

ATTACHMENT J

EXHIBIT B

LATIP FEE AND IMPROVEMENT COST ESTIMATES

LATIP Fee and Credits Density as of Muncicap Projection No. 4										
LATIP Fee Rates	Unit	\$/Unit	Phase 1 Density	Phase 1 Fee	Phase 2a Density	Phase 2a Fee	Phase 2b Density	Phase 2b Fee	Total Fee	Total Cost
Office	GSF	\$ 6.01	79,200	\$ 475,992	-	-	-	-	\$ 475,992	-
Industrial	GSF	\$ 5.01	-	-	-	-	-	-	-	-
Bioscience Facility	GSF	\$ 4.94	-	-	-	-	1,730,000	\$ 8,546,200	\$ 8,546,200	\$ 8,546,200
Retail	GSF	\$ 15.03	504,000	\$ 7,575,120	-	-	-	-	\$ 7,575,120	\$ 7,575,120
Other Non-Residential	GSF	\$ 4.62	175,000	\$ 808,500	150,000	\$ 693,000	-	-	\$ 1,501,500	\$ 1,501,500
Single Family Detached	DU	\$ 6,420.00	-	-	-	-	-	-	-	-
Single Family Attached	DU	\$ 3,273.00	938	\$ 3,070,074	-	-	-	-	\$ 3,070,074	\$ 3,070,074
Multi Family High-Rise	DU	\$ 2,615.00	1,290	\$ 3,373,350	2,180	\$ 5,700,700	-	-	\$ 9,074,050	\$ 9,074,050
Multi-Family Low-Rise	DU	\$ 1,687.00	-	-	-	-	-	-	-	-
Multi-Family Senior	DU	\$ 6,420.00	-	-	300	\$ 1,926,000	-	-	\$ 1,926,000	\$ 1,926,000
Total Fee				\$ 15,303,036		\$ 8,319,700		\$ 8,546,200	\$ 32,168,936	\$ 32,168,936
Credits*	Cost per MCDOT			Phase 1 Cost		Phase 2a Cost		Phase 2b Cost		Total LATIP Cost
Tech Rd at Industrial Pkwy	\$ 4,400,000			\$ 4,400,000		\$ -		\$ -		\$ 4,400,000
US 29 at Industrial Pkwy	\$ 4,400,000			\$ 4,400,000		\$ -		\$ -		\$ 4,400,000
US 29 at Tech Road	\$ 3,300,000			\$ 3,300,000		\$ -		\$ -		\$ 3,300,000
Subtotal Intersections	\$ 12,100,000			\$ 12,100,000						\$ 12,100,000
NET DUE FOR LATIP FEE				\$ 3,203,036		\$ 8,319,700		\$ 8,546,200		\$ 20,068,936

*Ultimate design and construction of the improvements is subject to a full feasibility analysis and MCDOT and SHA review. Costs shown are from MCDOT.