

Summary of Recommended Allocation of SCC & WCF Credits

			%	SCC	WCF	Total
City-owned Facilities			100%	\$3,000,000	\$1,000,000	\$4,000,000
Tenanted Buildings			100%	\$3,551,664	\$2,486,165	\$6,037,829
Buildings w/Purchase Options			100%	\$3,431,523	\$2,103,946	\$5,535,469
Site A Phase 1			35%	\$ 2,831,227	\$ 1,101,259	\$ 3,932,486
TOTAL				\$12,814,414	\$6,691,370	\$15,573,298
EBMUD Credits Available				\$ 19,554,797	\$ 7,569,407	\$ 27,124,204
Credits Remaining				\$6,740,383	\$878,037	\$7,618,420

City Owned Facilities

Phase	Building #	Tenant		Meter size	SCC	WCF
1	Public Irrigation			1	299,600	209,720
			20% Contingency		59,920	41,944
			Total - Phase 1		359,520	251,664
2	Public Irrigation			1	239,680	167,776
			20% Contingency		47,936	33,555
			Total - Phase 2		287,616	201,331
3	1	City Hall West		2	200,000	140,000
	2 west	City Storage		1	59,920	41,944
	134	City Rec & Park- Gym		2	200,000	140,000
	60	O-Club		1	59,920	
	Public Irrigation			1	119,840	83,888
			Sub-total		639,680	321,944
			20% Contingency		127,936	64,389
			Total - Phase 3		767,616	386,333
			Total - All Phases		\$ 1,414,752	\$ 839,328
			Future City Buildings		\$ 1,585,248	\$ 160,672
			Total -		\$3,000,000	\$1,000,000

Tenanted Buildings

Phase	Building #	Sq. Ft	Tenant		Meter size	SCC	WCF
1	92	89,000	APC		3	300,000	210,000
	101	4,960	APC		2	200,000	140,000
	607	9,795	APC		1	59,920	41,944
				Sub-total		559,920	391,944
				20% Contingency		111,984	78,389
				Total - Phase 1		671,904	470,333
2	11	110,561	Google		3	300,000	210,000
	12	110,561	Artemis/Saildrone		3	300,000	210,000
	22	65,000	Hanger 1/Faction		3	300,000	210,000
	24	54,997	Rock Wall		3	300,000	210,000
	25	36,319	Brix		2	200,000	140,000
	39	106,000	Delphi		3	300,000	210,000
	42	2,969	Pacific Fine Foods		3	59,920	41,944
	43	9,700	Watertight Restorations		1	59,920	41,944
	44	5,073	Wonky Kitchen		1	59,920	41,944
	400	65,356	vacant		3	200,000	140,000
	400a	65,400	Google		2	200,000	140,000
				Sub-total		2,279,760	1,595,832
				20% Contingency		455,952	319,166
				Total - Phase 2		2,279,760	1,595,832
3	20	63,972	Auctions by the Bay		3	300,000	210,000
	29	8,107	Dreyfuss Capital Partners		2	200,000	140,000
				Sub-total		500,000	350,000
				20% Contingency		100,000	70,000
				Total - Phase 3		600,000	420,000
				TOTAL - All Phases		3,551,664	2,486,165

Buildings w/Purchase Options

Phase	Building #	Sq. Ft	Tenant		Meter size	SCC	WCF
1	8	282,202	AP Redevelopers *		4	953,843	667,690
	9	118,417	707 West Tower		3	300,000	210,000
	40	104,000	Bladium		3	526,000	124,000
	41	109,293	Wrightspeed		3	300,000	210,000
	91	53,223	651 West Tower		3	179,760	121,598
	Sub-Total					2,259,603	1,333,288
	20% Contingency					451,921	266,658
	Total - Phase 1					2,711,523	1,599,946
2	23	67,344	Natel *		3	300,000	210,000
	20% Contingency					60,000	42,000
	Total - Phase 2					360,000	252,000
3	21	66,014	St. George Spirits *		3	300,000	210,000
	20% Contingency					60,000	42,000
	Total - Phase 3					360,000	252,000
				Total All Phases		3,431,523	2,103,946

* Used higher SCC fee estimate based on psf instead based on 4 in meter which would have been \$400k

Site A Phase 1

Phase	Building #	SCC	WCC
1	6&7	\$ 1,181,720	\$ 230,640
	8	\$ 1,267,500	\$ 279,000
	9	\$ 1,950,000	\$ 430,000
	10	\$ 1,545,000	\$ 1,733,815
	11	\$ 2,145,000	\$ 473,000
	Total	\$ 8,089,220	\$ 3,146,455
		\$ 2,831,227	\$ 1,101,259