build-out in some situations)													
Additional cost for full build-out O+M costs are based on maintaining maximum spaces and include an adjustment for economies of scale (lower cost per stall overall)													