

Exhibit D

commercial/office/civic per square foot = cost per acre*3160 ac /20,260,000 sq feet

\$0.75 per sq foot

From West Henderson Plan

PLACE TYPE	Total Ac.	Commercial (SQ FT)	Office (SQ FT)	Public/Civic (SQ FT)	Industrial (SQ FT)	Residential (Units)	Number of Employees
Urban Center	480	1,570,000	2,720,000	370,000	0	4,400	19,100
Communnity Center	40	110,000	130,000	50,000	0	260	1,200
Neighborhood Center	50	70,000	80,000	390,000	0	40	2,200
Employment Center	850	930,000	3,240,000	470,000	2,780,000	5,100	24,400
Special District	490	650,000	220,000	970,000	330,000	2,800	7,100
Industrial Special District	500	140,000	360,000	140,000	2,150,000	0	5,800
Henderson Execuitive Airpoort	750	0	0	0	1,640,000	0	1,100
Neighborhood Type 1 (1 to 4 per acre SFR)	840	0	0	190,000	0	1,600	na
Neighborhood Type 2 (4 to 8 per acre SFR)	1,240	0	0	280,000	0	5,900	na
Neighborhood Type 3 (8 SFR, 10 to 16 per acre attached)	1,000	0	0	220,000	0	7,600	na
Neighborhood Type 4 (16 to 36 per acre attached)	230	0	0	60,000	0	2,700	na
TOTAL	6,470	3,470,000	6,750,000	3,140,000	6,900,000	30,400	60,900
Non Residential cost per square foot		\$0.75	\$1.00	\$1.00	\$0.40	\$3,000.00	

West Henderson Facilities for inclusion in PFNA - Exhibit D

Public Facility	Description	Acreage	Estimated Total Cost	Possible West Henderson PFNA	Commercial 3160 AC	Residential 3310 AC		
Civic Facilities				Total Developable 6470 AC	Per Acre		notes	
Central Community Park and Fire Station	Multi-gen type facility with a fire station site. Envisioned as large civic site, about 15 ac facilities and 35 ac park.	50 acres	\$36,625,000	\$36,625,000.00	\$2,105.87	\$7,354.10	3310 acres of residential pays for the recreation and park portion (\$23 M), all acreage share in the cost of City Hall annex and Fire Station (\$13.625M)	
Emergency Services and Public Safety								
Police Station	typical PD substation like North Sub.	7.5 acres	\$17,500,000	\$17,500,000.00	\$2,704.79	\$2,704.79	all share	
Parks								
Mountain Park***	875 acres, mostly natural	50	\$30,000,000	\$0.00	0.00	\$0.00	future SNPLMA?	
Sloan Gateway park***	32 acre park part natural space	32	\$6,000,000	\$0.00	0.00	\$0.00	future SNPLMA?	
2- 5 ac neighborhood park		10	\$625,000	\$6,250,000.00	0.00	\$1,397.28	only residential	
7- 10 ac neighborhood park		70	\$600,000	\$42,000,000.00	0.00	\$9,389.73	only residential	
Sports Complex	Baseball/Multi purpose fields	60	\$500,000	\$30,000,000.00	0.00	\$6,706.95	only residential	
			Total's	\$193,750,000.00	\$132,375,000.00	\$4,810.66	\$27,552.85	per acre
			grand total	west Henderson	commercial	residential		

5,628,368 RCT or other

Residential cost per unit = cost per acre * 3310 acres/30,400 units
 With RCT at \$1000 per unit

\$3,000.00	per unit
\$2,000.00	per unit

\$0.75	per sq foot	gross cost
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