

Impact Fee Study

Draft Report

Willdan Financial Services and Pat Walker Consulting

Table of Contents

Section 1 - Introduction	2
1.1. Introduction.....	2
1.2. Overview of the Impact Fee Study Process	2
1.3. Organization of this Report	2
1.4. Reliance on Data.....	3
Section 2 - Development Projections	4
2.1. Introduction.....	4
2.2. Service Areas	4
2.3. Key Requirements for Future Growth Trends	5
2.4. Future Development Trends	6
Section 3 - Capital Improvement Plan and Impact Fees.....	8
3.1. Service Areas	8
3.2. Fee Areas	8
3.3. Existing and Future Levels of Service	8
3.4. Fee Calculation Methodology.....	8
3.5. Public Safety Impact Fee	9
3.5.1 Public Safety Impact Fee	10
3.6. Parks Impact Fee	11
3.6.1 Parks Borrowings.....	12
3.6.2 Parks Impact Fee	12
3.7. Bikeways and Trails Impact Fee.....	12
3.7.1 Bikeways and Trails Fee per Unit.....	13
3.8. Drainage Impact Fee.....	14
3.8.1 Drainage Fee per Unit.....	15
3.9. Roadways Impact Fee.....	15

3.9.1 Vehicle Miles Traveled.....	15
3.9.2 Roadways Capital Costs.....	18
3.9.3 Roadways Fee per Unit.....	18
3.10 Water Impact Fee	19
3.10.1 Single Family Equivalent Units.....	20
3.10.2 Calculated Water Impact Fees.....	20
3.11 Sewer Impact Fee	21
3.11.1 Single Family Equivalent Units.....	22
3.11.2 Calculated Sewer Impact Fees.....	22

Section 1 - Introduction

1.1. Introduction

Willdan Financial Services and Pat Walker Consulting collectively referred to as the “Willdan Team” was retained by the City of Rio Rancho, New Mexico (“City”) to conduct an Impact Fee Study Study (“Study”) for the City’s public safety, parks, bikeways and trails, drainage, roadways, water and sewer impact fees. This report details the results of the Study analysis for the forecast fiscal period, Fiscal Year (FY) 2017-2022.

1.2. Overview of the Impact Fee Study Process

The impact fee study was a collaboration between the Willdan Team and the City. We reviewed data and assumptions with City staff in developing the fees and sought input and guidance from the City’s Capital Improvement Plan Citizen’s Advisory Committee (CIPCAC) and City Council. The approach taken in this study adheres to industry standard practices for impact fee development and conforms to the requirements of the State Development Fee Act.

1.3. Organization of this Report

This Study presents an overview of the concepts employed in the development of the analysis contained herein. The analysis is followed by a discussion of the data, assumptions and results associated with each component of the analysis. Finally, appendices with detailed schedules are presented for further investigation into the data, assumptions and calculations which drive the results presented in this Study. The report is organized as follows:

- Section 1 - Introduction
- Section 2 – Development Projections
- Section 3 – Capital Improvement Plan and Impact Fees
- Appendix A – Demographic Data
- Appendix B – Public Safety Impact Fee
- Appendix C – Parks Impact Fee

-
- Appendix D – Bikeways and Trails Impact Fee
 - Appendix E – Drainage Impact Fee
 - Appendix F – Roadways Impact Fee
 - Appendix G – Water Impact Fee
 - Appendix H – Sewer Impact Fee

1.4. Reliance on Data

During the course of this project the City (and/or its representatives) provided the Willdan Team with a variety of technical information, including cost and demographic data. The Willdan Team did not independently assess or test for the accuracy of such data – historic or projected. We have relied on this data in the formulation of our findings and subsequent recommendations, as well as in the preparation of this report. As is often the case, there will be differences between actual and projected data, and these differences may be significant. Therefore, we take no responsibility for the accuracy of data or projections provided by or prepared on behalf of the City, nor do we have any responsibility for updating this report for events occurring after the date of this report.

Section 2 - Development Projections

2.1. Introduction

Per the Development Fees Act, it is necessary to identify the demand for capital improvements or facility expansions to serve new development that were used as the basis of the impact fees contained within this report. This section of the report provides the projection of land use changes for the period 2016 through 2022, based on the City of Rio Rancho Impact Fee Land Use Assumptions that were developed in compliance with the requirements set forth by the New Mexico Development Fees Act.

2.2. Service Areas

The City intends to assess development fees using one system that serves the entire City rather than multiple individual service areas. The fixed assets and projects identified in the capital improvements plan (CIP) will benefit new growth to all sections of the City regardless of location. A City wide service area approach is permissible under the Development Fees Act. Figure 1 illustrates the City of Rio Rancho service area.

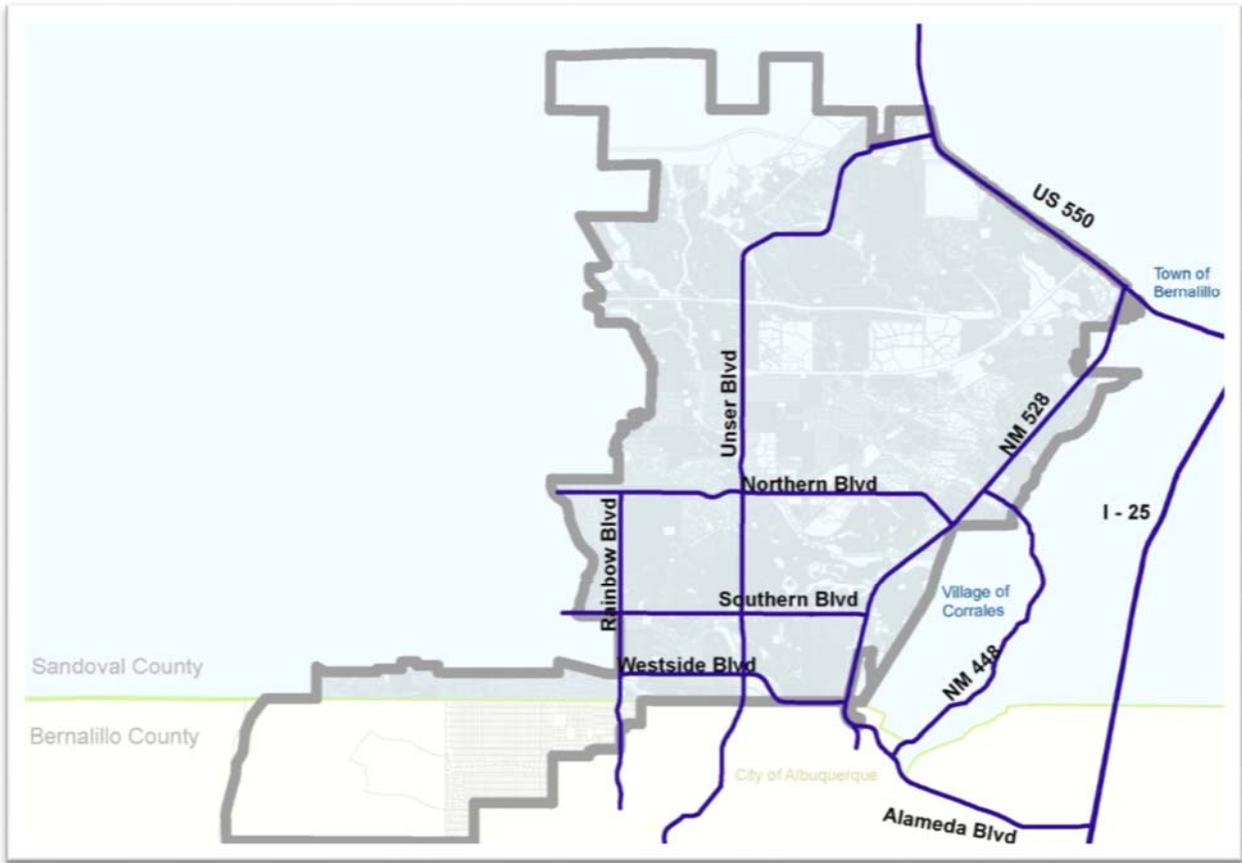


Figure 1
City of Rio Rancho Service Area

2.3. Key Requirements for Future Growth Trends

This section identifies the current population and development projections (as of 2015) and the projection of new population and development through 2022. It is anticipated that there will be 3,748 new single family housing units and 1,603,121 square feet of non-residential development added between 2015 and 2022. Table 1 summarizes the population and development projections.

Table 1
Population and Development Projections

<u>Year</u>	<u>Population</u>	<u>Single Family Housing Units</u>	<u>Multifamily Housing Units</u>	<u>Commercial Square Footage</u>	<u>Office Square Footage</u>	<u>Industrial Square Footage</u>
2015	94,171	32,205	3,257	4,085,564	2,936,572	1,126,510
2016	95,363	32,654	3,257	4,168,359	3,058,935	1,134,948
2017	96,655	33,144	3,257	4,251,727	3,181,293	1,143,460
2018	97,984	33,641	3,257	4,336,761	3,308,544	1,152,036
2019	99,416	34,180	3,257	4,423,496	3,440,886	1,160,676
2020	100,868	34,727	3,257	4,511,966	3,578,522	1,169,382
2021	102,480	35,334	3,257	4,602,206	3,721,662	1,178,152
2022	104,124	35,953	3,257	4,694,250	3,870,529	1,186,988

2.4. Future Development Trends

The City’s development projections for 2016 through 2022, anticipate a shift in development trends with single family becoming a larger percentage of total housing units and office square footage becoming a larger percentage of total non-residential square footage. The percentages of development by development type currently and projected are summarized in Table 2.

Table 2
Development Distribution

Development Type	2015 Units/SqFt	Percent of Distribution	2022 Units/SqFt	Percent of Distribution
Single Family	32,205	91%	35,953	92%
Multifamily	<u>3,257</u>	<u>9%</u>	<u>3,257</u>	<u>8%</u>
Total	35,462	100%	39,210	100%
Commercial	4,085,564	50%	4,694,250	48%
Office	2,963,572	36%	3,870,529	40%
Industrial	<u>1,126,510</u>	<u>14%</u>	<u>1,186,988</u>	<u>12%</u>
Total	8,148,646	100%	9,751,767	100%

As indicated in Table 2, there is a small change in total housing unit distribution as single family units are projected to increase, while multifamily units are projected to be static. The office category is anticipated to represent a larger percentage of total non-residential square footage in 2022 as compared to 2015, while commercial and industrial developments will represent a smaller overall percentage of square footage of development.

Full demographic data can be found in Appendix A.

Section 3 - Capital Improvement Plan and Impact Fees

3.1. Service Areas

As was discussed in Section 1.2, the City provides services on a City wide basis. Impact fees are proposed to be assessed on a single service area basis rather than multiple service areas.

3.2. Fee Areas

This study involved a comprehensive review and update of the City's currently assessed impact fee. The following impact fees were reviewed and updated in the analysis:

- Public Safety (police and fire)
- Parks
- Bikeways and Trails
- Drainage
- Roadways
- Water
- Sewer

3.3. Existing and Future Levels of Service

In order to assess impact fees in an equitable manner to future new development it was necessary to identify the existing level of service for each of the City's fee areas, and ensure that new development is being asked to pay fees that will maintain the same level of service and not increase the level of service. The level of service will be discussed further in each fee area discussion.

3.4. Fee Calculation Methodology

Three basic methodologies were used to calculate the City's various impact fees. There is no single right approach to be used in developing all impact fees, and there may be one methodology that works better for a specific fee area. The methodologies are used to determine the best measure of demand created by

new development for each of the impact fees. The methodologies can be classified as looking at the past, present and future capacities of infrastructure. The three basic methodologies are described below:

The **buy-in** methodology, is used where infrastructure has been built in advance of new development and excess capacity is available for new development. Under this methodology, new development repays the community for previous capacity investments via the impact fee.

The **plan based** methodology used the City's past investment per unit (housing unit or square footage) to identify the unit cost to be used as the basis for the investment that needs to be made for future developments. The unit cost is multiplied by the projections of new development to identify the future investments that need to be made to maintain the existing level of service and identify the equitable impact fee that should be assessed.

The third approach used was the **incremental cost** methodology. The incremental cost methodology used the City's capital improvement plan (CIP) and related plans to determine new developments share of planned projects. Projects that do not add capacity, such as routine maintenance or replacement of existing facilities, are not included in the fees. Projects that add capacity are further evaluated as to the percentage of the project attributable to existing development versus new development. Only the incremental projects attributable to new development is included in the impact fees.

3.5. Public Safety Impact Fee

The public safety fee includes both the City's police and fire facilities and systems. The public safety impact fee was calculated using the buy-in approach. Under this approach new development is being asked to "buy-into" the existing public safety facilities and associated system based on the current value of the system (fixed assets and cash on hand). Under this approach it was necessary to identify each development classification's proportionate investment share in the current public safety assets, and therefore the unit cost per development.

The current value of public safety assets was brought to today's dollars using the Engineering News Record (ENR) 20 Cities Construction Cost Index (CCI). Using this index attempts to value the City's assets at what it would cost to purchase or construct those assets today. It is important to recognize, however, that these assets are not new and are not being purchased today, but rather have been depreciated over time. Therefore, the accumulated depreciation for each asset was subtracted from the calculated current day value to determine what is referred to as the Replacement Cost New Less Depreciation (RCNLD) fixed asset

value. The RCNLD fixed asset value was calculated at \$21,454,631. In addition to the fixed assets, there was \$184,065 of cash on hand. These costs were allocated to each development based on the number of dwelling units. Non-residential dwelling units were calculated by dividing the current square footage of development by the assumed single family dwelling unit square footage to determine an equivalent number of dwelling units. The allocation of costs was based on the percentage distribution of current development as identified in Table 3.

Table 3
Current Development and Public Safety Asset Distribution

<u>Development Type</u>	<u>% Distribution</u>	<u>\$ Distribution</u>
Single Family Residential	78.71%	\$17,031,951
Multifamily Residential	7.96%	1,722,499
Commercial	4.17%	902,111
Office	9.08%	1,964,762
Industrial	<u>0.08%</u>	<u>17,373</u>
Total	100.00%	\$21,638,696

3.5.1 Public Safety Impact Fee

By dividing the allocated costs per class (from Table 3) by the current development unit, a fee per dwelling unit was derived for residential development and a fee per square foot for non-residential unit was derived. For example, for Single Family Residential the calculation would be $\$17,031,951/32,205 = \529 per SFU. These unit costs represent the value or current level of service experienced by existing development, that new development would be asked to buy into. The current and proposed fees are identified in Table 4.

Table 4
Current and Proposed Public Safety Impact Fees

<u>Development Type</u>	<u>Proposed Fee</u>	<u>Current Fee</u>	<u>\$ Difference</u>	<u>% Difference</u>
Single Family Residential ⁽¹⁾	\$529	\$339	\$190	56%
Multifamily Residential ⁽¹⁾	529	225	304	135%
Commercial ⁽²⁾	0.220	0.755	(0.535)	(71%)
Office ⁽²⁾	0.670	0.355	0.315	89%
Industrial ⁽²⁾	\$0.020	\$0.177	\$(0.157)	(89%)
(1) Per dwelling unit (2) Per square foot				

The fees are projected to increase at an inflationary rate of 2.5% per year. The full public safety impact fee calculation can be found in Appendix B to this report.

3.6. Parks Impact Fee

The parks impact fee was calculated using the plan based approach. In examining the investment that has been made for current residents (parks impact fees are not assessed to non-residential development) it was determined that the City’s investment or unit cost of parks as of the end of 2015 was \$306,817 per 1,000 residents. This investment is based on the existing level of service of 3.06 parks acres per 1,000 residents.

The City’s development projections anticipate 9,953 new residents through FY 2022. At a unit cost of \$306,817 per 1,000 residents, the City would need to invest \$3,053,744 to serve future residents and maintain the existing level of service. The City’s anticipated capital improvement plan is \$2,941,452 in inflated dollar capital costs.

3.6.1 Parks Borrowings

In an ideal situation, the impact fee revenue generated in a given year would exactly match the expenditures required in the same year. However, that is seldom if ever the case. Based on the timing of planned parks capital expenditures, by fiscal year (FY) 2019-20 the parks impact fee fund would deplete available cash to fund projects. As such, a \$200,000 loan (plus interest for internal borrowings) is required to bridge the available cash shortfall to fund capital projects. The loan would be repaid through parks impact fee revenues as they become available in the future.

3.6.2 Parks Impact Fee

Through FY 2022, the City is projected to add 3,748 new single family homes. Dividing the investment required by the number of new single family homes ($\$3,053,744/3,748=\815) results in a fee per single family dwelling unit of \$815, a decrease of 35% from the current fee. The current and proposed park fees are illustrated in Table 5.

Table 5
Current and Proposed Parks Impact Fees

<u>Development Type</u>	<u>Proposed Fee</u>	<u>Current Fee</u>	<u>\$ Difference</u>	<u>% Difference</u>
Single Family Residential	\$815	\$1,258	(\$443)	(35%)
Multifamily Residential ⁽¹⁾	702	832	(130)	(16%)
(1) Multifamily fee based on ratio of single family square footage per dwelling unit to multifamily square footage per dwelling unit				

The fees are projected to increase at an inflationary rate of 2.5% per year. The full parks impact fee calculation can be found in Appendix C to this report.

3.7 Bikeways and Trails Impact Fee

The bikeways and trails impact fee was calculated using the buy-in approach. Under this approach new development is being asked to “buy-into” the existing system based on the current value of the system (fixed assets and cash on hand). Under this approach it was necessary to identify each development

classification’s proportionate investment share in the current bikeways and trails system, and therefore the unit cost per development.

The current value of bikeway and trails assets was brought to today’s dollars using the Engineering News Record (ENR) 20 Cities Construction Cost Index (CCI). This index was used to value the City’s assets at what it would cost to purchase or construct those assets today. It is important to recognize, however, that these assets are not new and are not being purchased today, but rather have been depreciated over time. Therefore, the accumulated depreciation for each asset was subtracted from the calculated current day value to determine what is referred to as the Replacement Cost New Less Depreciation (RCNLD) fixed asset value. The current value of the bikeways and trails system was calculated at \$2,607,430 (including cash on hand). These costs were allocated to each development based on the number of dwelling units. Non-residential dwelling units were calculated by dividing the current square footage of development by the assumed single family dwelling unit square footage to determine an equivalent number of dwelling units. The allocation of costs was based on the percentage distribution of current development as identified in Table 6.

Table 6
Current Development Distribution

<u>Development Type</u>	<u>% Distribution</u>	<u>\$ Distribution</u>
Single Family Residential	78.71%	\$2,052,324
Multifamily Residential	7.96%	207,558
Commercial	4.17%	108,703
Office	9.08%	236,751
Industrial	<u>0.08%</u>	<u>2,093</u>
Total	100.00%	\$2,607,430

3.7.1 Bikeways and Trails Fee per Unit

By dividing the allocated costs per class (from Table 6) by the current development unit, a fee per dwelling unit was derived for residential development and a fee per square foot for non-residential unit was derived. As an example, the single family residential fee calculation would be \$2,052,324/32,204=\$64 per SFU. The current and proposed fees are identified in Table 7.

Table 7

Current and Proposed Bikeways and Trails Impact Fees

<u>Development Type</u>	<u>Proposed Fee</u>	<u>Current Fee</u>	<u>\$ Difference</u>	<u>% Difference</u>
Single Family Residential ⁽¹⁾	\$64	\$32	\$32	100%
Multifamily Residential ⁽¹⁾	64	23	41	177%
Commercial ⁽²⁾	0.030	0.049	(0.019)	(39%)
Office ⁽²⁾	0.080	0.036	0.044	122%
Industrial ⁽²⁾	0.010	0.023	(0.013)	(57%)
(1) Per dwelling unit (2) Per square foot				

The fees are projected to increase at an inflationary rate of 2.5% per year. The full bikeways and trails impact fee calculation can be found in Appendix D to this report.

3.8. Drainage Impact Fee

While the City currently has a drainage impact fee, many of the drainage improvements required to serve new development are constructed and installed on site. As a result of this, in the January 1, 2010 through December 31, 2015 period only approximately 3% of new single family development paid the drainage impact fee (163 homes out of 6,080 constructed).

The drainage impact fee was calculated using the plan based approach. In examining the investment that has been made by single family developments in the last five-years was \$727,795. By dividing the total investment by the assumed square footage of development the unit cost for drainage investments was \$1.972 per square foot. It is anticipated that the current regulations will remain unchanged where some developments will be required to meet onsite needs, whereas some, but not all new development would be subject to the impact fee. Future growth would be asked to pay the same unit cost per development as paid by recent existing developments.

3.8.1 Drainage Fee per Unit

The calculated drainage fee of \$1.972 per square foot was converted to a fee per dwelling unit for single and multifamily residential dwelling units based on assumed square footage per development type. The fee for non-residential developments is proposed to be the calculated rate of \$1.972 per square foot regardless of development type. Table 8 summarizes the current and proposed drainage fees.

Table 8
Current and Proposed Drainage Impact Fees

<u>Development Type</u>	<u>Proposed Fee</u>	<u>Current Fee</u>	<u>\$ Difference</u>	<u>% Difference</u>
Single Family Residential	\$4,465	\$4,465	\$0	0%
Multifamily Residential ⁽¹⁾	3,846	1,191	2,655	223%
Commercial ⁽²⁾	1.972	1.786	0.186	10%
Office ⁽²⁾	1.972	1.786	0.186	10%
Industrial ⁽²⁾	1.972	1.786	0.186	10%
(1) Per dwelling unit (2) Per square foot				

The fees are projected to increase at an inflationary rate of 2.5% per year. The full drainage impact fee calculation can be found in Appendix E to this report.

3.9. Roadways Impact Fee

The roadways transportation fee was developed using the incremental cost approach. Under this approach the City identified the capital improvements needs based on the incremental capacity required to serve new development between FY 2017 and FY 2022 to maintain the existing level of service.

3.9.1 Vehicle Miles Traveled

Like other fee areas, roadways fees are developed based on the impact or burden each classification of new development places on the system. The metric used to identify the impact new development places

on the roadways system is vehicle miles traveled (VMT). VMT represents the number of trips as well as the typical length of trip generated by development. Table 9 provides a summary of the inputs used to identify the VMT by development type.

Table 9
Development of Vehicle Miles Traveled

<u>Development Type</u>	<u>Weekday VTE</u> ⁽¹⁾	<u>Trip Adjustment Factor</u>	<u>Average Trip Length</u>	<u>Trip Length Weight Factor</u>	<u>Average VMT</u> ⁽²⁾
Single Family Residential	9.52	65%	15.97	1.21	119.60
Multifamily Residential	6.65	65%	15.97	1.21	83.54
Commercial	42.70	33%	15.97	0.66	148.55
Office	11.03	50%	15.97	0.73	64.31
Industrial	6.97	50%	15.97	0.73	40.64
(1) VTE per dwelling unit for residential and per 1,000 square feet for non-residential					
(2) VMT per dwelling unit for residential and per 1,000 square feet for non-residential					

Weekday VTE represents the number of trip ends generated by each development type. For example, someone leaving their house to go to the grocery store and returning home represents four trip ends. The house represents two trip ends, one leaving the house and one returning to the house. The grocery store also represents two trip ends, one arriving at the grocery store and one leaving the grocery store.

The trip adjustment factor reflects the fact that trips can have multiple purposes and not all trip ends represent the primary destination. In the above example, if the stop at the grocery store was on the way home from work at the end of the day, the grocery store would not be the primary trip destination, it would be a pass by stop on the way home. As such adjustments are made to reflect that not all trip ends are primary purposes of the trip.

Average trip length is a representation of the relative capacity placed on the City’s roadways system based on each trip.

Trip length weight factor reflects the fact that not all trips are of the same length and therefore place less demand on the City’s system. The 2009 National Household Travel Survey (NHTS) reports that trips from residential developments tend to be 121% of the overall average trip length. By contrast commercial trips lengths represent 66% of the overall average trip lengths and all other non-residential trips are approximately 73% of average overall trip lengths.

By multiplying the aforementioned components together, the VMT per development type is identified.

Once the VMT per development type has been determined it is possible to identify the total VMT that is projected for the incremental development based on the projected development in the study period.

Table 10 summarizes the calculation of total VMT through 2021

Table 10
Total Vehicle Miles Traveled

<u>Development Type</u>	<u>Incremental Development</u> ⁽¹⁾	<u>Unit VMT</u> ⁽²⁾	<u>Total VMT</u> ⁽³⁾	<u>Percent Distribution</u>
Single Family Residential	3,748	119.60	448,261	74.56%
Multifamily Residential	0	83.54	0	0.00%
Commercial	609	148.55	90,422	15.04%
Office	934	64.31	60,061	9.99%
Industrial	60	40.64	<u>1,458</u>	<u>0.41%</u>
Total			601,201	100.00%
(1) Residential development per dwelling unit, non-residential per 1,000 square feet (2) VTE per dwelling unit for residential and per 1,000 square feet for non-residential (3) VMT per dwelling unit for residential and per 1,000 square feet for non-residential				

As indicated in Table 10, new single family residential development is projected to place 74.56% of the burden on the new roadways facilities being developed during the study period.

3.9.2 Roadways Capital Costs

As discussed in Section 3.9, the roadways impact fee was developed using the incremental cost approach. This approach bases fees on the incremental capital needs required to meet the capacity needs of new development based on the current level of service. The City has projected \$120,259,589 in inflated dollar capital projects. Of this total \$34,130,941 or approximately 28% of the total capital was identified as being growth-related while the remaining 72% was deemed to benefit existing development and therefore cannot be used in the determination of the roadways impact fee.

The capital projects and timing of projects identified by the City are not anticipated to be even annual expenditures over each year of the study period, but rather anticipate some years of large expenditures and other years with minimal or no capital expenditures. For example, year 1 anticipates \$6,651,001 in capital expenditures. This large expenditure occurs before sufficient impact fee revenue can be generated to meet the expense. We therefore project a debt issuance of \$2,500,000 in year 1 and a second issuance of \$750,000 in the final year (20 year terms at a 3% interest rate) of the study period. The net present value (NPV) of the interest costs (estimated at \$864,381) have been included in the development of the fee, bringing the total cost to serve the new development to \$34,995,322.

3.9.3 Roadways Fee per Unit

By taking the total incremental capital costs to be recovered of \$34,995,322 (from Section 3.9.2) and the total incremental VMT of 601,201 (from Section 3.9.1.) the unit cost per VMT is \$58.21. The fee per development type is then determined by multiplying the unit cost per VMT multiplied by the VMT per development type. For example, a single family unit has an average VMT of 119.60, thus the fee for a single family unit is $\$58.21 \times 119.60 = \$6,962$. Table 11 summarizes the roadways impact fees.

Table 11
Current and Proposed Roadways Impact Fees

<u>Development Type</u>	<u>Proposed Fee</u>	<u>Current Fee</u>	<u>\$ Difference</u>	<u>% Difference</u>
Single Family Residential	\$6,962	\$2,691	\$4,271	159%
Multifamily Residential ⁽¹⁾	4,863	1,887	2,976	158%
Commercial ⁽²⁾	8.647	4.196	4.451	106%
Office ⁽²⁾	3.743	3.094	0.649	21%
Industrial ⁽²⁾	2.365	1.955	0.410	21%
(1) Per dwelling unit				
(2) Per square foot				

The fees are projected to increase at an inflationary rate of 2.5% per year. The full roadways impact fee calculation can be found in Appendix F to this report.

3.10 Water Impact Fee

The water impact fee was calculated using the buy-in approach. Under this approach new development is being asked to “buy-into” the existing system based on the current value of the system (fixed assets and cash on hand). Under this approach it was necessary to identify a single family equivalent (SFE) residential unit’s proportionate investment share in the current water system, and therefore the unit cost per development.

The current value of water assets was brought to today’s dollars using the Engineering News Record (ENR) Construction Cost Index (CCI). Using this index attempts to value the City’s assets at what it would cost to purchase or construct those assets today. It is important to recognize, however, that these assets are not new and are not being purchased today, but rather have been depreciated over time. Therefore, the accumulated depreciation for each asset was subtracted from the calculated current day value to determine what is referred to as the Replacement Cost New Less Depreciation (RCNLD) fixed asset value. The current value of the water system was calculated at \$89,313,275 (including cash on hand).

3.10.1 Single Family Equivalent Units

Through discussions with the City it was identified that water demand from existing development is 3,456,697 gallons per day. It was also determined that the average single family home uses 175 gallons per day. Based on the existing capacity and the use per household, existing development represents 19,785 SFEs as illustrated in Table 12.

Table 12

Existing Single Family Equivalent Water Customers

	Use	Demand
Existing Demand (gpd)		3,456,697
Average Water Flows per Person (gpd)	65.68	
Persons per household	<u>2.66</u>	
Use per SFE (gpd)		<u>175</u>
Existing SFEs		19,785

3.10.2 Calculated Water Impact Fees

By dividing the calculated value of the water system by the existing number of single family equivalents, the proportionate share of ownership each single family equivalent has in (or has bought into) the system is \$4,514 (\$87,693,245/19,785).

The single family water impact fee represents the fee for a 5/8-inch meter (the typical meter size for a single family development). The water impact fee for all other meters are based on water meter size. A capacity ratio (as published by AWWA) is used to convert the residential equivalent fee for a 5/8-inch meter into a proportionate fee for larger meter sizes.

Impact fees for meter sizes 1-inch and greater are determined based on the meter capacity ratios of maximum safe continuous capacity as published in the AWWA Manual M6. For example, the capacity of a 1-inch meter is roughly 2.50 times greater than that of a 5/8-inch meter. Thus, the fee for a 1-inch meter

is approximately 2.50 times greater than that of the 5/8-inch meter. Table 13 summarizes the water impact fee by meter size.

Table 13
Existing and Proposed Water Impact Fees

<u>Meter Size</u>	<u>Proposed</u>	<u>Current</u>	<u>\$ Difference</u>	<u>% Difference</u>
5/8-inch	\$4,514	\$3,264	\$1,250	38%
3/4-inch	6,771	4,896	1,875	38%
1-inch	11,285	8,160	3,125	38%
1 ½-inch	22,570	16,320	6,250	38%
2-inch	36,113	26,112	10,001	38%
3-inch or greater	Impact Fee is Based on Estimated Use			

The fees are projected to increase at an inflationary rate of 2.5% per year. The full water impact fee calculation can be found in Appendix G to this report.

3.11 Sewer Impact Fee

The sewer impact fee was calculated using the buy-in approach. Under this approach new development is being asked to “buy-into” the existing system based on the current value of the system (fixed assets and cash on hand). Under this approach it was necessary to identify a single family equivalent (SFE) residential unit’s proportionate investment share in the current sewer system, and therefore the unit cost per development.

The current value of sewer assets was brought to today’s dollars using the Engineering News Record (ENR) Construction Cost Index (CCI). Using this index attempts to value the City’s assets at what it would cost to purchase or construct those assets today. It is important to recognize, however, that these assets are not new and are not being purchased today, but rather have been depreciated over time. Therefore, the accumulated depreciation for each asset was subtracted from the calculated current day value to determine what is referred to as the Replacement Cost New Less Depreciation (RCNLD) fixed asset value. The current value of the water system was calculated at \$52,545,787 (including cash on hand).

3.11.1 Single Family Equivalent Units

Through discussions with the City it was identified total sewer flows from existing development is 4,600,00 gallons per day. It was also determined that the average single family home contributes 175 gallons per day. Based on the existing capacity and the use per household, existing development represents 19,785 SFEs as illustrated in Table 14.

Table 14

Existing Single Family Equivalent Sewer Customers

	Demand
Existing Flows (gpd)	4,600,000
Flows per SFE (gpd)	<u>175</u>
Existing SFEs	26,286

3.11.2 Calculated Sewer Impact Fees

By dividing the calculated value of the sewer system by the existing number of single family equivalents, the proportionate share of ownership each single family equivalent has in (or has bought into) the system is \$1,999 ($\$52,545,787/26,286$).

The single family sewer impact fee represents the fee for a 5/8-inch meter (the typical meter size for a single family development). The sewer impact fees for all other meters are based on water meter sizes. A capacity ratio (as published by AWWA) is used to convert the residential equivalent fee for a 5/8-inch meter into a proportionate fee for larger meter sizes.

Impact fees for meter sizes 1-inch and greater are determined based on the meter capacity ratios of maximum safe continuous capacity as published in the AWWA Manual M6. For example, the capacity of a 1-inch meter is roughly 2.50 times greater than that of a 5/8-inch meter. Thus, the fee for a 1-inch meter is approximately 2.50 times greater than that of the 5/8-inch meter. Table 15 summarizes the sewer impact fee by meter size.

Table 15
Existing and Proposed Sewer Impact Fees

<u>Meter Size</u>	<u>Proposed</u>	<u>Current</u>	<u>\$ Difference</u>	<u>% Difference</u>
5/8-inch	\$1,999	\$2,298	(\$299)	(13%)
3/4-inch	2,999	3,447	(448)	(13%)
1-inch	4,998	5,745	(747)	(13%)
1 ½-inch	9,995	11,490	(1,495)	(13%)
2-inch	15,992	18,384	(2,392)	(13%)
3-inch or greater	Impact Fee is Based on Estimated Use			

The fees are projected to increase at an inflationary rate of 2.5% per year. The full sewer impact fee calculation can be found in Appendix H to this report.

RIO RANCHO
NON UTILITY IMPACT FEES STUDY
DEMOGRAPHIC STATISTIC (DS)

FILE: RR Impact Fees
DATE: 07/12/16
TAB: DEMO_Data
RANGE: DEM_1

Line No.	Description	Population	Demographic Statistic [1]
1	2015	94,171 Non Growth	89.43%
2	2015-2022 Population:	9,953 Growth	10.57%
3	2022 Population:	104,124	100%

[1] The Demographic Statistic is the ratio of the incremental population between 2015 and 2022 and the total population in 2022.

Line No.	(1) Demographic Data	(2) Actual 2015	(3) 2016	(4) 2017	(5) 2018	(6) Projected				(9) 2022
						(7) 2019	(8) 2020	(8) 2021	(8) 2022	
1	Population	94,171	95,363	96,665	97,984	99,416	100,868	102,480	104,124	
2	Percent Change		1.27%	1.36%	1.37%	1.46%	1.46%	1.60%	1.60%	
3	Population per All Residential Units	2.66	2.66	2.66	2.66	2.66	2.66	2.66	2.66	
		Growth Rate 2016-2022								
Housing Units										
4	Single Family Residential	32,205	32,654	33,144	33,641	34,180	34,727	35,334	35,953	
5	Multi-Family Residential	3,257	3,257	3,257	3,257	3,257	3,257	3,257	3,257	
6	Total Residential	35,462	35,911	36,401	36,898	37,437	37,984	38,591	39,210	
		Incremental 2016-2022								
Incremental Housing Units										
7	Single Family Residential	3,748	449	490	497	539	547	607	619	
8	Multi-Family Residential	0	0	0	0	0	0	0	0	
9	Total Residential	3,748	449	490	497	539	547	607	619	

RIO RANCHO
NON UTILITY IMPACT FEES STUDY
DEMOGRAPHIC DATA

FILE: RR Impact Fees
DATE: 07/12/16
TAB: DEMO_Data
RANGE: DEM_2

Line No.	(1) Demographic Data	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	
			2016	2017	2018	Projected 2019	2020	2021	2022	
	Incremental Sq. Ft.	Incremental 2016-2022								
1	Single Family Residential	8,487,518	1,016,781	1,109,627	1,125,479	1,220,590	1,238,707	1,374,579	1,401,754	
2	Multi-Family Residential	0	0	0	0	0	0	0	0	
3	Subtotal Residential	8,487,518	1,016,781	1,109,627	1,125,479	1,220,590	1,238,707	1,374,579	1,401,754	
4	Commercial	608,686	82,795	83,368	85,034	86,735	88,470	90,240	92,044	
5	Office	933,957	122,363	122,358	127,251	132,342	137,636	143,140	148,867	
6	Industrial	60,478	8,438	8,512	8,576	8,640	8,706	8,770	8,836	
7	Subtotal Non-Residential	1,603,121	213,596	214,238	220,861	227,717	234,812	242,150	249,747	
8	Total - Incremental Square Feet	10,090,639	1,230,377	1,323,865	1,346,340	1,448,307	1,473,519	1,616,729	1,651,501	
	Total Sq. Ft.	Assumed sqft per DU	2015	2016	2017	2018	2019	2020	2021	2022
9	Single Family Residential	2,265	72,929,701	73,946,482	75,056,109	76,181,589	77,402,179	78,640,886	80,015,465	81,417,219
10	Multi-Family Residential	1,951	6,353,033	6,353,033	6,353,033	6,353,033	6,353,033	6,353,033	6,353,033	6,353,033
11	Subtotal Residential		79,282,734	80,299,515	81,409,142	82,534,622	83,755,212	84,993,919	86,368,498	87,770,252
12	Commercial		4,085,564	4,168,359	4,251,727	4,336,761	4,423,496	4,511,966	4,602,206	4,694,250
13	Office		2,936,572	3,058,935	3,181,293	3,308,544	3,440,886	3,578,522	3,721,662	3,870,529
14	Industrial		1,126,510	1,134,948	1,143,460	1,152,036	1,160,676	1,169,382	1,178,152	1,186,988
15	Subtotal Non-Residential		8,148,646	8,362,242	8,576,480	8,797,341	9,025,058	9,259,870	9,502,020	9,751,767
16	Total - Square Feet		8,148,646	8,362,242	8,576,480	8,797,341	9,025,058	9,259,870	9,502,020	9,751,767

RIO RANCHO
NON UTILITY IMPACT FEES STUDY
SUMMARY - LAND USE DATA

FILE: RR Impact Fees
DATE: 07/12/16
TAB: DEMO_Data
RANGE: DEM_3

Line No.	Category	(1)	(2)	(3)	(4)	(5)	(6)
		2015	2015 Percent to Total	Incremental 2016-2022	2016-2022 Incremental Percent to Total	2022	
Square Feet							
1	Single Family Residential	72,929,701	83.41%	8,487,518	84.11%	81,417,219	
2	Multi-Family Residential	6,353,033	7.27%	-	0.00%	6,353,033	
3	Subtotal Residential	79,282,734	90.68%	8,487,518	84.11%	87,770,252	
4	Commercial	4,085,564	4.67%	608,686	6.03%	4,694,250	
5	Office	2,936,572	3.36%	933,957	9.26%	3,870,529	
6	Industrial	1,126,510	1.29%	60,478	0.60%	1,186,988	
7	Subtotal Non-Residential	8,148,646	9.32%	1,603,121	15.89%	9,751,767	
8	Total Square Feet	87,431,380	100.00%	10,090,639	100.00%	97,522,019	
Dwelling Units							
9	Residential - Single Family	32,205	90.82%	3,748	100.00%	35,953	
10	Residential - Multi-Family	3,257	9.18%	0	0.00%	3,257	
11	Total Dwelling Units	35,462	100.00%	3,748	100.00%	39,210	

RIO RANCHO
NON UTILITY IMPACT FEES STUDY
PUBLIC SAFETY
DEVELOPMENT OF FEES - FIXED ASSETS

FILE: RR Impact Fees
DATE: 07/12/16
TAB: PUBLIC SAFETY_FA
RANGE: PSFA_1

Asset #	Asset Class	Fixed Asset	Valuation Date	Original Cost	Accumulated Depreciation	CCI/CPI Inflation Factor	Replacement Cost New Less Depreciation (RCNLD)
Buildings							
6	PBSAFETY	BUILDINGS - OLYMPUS	1990	\$629,416	\$5,535	2.18	\$1,366,549
7	PBSAFETY	BUILDINGS - MAIN FIRE STATION	1990	931,995	5,535	2.18	2,026,151
8	PBSAFETY	BUILDINGS - EVIDENCE STORAGE	1990	7,216	5,535	2.18	10,195
11	PBSAFETY	BUILDINGS - ACO KENNELS	1991	158,829	15,064	2.13	323,796
12	PBSAFETY	BUILDINGS - NORTH HILLS	1994	70,768	18,272	1.91	116,714
17	PBSAFETY	BUILDINGS - RIVERS EDGE	1990	104,071	6,618	2.18	220,249
18	PBSAFETY	BUILDINGS - 19TH SUBSTATION	1994	39,473	10,578	1.91	64,714
3370	PBSAFETY	BUILDINGS - ENCHANTED HILLS ST	1995	850,000	14,292	1.89	1,588,363
4046	PBSAFETY	BLDG-DPS COMMUNICATION CENTER	1994	485,659	14,427	1.91	911,939
4394	PBSAFETY	BUILDING/ANIMAL CONTROL OFFICE	1995	528,264	11,434	1.89	984,596
4701	PBSAFETY	BLDG - DPS RIVERSEDGE ROOF	1995	10,100	23,820	1.89	0
4758	PBSAFETY	TRAINING TOWER, DPS	1994	28,431	9,336	1.91	44,895
5042	PBSAFETY	BLDG - PUBLIC TOILET ST#3	1994	23,589	16,722	1.91	28,273
5043	PBSAFETY	BLDG - RENOVATIONS ST#2	1996	849,213	207,874	1.84	1,350,846
5044	PBSAFETY	BLDG - RENOVATIONS ST#3	1994	306,660	14,487	1.91	570,449
6913	PBSAFETY	AIR CONDITIONER	1995	4,868	6,193	1.89	2,985
6914	PBSAFETY	DPS MAIN STATION/FLOORING	1994	1,072	17,571	1.91	0
8900	PBSAFETY	HVAC UNIT - INVESTIGATIONS	1990	20,222	9,781	2.18	34,303
8901	PBSAFETY	HVAC UNIT - ADMINISTRATION	1995	15,904	10,957	1.89	19,029
9145	PBSAFETY	BLDG, DPS HVAC UNIT & MATERIAL	1985	17,267	10,305	2.46	32,155
9905	PBSAFETY	BLDG/ST#1 HEAT & COOLING SYSTM	1992	167,784	7,438	2.07	339,757
10237	PBSAFETY	BLDG, ACO KENNEL ADDITION	1992	1,147,113	14,123	2.07	2,359,593
10485	PBSAFETY	BLDG, MARISPOSA FIRE STATION#6	1992	1,592,381	14,123	2.07	3,280,985
10663	PBSAFETY	DPS LOBBY REMODEL & SECURITY	1995	52,862	21,567	1.89	78,104
10664	PBSAFETY	DPS BLDG/ROOF	1998	265,742	13,000	1.74	450,049
12860	PBSAFETY	BLDG, EMERGENCY COMM CENTER	2000	470,721	9,900	1.66	770,634
13355	PBSAFETY	BLDG, ANTI STATIC FLOOR COVRNG	1990	23,914	7,951	2.18	44,179
13916	PBSAFETY	BLDG, VISTA HILLS FS NO. 7	1995	1,336,418	13,198	1.89	2,506,587
15036	PBSAFETY	Buildings - Public Safety	1995	9,693	31,626	1.89	0
16317	PBSAFETY	FIRE AND RESCUE ADMIN BUILDING	2000	842,583	26,000	1.66	1,371,141
Equipment							
51	EMS	MONITOR/DEFIBRILLATOR	1982	9,900	7,562	3.21	2,338
631	EMS	MONITOR/DEFIBRILLATOR	1982	9,900	8,295	3.21	1,605
634	EMS	MONITOR/DEFIBRILLATOR	1984	7,951	1,694	2.56	6,258
633	EMS	MONITOR/DEFIBRILLATOR	1984	9,900	36,691	2.56	0
5073	EMS	MONITOR (ECG) PHILIPS, 12-LEAD	1985	86,594	3,675	2.41	82,919
5074	EMS	MONITOR (ECG) PHILIPS, 12-LEAD	1985	86,594	418	2.41	86,177
5075	EMS	MONITOR (ECG) PHILIPS, 12-LEAD	1985	86,594	6,008	2.41	80,586
5076	EMS	MONITOR (ECG) PHILIPS, 12-LEAD	1985	86,594	6,023	2.41	80,571
5703	EMS	MONITOR, HEARTSTART MRX ALS	1985	43,997	2,056	2.41	41,941
5766	EMS	STRETCHER, HYDRAULIC POWER-PRO	1985	8,402	16,841	2.41	0
5704	EMS	MONITOR, HEARTSTART MRX ALS	1986	43,997	31,893	2.34	12,104
6303	EMS	HEARTSTART MRX ALS MONITOR	1986	22,349	33,887	2.34	0
7757	EMS	MACHINE, SUCTION	1986	1,549	27,016	2.34	0
8087	EMS	STAIR CHAIR (STRETCHER)	1986	2,119	17,028	2.34	0
8088	EMS	STAIR CHAIR (STRETCHER)	1986	2,119	10,793	2.34	0
8160	EMS	LSP AUTOVENT W/DISP PT CIRUIT	1986	1,381	3,763	2.34	0
8161	EMS	LSP AUTOVENT W/DISP PT CIRUIT	1987	1,381	1,800	2.24	0
8162	EMS	LSP AUTOVENT W/DISP PT CIRUIT	1987	1,381	14,131	2.24	0
8163	EMS	BATTERY CHARGER, 2-WAY	1987	1,400	3,869	2.24	0
8859	EMS	STRETCHER, AMBULANCE (COT)	1988	9,242	748	2.16	8,494
9229	EMS	AMBULANCE COT, POWER PRO	1988	9,302	857	2.16	8,446
9611	EMS	MANIKIN, MEGACODE KELLY	1988	5,378	2,963	2.16	2,415
9612	EMS	MANIKIN, MEGACODE KELLY	1988	5,378	26,631	2.16	0
9613	EMS	MONITOR, PHILLIPS HEART	1988	22,844	4,306	2.16	18,537
9614	EMS	MONITOR, PHILLIPS HEART	1988	22,844	1,420	2.16	21,423
9618	EMS	AMBULANCE COT, POWER PRO	1988	9,632	7,951	2.16	1,681
9619	EMS	AMBULANCE COT, POWER PRO	1988	9,632	17,432	2.16	0
9626	EMS	MONITOR, HEARTSTART MRX ALS	1988	13,354	23,220	2.16	0
10238	EMS	AMBULANCE COT, POWER-PRO	1988	9,758	22,982	2.16	0
11053	EMS	MONITOR, PHILLIPS MEDICAL MP2	1988	5,159	30,787	2.16	0
11054	EMS	MONITOR, PHILLIPS MEDICAL MP2	1988	5,159	13,051	2.16	0
11055	EMS	MONITOR, PHILLIPS MEDICAL MP2	1988	5,159	21,919	2.16	0
11056	EMS	MONITOR, PHILLIPS MEDICAL MP2	1988	5,159	59,145	2.16	0
11146	EMS	EMS CORDURA CARRY CASE	1988	438	55,080	2.16	0
11147	EMS	EMS CORDURA CARRY CASE	1988	438	21,615	2.16	0
11148	EMS	EMS CORDURA CARRY CASE	1988	438	33,479	2.16	0
11149	EMS	EMS CORDURA CARRY CASE	1988	438	43,302	2.16	0
12873	EMS	MONITOR, HEADSTART MRX	1988	26,000	95,549	2.16	0
13580	EMS	STRETCHER, AMBULANCE (COT)	1989	10,669	48,961	2.13	0
14240	EMS	MONITOR/DEFIBRILLATOR, HEARTST	1989	26,981	58,921	2.13	0
14635	EMS	STRETCHER, AMBULANCE (COT)	1989	15,000	19,829	2.13	0
14633	EMS	STRETCHER, AMBULANCE (COT)	1989	12,614	10,096	2.13	2,518
14805	EMS	MONITOR, HEARTSTART MRX	1989	26,309	9,021	2.13	17,287
13660	EMS	MONITOR, HEARTSTART MRX	1989	26,309	32,413	2.13	0
16320	EMS	POWER PRO XT GURNEY, POWER	1989	13,848	20,424	2.13	0
452	FIREPOL	INTEGRATED PASS GROUP OF 12	1994	5,280	119,461	1.71	0
644	FIREPOL	JAWS OF LIFE COMPLETE	1994	13,198	9,129	1.71	4,069
708	FIREPOL	JAWS OF LIFE, COMPLETE SET	1994	13,198	44,440	1.71	0
727	FIREPOL	NIGHTVISION GLASSES	1994	25,000	32,645	1.71	0
833	FIREPOL	JAWS OF LIFE, COMPLETE SET	1994	13,662	24,254	1.71	0
845	FIREPOL	JAWS OF LIFE, COMPLETE SET	1994	13,198	3,153	1.71	10,045
869	FIREPOL	JAWS OF LIFE, COMPLETE SET	1994	13,662	25,932	1.71	0
1951	FIREPOL	BLANKET, TACTICAL	1994	7,792	102,544	1.71	0
1911	FIREPOL	SHED, 6X10 FT	1995	6,204	463	1.66	5,741
2482	FIREPOL	COMPLETE SCBA 911 SEAT	1995	10,000	1,958	1.66	8,042
2498	FIREPOL	CONTROLLER, DOOR CARD READER	1995	13,072	3,045	1.66	10,027
1552	FIREPOL	RECHARGER, SCBA	1995	8,633	5,934	1.66	2,699
3674	FIREPOL	TANK, PLASTIC 2250-2300 GAL	1995	20,100	59,232	1.66	0
4180	FIREPOL	IMAGER, HANDHELD TERMAL	1995	13,000	78,229	1.66	0
4729	FIREPOL	SPREADER, HURST ML-32	1995	6,150	66,279	1.66	0
387	FIREPOL	JAWS OF LIFE, COMPLETE	1995	14,200	2,912	1.66	11,288
705	FIREPOL	FIREFIGHTING SLIP IN SKID	2006	10,760	234,834	1.27	0
741	FIREPOL	JAWS OF LIFE, COMPLETE UNIT	2006	13,662	4,769	1.27	8,893
5637	FIREPOL	BRIGGS GAS SIMO-POWER UNIT	2006	6,270	3,965	1.27	2,305
5857	FIREPOL	INTOXILYZER 8000 NM PACKAGE	2006	7,125	141,875	1.27	0
6717	FIREPOL	IMAGER, THERMAL DEMO BULLARD	2006	9,000	23,434	1.27	0
7581	FIREPOL	NOZZLE, 50-350GPM	2006	1,079	44,336	1.27	0

RIO RANCHO
NON UTILITY IMPACT FEES STUDY
PUBLIC SAFETY
DEVELOPMENT OF FEES - FIXED ASSETS

FILE: RR Impact Fees
DATE: 07/12/16
TAB: PUBLIC SAFETY_FA
RANGE: PSFA_1

Asset #	Asset Class	Fixed Asset	Valuation Date	Original Cost	Accumulated Depreciation	CCI/CPI Inflation Factor	Replacement Cost New Less Depreciation (RCNLD)
7582	FIREPOL	NOZZLE, 200GPM SELECT-O-MATIC	1995	1,079	52,687	1.66	0
7583	FIREPOL	SELF-CONTAINED BREATHING APP	1995	1,443	9,917	1.66	0
7584	FIREPOL	SELF-CONTAINED BREATHING APP	1995	1,443	51,656	1.66	0
7585	FIREPOL	SELF-CONTAINED BREATHING APP	1995	1,443	9,221	1.66	0
7586	FIREPOL	HOSE, FIRE	1995	2,290	25,600	1.66	0
7587	FIREPOL	HOSE, FIRE	1995	1,640	109,051	1.66	0
7616	FIREPOL	HOSE, FIRE	1996	1,847	6,122	1.61	0
7625	FIREPOL	SCOPE, NIGHT VISION	1996	1,694	1,412	1.61	282
7629	FIREPOL	DRUG K-9	1996	1,682	16,399	1.61	0
7632	FIREPOL	TACTICAL BODY ARMOR	1996	1,653	429	1.61	1,224
7634	FIREPOL	TACTICAL BODY ARMOR	1996	1,653	2,481	1.61	0
7637	FIREPOL	TACTICAL BODY ARMOR	1996	1,653	3,402	1.61	0
7640	FIREPOL	TACTICAL BODY ARMOR	1996	1,653	8,235	1.61	0
7646	FIREPOL	TACTICAL BODY ARMOR	1996	1,653	6,217	1.61	0
7656	FIREPOL	SCBA	1996	1,570	2,392	1.61	0
7657	FIREPOL	HOSE, FIRE	1996	1,847	13,131	1.61	0
7662	FIREPOL	SCBA	1996	1,570	2,734	1.61	0
7665	FIREPOL	SCBA	1996	1,570	55,898	1.61	0
7668	FIREPOL	HOSE, FIRE	1996	1,847	4,056	1.61	0
7675	FIREPOL	SCBA	1996	1,539	7,807	1.61	0
7677	FIREPOL	HOSE, FIRE	1996	1,847	86,365	1.61	0
7680	FIREPOL	HOSE, FIRE	1996	1,847	75,324	1.61	0
7684	FIREPOL	HOSE, FIRE	1996	1,847	46,459	1.61	0
7687	FIREPOL	SCBA	1996	1,443	33,706	1.61	0
7690	FIREPOL	HOSE, FIRE	1996	1,847	170,579	1.61	0
7692	FIREPOL	OFFICE DESK	1996	1,697	73,852	1.61	0
7695	FIREPOL	HOSE, FIRE	1996	1,847	12,784	1.61	0
7700	FIREPOL	HOSE, FIRE	1996	1,847	198,975	1.61	0
7702	FIREPOL	HOSE, FIRE	1996	1,847	40,668	1.61	0
7708	FIREPOL	HOSE, FIRE	1997	1,847	468	1.57	1,379
7713	FIREPOL	HOSE, FIRE	1997	1,847	2,577	1.57	0
7715	FIREPOL	SCBA	1997	1,443	15,456	1.57	0
7717	FIREPOL	SCBA	1997	1,443	1,163	1.57	281
7718	FIREPOL	SCBA	1997	4,811	726	1.57	4,085
7720	FIREPOL	SUIT, FIRE ENTRY	1997	1,395	1,944	1.57	0
7721	FIREPOL	SUIT, FIRE ENTRY	1997	1,395	13,768	1.57	0
7756	FIREPOL	LADDER, EXTENSION	2006	1,029	13,245	1.27	0
7758	FIREPOL	SCBA	1997	1,466	16,747	1.57	0
7759	FIREPOL	AV-2000 FCPC GROUP OF 19	1997	2,812	2,375	1.57	437
7760	FIREPOL	NOZZLE, FIRE GROUP OF 4	1997	1,716	15,863	1.57	0
7761	FIREPOL	NOZZLE, FIRE GROUP OF 4	1997	1,240	632	1.57	608
7762	FIREPOL	NOZZLE, FIRE GROUP OF 4	1997	1,176	39,582	1.57	0
7763	FIREPOL	SCBA	1997	1,600	16,328	1.57	0
7764	FIREPOL	SCBA	1997	1,600	1,651	1.57	0
7765	FIREPOL	SCBA	1997	1,539	3,205	1.57	0
7766	FIREPOL	SCBA	1997	1,600	5,984	1.57	0
7767	FIREPOL	SCBA	1997	1,541	19,363	1.57	0
7768	FIREPOL	SCBA	1997	1,541	76,298	1.57	0
7769	FIREPOL	SCBA	1997	1,541	9,827	1.57	0
7770	FIREPOL	FAN, POSITIVE PRESSURE	1997	2,000	110,383	1.57	0
7771	FIREPOL	CUTTER, RESCUE	1997	3,208	123,282	1.57	0
7772	FIREPOL	SCBA	1997	1,539	98,902	1.57	0
7773	FIREPOL	SELF-CONTAINED BREATHING APP	1997	1,539	25,883	1.57	0
7774	FIREPOL	SCBA	1997	1,539	123,994	1.57	0
7775	FIREPOL	SELF-CONTAINED BREATHING APP	1997	1,320	71,783	1.57	0
7776	FIREPOL	SCBA	1997	1,539	284,170	1.57	0
7778	FIREPOL	SELF-CONTAINED BREATHING APP	1998	1,320	10	1.53	1,310
7782	FIREPOL	SCBA	1998	1,320	8,963	1.53	0
7783	FIREPOL	SCBA	1998	1,320	11,454	1.53	0
7784	FIREPOL	SCBA	1998	1,320	6,701	1.53	0
7785	FIREPOL	SELF-CONTAINED BREATHING APP	1998	1,320	16,392	1.53	0
7786	FIREPOL	SCBA	1998	1,320	8,602	1.53	0
7788	FIREPOL	SCBA	1998	1,320	8,784	1.53	0
7791	FIREPOL	SELF-CONTAINED BREATHING APP	1998	1,443	20,243	1.53	0
7792	FIREPOL	NOZZLE, SELECT O MATIC 300GPM	1998	2,159	1,786	1.53	373
7793	FIREPOL	SELF-CONTAINED BREATHING APP	1998	1,541	76,640	1.53	0
7794	FIREPOL	SELF-CONTAINED BREATHING APP	1998	1,423	20,082	1.53	0
7795	FIREPOL	SELF-CONTAINED BREATHING APP	1998	1,423	15,077	1.53	0
7796	FIREPOL	SELF-CONTAINED BREATHING APP	1998	1,423	851	1.53	573
7797	FIREPOL	SELF-CONTAINED BREATHING APP	1998	1,423	32,865	1.53	0
7798	FIREPOL	SELF-CONTAINED BREATHING APP	1998	1,600	25,332	1.53	0
7799	FIREPOL	SELF-CONTAINED BREATHING APP	1998	1,600	34,785	1.53	0
7800	FIREPOL	SELF-CONTAINED BREATHING APP	1999	1,600	10,347	1.48	0
7801	FIREPOL	SELF-CONTAINED BREATHING APP	1999	1,600	34,228	1.48	0
7802	FIREPOL	SELF-CONTAINED BREATHING APP	1999	1,320	3,570	1.48	0
7803	FIREPOL	SELF-CONTAINED BREATHING APP	1999	1,443	11,281	1.48	0
7804	FIREPOL	CAMERA, IDENTIFICATION	1999	1,100	40,083	1.48	0
7805	FIREPOL	GUN, RADAR	1999	1,924	13,697	1.48	0
7806	FIREPOL	GUN, RADAR	2006	1,924	7,128	1.27	0
7807	FIREPOL	GUN, RADAR	1999	2,000	6,814	1.48	0
7808	FIREPOL	GUN, RADAR	1999	1,924	69,112	1.48	0
7809	FIREPOL	GUN, RADAR	1999	1,924	13,427	1.48	0
7810	FIREPOL	GUN, RADAR	1999	2,000	34,282	1.48	0
7811	FIREPOL	GUN, RADAR	2006	2,000	11,544	1.27	0
7812	FIREPOL	SHED, 6X10 FT	1999	3,102	30,605	1.48	0
7813	FIREPOL	SHED, 6X10 FT	2000	3,102	331	1.45	2,771
7814	FIREPOL	GUN, RADAR	2000	2,000	995	1.45	1,005
7815	FIREPOL	GUN, RADAR	2003	2,000	50,546	1.35	0
7816	FIREPOL	GUN, RADAR	2003	2,000	39,499	1.35	0
7817	FIREPOL	GUN, RADAR	2003	2,000	26,854	1.35	0
7818	FIREPOL	GUN, RADAR	2003	2,000	45,653	1.35	0
7819	FIREPOL	GUN, RADAR	2003	2,000	25,495	1.35	0
7820	FIREPOL	GUN, RADAR	2005	2,000	21,137	1.29	0
7821	FIREPOL	GUN, RADAR	2006	1,845	34,686	1.27	0
7822	FIREPOL	GUN, RADAR	2006	1,845	34,686	1.27	0
7823	FIREPOL	GUN, RADAR	2003	1,845	2,037	1.35	0
7824	FIREPOL	GUN, RADAR	2004	1,845	9,343	1.32	0
7825	FIREPOL	GUN, RADAR	2004	1,845	60,896	1.32	0
7826	FIREPOL	GUN, RADAR	2004	1,845	113,242	1.32	0
7827	FIREPOL	GUN, RADAR	2004	1,845	53,613	1.32	0
7831	FIREPOL	GUN, RADAR	2004	1,845	167,674	1.32	0

RIO RANCHO
NON UTILITY IMPACT FEES STUDY
PUBLIC SAFETY
DEVELOPMENT OF FEES - FIXED ASSETS

FILE: RR Impact Fees
DATE: 07/12/16
TAB: PUBLIC SAFETY_FA
RANGE: PSFA_1

Asset #	Asset Class	Fixed Asset	Valuation Date	Original Cost	Accumulated Depreciation	CCI/CPI Inflation Factor	Replacement Cost New Less Depreciation (RCNLD)
7833	FIREPOL	GUN, RADAR	2004	1,845	5,072	1.32	0
7836	FIREPOL	GUN, RADAR	2004	1,845	155,462	1.32	0
7837	FIREPOL	GUN, RADAR	2004	2,000	51,717	1.32	0
7839	FIREPOL	EQUIP - FIRE/POLICE EQUIP	2004	2,000	46,200	1.32	0
7840	FIREPOL	GUN, RADAR	2004	1,845	28,466	1.32	0
7843	FIREPOL	GUN, RADAR	2004	1,924	78,424	1.32	0
7845	FIREPOL	RADAR UNIT-GOLDEN EAGLE W/DUAL	2004	2,184	44,444	1.32	0
7846	FIREPOL	RADAR UNIT-GOLDEN EAGLE W/DUAL	2004	2,184	22,950	1.32	0
7847	FIREPOL	RADAR UNIT-GOLDEN EAGLE W/DUAL	2005	2,184	1,292	1.29	892
7848	FIREPOL	RADAR UNIT-GOLDEN EAGLE W/DUAL	2005	2,184	19,352	1.29	0
7867	FIREPOL	LIGHT BAR	2005	1,100	22,945	1.29	0
7868	FIREPOL	LIGHT BAR	2005	1,100	58,269	1.29	0
7869	FIREPOL	LIGHT BAR, CODE 3	2005	1,218	127,559	1.29	0
7870	FIREPOL	TRUCK BED	2005	1,755	41,377	1.29	0
7875	FIREPOL	SELF-CONTAINED BREATHING APP	2005	1,320	44,174	1.29	0
7876	FIREPOL	LADDER, EXTENSION	2005	1,500	57,608	1.29	0
7887	FIREPOL	RADAR	2005	2,459	8,085	1.29	0
7889	FIREPOL	NOZZLE	2005	2,035	44,923	1.29	0
7891	FIREPOL	HOSE TESTER-RICE FH3, 4 OUTLET	2005	1,720	38,418	1.29	0
7894	FIREPOL	LIGHT BAR, CODE 3 MX7000 W/ARR	2005	1,100	18,686	1.29	0
7895	FIREPOL	LIGHT BAR, CODE 3 MX7000 W/ARR	2005	1,100	84,750	1.29	0
7896	FIREPOL	LIGHT BAR, CODE 3 MX7000 W/ARR	2005	1,100	28,175	1.29	0
7897	FIREPOL	LIGHT BAR, CODE 3 MX7000 W/ARR	2005	1,100	15,609	1.29	0
7898	FIREPOL	LIGHT BAR, CODE 3 MX7000 W/ARR	2006	1,100	38,510	1.27	0
7903	FIREPOL	LIGHT BAR, CODE 3 MX7000 W/ARR	2006	1,100	5,000	1.27	0
7904	FIREPOL	LIGHT BAR, CODE 3 MX7000 W/ARR	2006	1,100	6,262	1.27	0
7907	FIREPOL	LIGHT BAR, CODE 3 MX7000 W/ARR	2006	1,100	23,483	1.27	0
9531	FIREPOL	INTOXILYZER 8000 (P/N002480NM)	2006	7,325	5,499	1.27	1,826
9616	FIREPOL	WEAPONS MOUNT & ASSESSORIES	1966	5,593	80,000	7.61	0
10438	FIREPOL	DOG, DRUG K-9 (PUK)	1970	10,344	177,674	6.97	0
10632	FIREPOL	ROBOT, CRISIS NEGOTIATIONS	1979	5,600	401,748	4.09	0
11586	FIREPOL	LIGHTBAR W/ARROWSTICK/STRIPPNG	1985	2,459	33,315	2.41	0
11587	FIREPOL	LIGHTBAR W/ARROWSTICK/STRIPPNG	1986	2,459	492,764	2.34	0
11588	FIREPOL	LIGHTBAR W/ARROWSTICK/STRIPPNG	1990	2,459	527,150	2.05	0
11589	FIREPOL	LIGHTBAR W/ARROWSTICK/STRIPPNG	1990	2,459	340,097	2.05	0
11590	FIREPOL	LIGHTBAR W/ARROWSTICK/STRIPPNG	1990	2,459	527,150	2.05	0
11591	FIREPOL	LIGHTBAR W/ARROWSTICK/STRIPPNG	1995	2,459	160,639	1.66	0
12323	FIREPOL	BAUER UNIII/13H-EI UNICUS III	1995	49,629	160,639	1.66	0
12252	FIREPOL	LIBERTY LIGHTBAR W/ARROWSTICK	1995	4,823	160,639	1.66	0
12830	FIREPOL	LIBERTY LIGHTBAR W/ARROWSTICK	1996	4,978	332,604	1.61	0
12831	FIREPOL	LIBERTY LIGHTBAR W/ARROWSTICK	1997	6,183	689,944	1.57	0
12832	FIREPOL	LIBERTY LIGHTBAR W/ARROWSTICK	2006	6,183	41,424	1.27	0
12835	FIREPOL	LIBERTY LIGHTBAR W/ARROWSTICK	2005	5,028	176,380	1.29	0
12836	FIREPOL	LIBERTY LIGHTBAR W/ARROWSTICK	2006	5,028	12,061	1.27	0
12837	FIREPOL	LIBERTY LIGHTBAR W/ARROWSTICK	2006	5,028	5,091	1.27	0
12838	FIREPOL	LIBERTY LIGHTBAR W/ARROWSTICK	2006	5,028	3,081	1.27	1,947
12295	FIREPOL	LIBERTY LIGHTBAR W/ARROWSTICK	2005	1,709	10,519	1.29	0
13310	FIREPOL	HAND HELD SIREN LIGHT EQUIP	2005	1,731	87,042	1.29	0
13311	FIREPOL	HAND HELD SIREN LIGHT EQUIP	2005	1,731	88,656	1.29	0
13312	FIREPOL	6 LAMP DOMINATOR PLUS RED/BLUE	2006	1,762	174,648	1.27	0
14041	FIREPOL	DOOR, MULTI-FORCE SIMULATOR	2006	7,164	24,908	1.27	0
14546	FIREPOL	REFLECTORLESS, NIKON NIVO 5M	2006	9,995	338,964	1.27	0
15312	FIREPOL	POWER PRO XT (6506)	2006	14,144	301,870	1.27	0
15998	FIREPOL	POWER SUPPLY CORD	2006	312	429,636	1.27	0
15997	FIREPOL	BATTERY	2006	805	22,713	1.27	0
16051	FIREPOL	LUCAS 2.2 CHEST COMPRESSION SY	2006	13,211	66,494	1.27	0
16097	FIREPOL	AMKUS ARRS1 ROPE SYSTEM	2006	6,711	-	-	0
				<u>\$12,461,170</u>	<u>\$13,016,723</u>		<u>\$21,454,631</u>

RIO RANCHO
NON UTILITY IMPACT FEES STUDY
PUBLIC SAFETY
DEVELOPMENT OF FEES - BUY-IN

FILE: RR Impact Fees
DATE: 07/12/16
TAB: PUBLIC SAFETY_BI
RANGE: PUBLIC SAFETY_1

Line No.	Description	FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22	
1	Growth-Related Costs – Public Safety (2016-2022)	\$21,454,631						
2	Plus: Current IF Cash Balance	184,065						
3	Less: Offsets/Credits	-						
4	Plus: Cost of Borrowing	0						
5	Net Growth-Related Costs	\$21,638,696						
	<i>Current EDUs</i>							
6	Single Family Residential	32,205						
7	Multi-Family Residential	3,257						
8	Commercial	1,706						
9	Office	3,715						
10	Industrial	33						
	<i>Percent Development</i>							
11	Single Family Residential	78.71%						
12	Multi-Family Residential	7.96%						
13	Commercial	4.17%						
14	Office	9.08%						
15	Industrial	0.08%						
	<i>Cost Allocation</i>							
15	Single Family Residential	\$17,031,951						
16	Multi-Family Residential	1,722,499						
17	Commercial	902,111						
18	Office	1,964,762						
19	Industrial	17,373						
	<i>Current Units</i>							
20	Single Family Residential	32,205						
21	Multi-Family Residential	3,257						
22	Commercial	4,085,564						
23	Office	2,936,572						
24	Industrial	1,126,510						
	<i>Calculated Fee Per Unit [1]</i>							
23	Residential - per unit	\$529	\$543	\$557	\$571	\$586	\$601	Current \$339
24	Multi-Family Residential - per unit	529	542	556	571	585	600	225
25	Commercial - per sq.ft.	0.22	0.23	0.24	0.25	0.26	0.27	0.755
26	Office - per sq. ft.	0.67	0.69	0.71	0.73	0.75	0.77	0.355
27	Industrial per sq. ft.	0.02	0.02	0.02	0.02	0.02	0.02	0.177

[2] 2017 - 2022 include 2.5 percent annual inflation allowance.

RIO RANCHO
NON UTILITY IMPACT FEES STUDY
PUBLIC SAFETY
DEVELOPMENT OF FEES - Incremental Cost

FILE: RR Impact Fees
DATE: 07/12/16
TAB: PUBLIC SAFETY_IC
RANGE: PUBLIC SAFETY_2

Development Type	Sq. ft. per Employee	2016-2022 Employees per 1,000		EDU Value	EDU Factor
		sq. ft.			
Commercial	549	1.11	2.66	0.42	
Office	278	3.36	2.66	1.27	
Industrial	781	0.08	2.66	0.03	

RIO RANCHO
NON UTILITY IMPACT FEES STUDY
PUBLIC SAFETY
CASH FLOW ANALYSIS - BUY-IN

FILE: RR Impact Fees
DATE: 07/12/16
TAB: PS_BI_CF
RANGE: PS_CF1

Line No.	Description	Projected					
		FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22
Impact Fee Revenues:							
1	Impact Fees - Residential	\$237,521	\$266,070	\$276,829	\$307,769	\$320,542	\$364,807
2	Impact Fees - Non-Residential	100,367	103,772	110,928	118,466	126,403	134,758
3	Total Impact Fee Revenues	337,888	369,842	387,757	426,235	446,945	499,565
Other Revenue Sources:							
4	Bond/Loan Proceeds - Growth	0	0	0	0	0	0
5	Interest	0	1,928	1,397	2,089	3,097	1,837
6	Miscellaneous	0	0	0	0	0	0
7	Impact Fee Loan - General Fund	0	0	0	0	0	0
8	Impact Fee Loan - Repayments	0	0	0	0	0	0
9	Total Impact Fee and Other Revenues	337,888	371,770	389,153	428,324	450,043	501,402
Expenditures:							
10	Debt Service Obligation	0	0	0	0	0	0
11	Capital Outlays (Growth)	329,115	424,948	319,900	327,516	576,030	289,713
12	Total Expenditures	329,115	424,948	319,900	327,516	576,030	289,713
13	Increase/(Decrease) in Cash Balance	8,773	(53,178)	69,253	100,808	(125,987)	211,689
14	Beginning of Year Cash Balance	184,065	192,838	139,660	208,913	309,722	183,735
15	End of Year Cash Balance	\$192,838	\$139,660	\$208,913	\$309,722	\$183,735	\$395,424

RIO RANCHO
NON UTILITY IMPACT FEES STUDY
PUBLIC SAFETY
CAPITAL IMPROVEMENT PROGRAM

FILE: RR Impact Fees
DATE: 07/12/16
TAB: PS_CIP
RANGE: PSCIP_1

Line No.	Description	FY2015-16	FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22	Total	Growth-Related	
		2016	2017	2018	2019	2020	2021	2022	2016-2022	%	Total 2017-2022
1	Fire and EMS Apparatus and Equipment > \$10K	\$150,000	\$200,000	\$200,000	\$200,000	\$0	\$0	\$0	\$750,000	100%	\$750,000
2	Police Vehicles and Equipment > \$10K	71,700	72,000	72,000	72,000	72,000	72,000	0	431,700	100%	431,700
3	Police Safety Improvements-Miscellaneous	63,042	24,745	31,560	47,900	255,516	269,346	0	692,109	100%	692,109
4	RR Public Safety Communications Equipment		50,275					1,449,725	1,500,000	0%	0
5	Quantum Improvements		249,142		180,000				429,142	0%	0
6	Police Vehicles		1,700,635	327,600	614,600	419,400	495,800	123,000	3,681,035	0%	0
7	Police Motorcycles (Replacement)		41,786	21,000	21,000	21,000	21,000	21,000	146,786	0%	0
8	SWAT Vehicle					430,000			430,000	0%	0
9	Mobile Command Post						260,000		260,000	0%	0
10	Fire Apparatus Incl. Refurbishment		200,000	750,000			1,450,000	1,790,000	4,190,000	16%	678,155
11	Fire & EMS Equipment - Cardiac Monitors/Defibrillator		126,180	133,846	106,846	119,500	99,000	126,000	711,372	0%	0
12	Station 1 Remodel/Renovation - Phase 2		705,200						705,200	0%	0
13	Fire Station Renovations/Improvements		26,972	150,000	150,000				326,972	0%	0
14	Fire and Rescue Command Vehicles		52,808	26,404	26,404	26,404	26,404	26,404	184,828	0%	0
15	Total	\$284,742	\$3,449,743	\$1,712,410	\$1,418,750	\$1,343,820	\$2,693,550	\$3,536,129	\$14,439,144		\$2,551,964
16	Total with Inflation Allowance of 2.5%	\$284,742	\$3,449,743	\$1,712,410	\$1,418,750	\$1,343,820	\$2,693,550	\$3,536,129	\$14,439,144		\$14,154,402
17	Total Growth-Related with Inflation	\$284,742	\$329,115	\$424,948	\$319,900	\$327,516	\$576,030	\$289,713	\$2,551,964		\$2,267,222

RIO RANCHO
NON UTILITY IMPACT FEES STUDY
PARKS
DEVELOPMENT OF FEES - FIXED ASSETS

FILE: RR Impact Fees
DATE: 07/12/16
TAB: PARKS_FA
RANGE: PARKSFA_1

Asset #	Asset Class	Fixed Asset	Valuation Date	Original Cost	Accumulated Depreciation	CCI/CPI Inflation Factor	Replacement Cost New (RCN)
		Land					
		Land	2016	\$28,057,735	\$0	1.00	\$28,057,735
		Equipment					
721	REC	PLAYSET	2004	14,000	1,690	1.32	14,000
740	REC	PLAYGROUND EQUIPMENT-HAYNES PK	2004	50,000	4,985	1.32	50,000
744	REC	LITTLE TYKES PLAYGROUND EQUIP	2004	21,599	3,122	1.32	21,599
770	REC	PLAYSET	2004	17,884	1,307	1.32	17,884
778	REC	PLAYSET	2004	13,442	2,306	1.32	13,442
802	REC	TARP, POOL	2004	35,105	2,306	1.32	35,105
919	REC	PLAYSET	2005	15,510	3,508	1.29	15,510
950	REC	PLAYGROUND EQUIP-PLAYBOOSTER	2004	37,250	1,169	1.32	37,250
1135	REC	CANOPY, PARKING	2004	6,798	1,536	1.32	6,798
1142	REC	SHED, STORAGE	2005	5,892	1,478	1.29	5,892
1268	REC	PLAYSET	2005	14,620	921	1.29	14,620
2307	REC	FUN BOX w/CURB	2005	7,720	1,361	1.29	7,720
2308	REC	PLAYSET	2005	69,369	3,553	1.29	69,369
2309	REC	QUARTER PIPE 7'H x 12'W	1994	13,080	1,723	1.71	13,080
2310	REC	SKATEPARK EQUIPMENT	1998	108,800	1,700	1.53	108,800
3261	REC	PLAYSTRUCTURE, CUSTOM (2-5 YR)	1998	17,911	1,700	1.53	17,911
3262	REC	PLAYSTRUCTURE, CUSTOM (5-12YR)	1998	41,349	1,479	1.53	41,349
3717	REC	PLAYSTRUCTURE, CUSTOM- 2-5 YRS	1986	15,229	1,387	2.34	15,229
3718	REC	PLAYSTRUCTURE, CUSTOM/5-12 YRS	2003	32,379	1,845	1.35	32,379
3930	REC	SPACE NET, MINI QUAD 3030	2005	55,848	2,529	1.29	55,848
1928	REC	SHELTER, HEXAGON PORTABLE	2005	9,155	1,811	1.29	9,155
944	REC	PLAYSET	2005	10,500	1,811	1.29	10,500
936	REC	PLAYSET	2005	16,850	2,458	1.29	16,850
1927	REC	SHELTER, HEXAGON PORTABLE	2005	9,155	1,068	1.29	9,155
932	REC	PLAYSET	2005	18,500	1,001	1.29	18,500
5619	REC	AUDIO SYSTEM W/INSTALLATION	2005	10,127	1,001	1.29	10,127
6421	REC	PLAYGROUND EQUIP PLAYBOOSTER	2005	25,789	1,001	1.29	25,789
6467	REC	PLAYSTRUCTURE/PLAYBOOSTER SGNS	2005	25,348	1,001	1.29	25,348
7351	REC	BLEACHER, ALUMINUM	2005	1,551	1,001	1.29	1,551
7354	REC	BLEACHER, ALUMINUM	2005	1,551	1,001	1.29	1,551
7356	REC	BLEACHER, ALUMINUM	2005	1,551	1,001	1.29	1,551
7358	REC	BLEACHER, ALUMINUM	2005	1,551	1,001	1.29	1,551
7359	REC	BLEACHER, ALUMINUM	2005	1,551	1,001	1.29	1,551
7360	REC	BLEACHER, ALUMINUM	2005	1,551	1,001	1.29	1,551
7361	REC	BLEACHER, ALUMINUM	2005	1,551	1,001	1.29	1,551
7362	REC	MACHINE, PINBALL	2001	1,097	1,943	1.43	1,097
7363	REC	BLEACHER, ALUMINUM	2001	1,551	899	1.43	1,551
7364	REC	BLEACHER, ALUMINUM	2002	1,551	1,080	1.40	1,551
7366	REC	JUKE BOX	2002	4,171	2,478	1.40	4,171
7367	REC	BLEACHER, ALUMINUM	2003	1,551	4,980	1.35	1,551
7369	REC	BLEACHER, ALUMINUM	1995	1,551	1,918	1.66	1,551
7371	REC	BLEACHER, ALUMINUM	1993	1,551	2,669	1.78	1,551
7373	REC	BLEACHER, ALUMINUM	2000	1,551	1,900	1.45	1,551
7374	REC	BLEACHER, ALUMINUM	2000	1,551	1,800	1.45	1,551
7375	REC	GAME, VIDEO	2000	1,581	773	1.45	1,581
7376	REC	BACKSTOP	1990	1,551	1,254	2.05	1,551
7377	REC	BACKSTOP	2003	1,551	2,845	1.35	1,551
7378	REC	GAME, VIDEO	2004	1,581	1,560	1.32	1,581
7379	REC	BACKSTOP	2004	1,551	1,439	1.32	1,551
7380	REC	BACKSTOP	2004	1,551	2,002	1.32	1,551
7381	REC	BACKSTOP	1996	1,551	2,120	1.61	1,551
7382	REC	BACKSTOP	1990	1,551	1,436	2.05	1,551
7383	REC	BACKSTOP	2002	1,551	1,825	1.40	1,551
7384	REC	SHED, STORAGE	2002	1,551	1,825	1.40	1,551
7385	REC	GATE, PARKING LOT	1996	3,723	1,079	1.61	3,723
7386	REC	PORTABLE PITCHERS MOUND	1996	3,172	1,079	1.61	3,172
7387	REC	PORTABLE PITCHERS MOUND	1995	3,172	1,443	1.66	3,172
7388	REC	TABLE, W/BENCHES	1995	1,438	1,443	1.66	1,438
7389	REC	BENCH, CONCRETE	1995	1,849	1,443	1.66	1,849
7392	REC	TABLE, PING PONG	1998	2,272	2,290	1.53	2,272
7393	REC	TABLE, AIR HOCKEY	1998	1,271	1,640	1.53	1,271
7394	REC	TABLE, POOL	2000	2,800	3,000	1.45	2,800
7396	REC	MACHINE, PINBALL	1992	1,097	3,940	1.88	1,097
7413	REC	BASKETBALL HOOP, POOL	1990	1,079	1,389	2.05	1,079
7414	REC	PORTABLE GOALS	2001	2,407	2,665	1.43	2,407
7415	REC	ARCH, DECORATIVE	2000	1,000	1,600	1.45	1,000
7416	REC	ARCH, DECORATIVE	1992	1,000	2,954	1.88	1,000
7418	REC	QUARTER PIPE 5'H x 8'W	1992	4,820	3,145	1.88	4,820
7419	REC	WEDGE 3'	2000	3,770	1,400	1.45	3,770
7420	REC	LAUNCH BOX/QUARTER PIPE	1990	2,340	3,590	2.05	2,340
7425	REC	SOUND SYSTEM, COMPLETE C600 W/	1992	2,900	1,144	1.88	2,900
7448	REC	GOALPOST, STEEL GSENECK W/SLVE	1990	1,844	3,590	2.05	1,844
7449	REC	GOALPOST, STEEL GOOSENECK W/SL	2000	1,844	1,800	1.45	1,844
7450	REC	GOALPOST, STEEL GOOSENECK W/SL	1990	1,844	3,590	2.05	1,844
7520	REC	AIR HOCKEY, HOTFLASH II, 8' LA	1995	4,520	1,178	1.66	4,520
5160	REC	MASCOT, CUSTOM COYOTE, TAN/GRA	1995	2,000	1,178	1.66	2,000
14066	REC	PLAYGROUND IN A CART EQUIPMENT	1992	11,815	1,525	1.88	11,815
15122	REC	1010 STD COVER, WEIGHTED	1992	9,765	1,144	1.88	9,765
				\$28,893,240	\$145,760		\$28,893,240

Albuquerque Parks - Values and Acreages

El Rancho Grande Park	\$875,000
Manzano Mesa Park	1,020,000
Sunport Park	250,000
Korean War Veterans Park	500,000
Crestview Heights Park	700,000
North Domingo Baca Park	2,500,000
Lafayette Park	175,000
Arroyo del Oso Park	1,000,000
Sunrise Terrace Park	861,000
Tower Pond Park	500,000
Westgate Community Park	1,000,000
Vista del Norte Park	5,000,000
Country Meadows Park	1,500,000
Paradise Skies Park	1,000,000
Tuscany Park	1,000,000
Tres Placitas Park	600,000
East Atrisco Park	900,000
Total	<u>\$19,381,000</u>

El Rancho Grande Park	2.00
Manzano Mesa Park	47.92
Sunport Park	2.63
Korean War Veterans Park	12.70
Crestview Heights Park	3.76
North Domingo Baca Park	5.00
Lafayette Park	0.45
Arroyo del Oso Park	38.50
Sunrise Terrace Park	2.42
Tower Pond Park	24.87
Westgate Community Park	30.33
Vista del Norte Park	3.00
Country Meadows Park	5.73
Paradise Skies Park	4.64
Tuscany Park	8.19
Tres Placitas Park	5.12
East Atrisco Park	1.79
Total	<u>199.05</u>

Average Park Price per Acre \$97,367

3.06 Rio Rancho park acres per 1,000 residents
<u>94.171</u> population in 1,000s
288 Park acres current los

RIO RANCHO
 NON UTILITY IMPACT FEES STUDY
 PARKS
 DEVELOPMENT OF FEES - PLAN BASE

FILE: RR Impact Fees
 DATE: 07/12/16
 TAB: PARKS
 RANGE: PARKS_1

Line No.	Description	FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22	
1	Current Investment in Assets	\$28,893,240						
2	Add: Current IF Cash Balance	0						
3	Less: Offsets/Credits	-						
4	Plus: Cost of Borrowing	0						
5	Net Growth-Related Costs	\$ 28,893,240						
<i>Investment per 1,000 population</i>								
6	Current Investment	28,893,240						
7	Current Population (1,000s)	94						
8	Investment per 1,000 Persons	306,817						
<i>Cost Allocation</i>								
9	Current Investment per 1,000 persons	\$306,817						
10	5-Year Population Growth (1,000s)	10						
11	Investment Required	3,053,744						
<i>Incremental Units - 2016 - 2022 [1]</i>								
12	Single Family Residential	3,748						
13	Multi-Family Residential	0						
14	Total New Units	3,748						
<i>Calculated Fee Per Unit [2]</i>								
15	Single Family Residential	\$815	\$836	\$857	\$879	\$902	\$925	Current \$1,258
16	Multi-Family Residential	702	720	738	757	777	797	832

[1] In dwelling units are given in square feet.

[2] 2017 - 2022 include 2.5 percent annual inflation allowance.

RIO RANCHO
NON UTILITY IMPACT FEES STUDY
PARKS
CASH FLOW ANALYSIS - PLAN BASED

FILE: RR Impact Fees
DATE: 07/12/16
TAB: PARKS_PB_CF
RANGE: PARKS_CF1

Line No.	Description	Projected					
		FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22
Impact Fee Revenues:							
1	Impact Fees - Single Family Residential	\$365,830	\$409,640	\$425,929	\$473,781	\$493,394	\$561,475
2	Impact Fees - Multifamily Residential	0	0	0	0	0	0
3	Total Impact Fee Revenues	365,830	409,640	425,929	473,781	493,394	561,475
Other Revenue Sources:							
4	Bond/Loan Proceeds - Growth	0	0	0	0	0	0
5	Interest	0	1,656	1,936	858	1,801	14
6	Miscellaneous	0	0	0	0	0	0
7	Impact Fee Loan - General Fund	0	0	0	205,000	0	0
8	Impact Fee Loan - Repayments	0	0	0	0	0	(100,000)
9	Total Impact Fee and Other Revenues	365,830	411,296	427,865	679,639	495,195	461,489
Expenditures:							
10	Debt Service Obligation	0	0	0	0	0	0
11	Capital Outlays (Growth)	329,150	383,223	535,743	585,282	673,939	434,116
12	Total Expenditures	329,150	383,223	535,743	585,282	673,939	434,116
13	Increase/(Decrease) in Cash Balance	36,680	28,073	(107,877)	94,356	(178,744)	27,373
14	Beginning of Year Cash Balance	128,885	165,565	193,638	85,761	180,117	1,373
15	End of Year Cash Balance	\$165,565	\$193,638	\$85,761	\$180,117	\$1,373	\$28,746

RIO RANCHO
 NON UTILITY IMPACT FEES STUDY
 PARKS
 PROPOSED FEE REVENUE - PLAN BASED

FILE: RR Impact Fees
 DATE: 07/12/16
 TAB: PARKS_PB_CF
 RANGE: PARKS_CF2

Line No.	Description	<i>Projected</i>					
		FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22
1	Impact Fee - Single Family	\$815	\$836	\$857	\$879	\$902	\$925
2	Units	449	490	497	539	547	607
	Total Revenue - Single Family	\$365,830	\$409,640	\$425,929	\$473,781	\$493,394	\$561,475
3	Impact Fee - Multifamily	\$702	\$720	\$738	\$757	\$777	\$797
4	Units	0	0	0	0	0	0
	Total Revenue - Multifamily	\$0	\$0	\$0	\$0	\$0	\$0
5	Total Residential	\$365,830	\$409,640	\$425,929	\$473,781	\$493,394	\$561,475

RIO RANCHO
NON UTILITY IMPACT FEES STUDY
PARKS
CAPITAL IMPROVEMENT PROGRAM

FILE: RR Impact Fees
DATE: 07/12/16
TAB: PARKS_CIP
RANGE: PARKSCIP_1

Line No.	Description	FY2015-16	FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22	Total	Growth-Related	
		2016	2017	2018	2019	2020	2021	2022	2016-2022	%	Total 2017-2022
1	Sports Complex North (P0447)	\$96,757	\$681,857	\$0	\$2,441,919	\$3,029,118	\$4,191,214	\$600,000	\$11,040,865	5%	\$597,797
2	A Park Above (PR1129)	40,000	74,212						114,212	73%	83,385
3	Park Improvement-Miscellaneous	29130	72,373	23,640	27,069	28,456	32,087		212,755	100%	212,755
4	Parks & Recreation Facilities ADA Transition Plan		131,301	350,000	350,000	350,000	350,000	350,000	1,881,301	100%	1,881,301
5	Park Playground Replacements, Surfacing and Shade		111,016	95,000	64,248	260,000	111,198	164,000	805,462	0%	0
6	MSC Parking Lot Renovations		384,775						384,775	0%	0
7	Meadowlark Senior Center Improvements & Renovation		339,896	149,700	33,000	16,000	26,000		564,596	0%	0
8	Rainbow Park and Pool Renovations and Improvements		14,236	114,486			12,500			0%	0
9	Park Parking Lot Renovation Projects		29,136	130,815	333,125	51,030	238,760			0%	0
10	Haynes Recreation Center, Haynes Park, & Haynes Pool		70,000	16,000	81,000	200,000	20,000	49,000		0%	0
11	Star Heights Recreation Center and Park Improvements				35,000	82,000				0%	0
12	Park Maintenance Equipment		179,044	154,000	250,000	168,000	298,000			0%	0
13	North Hills Open Sppace Park and Trail/BBBS Park		39,142							88%	34,376
14	Sabana Grande Recreation Center					78,000	300,000			0%	0
15	New Senior Center			3,400,000	8,466,635	2,129,532	1,114,508			0%	0
16	Sports Complex - Susnet Little League Improvements		40,000						40,000	0%	0
17	Total	\$165,887	\$2,166,988	\$4,433,641	\$12,081,996	\$6,392,136	\$6,694,267	\$1,163,000	\$15,043,966		\$2,809,614
18	Total with Inflation Allowance of 2.5%	\$ 165,887	\$ 2,166,988	\$ 4,547,351	\$ 12,709,678	\$ 6,896,676	\$ 7,407,894	\$ 1,319,986	\$ 35,214,460		\$ 35,048,573
19	Total Growth-Related with Inflation	\$ 63,572	\$ 329,150	\$ 383,223	\$ 535,743	\$ 585,282	\$ 673,939	\$ 434,116	\$ 3,005,025		\$ 2,941,452

RIO RANCHO
NON UTILITY IMPACT FEES STUDY
BIKEWAYS and TRAILS
DEVELOPMENT OF FEES - FIXED ASSETS

FILE: RR Impact Fees
DATE: 07/12/16
TAB: BT_FA
RANGE: BTFA_1

Asset #	Asset Class	Fixed Asset	Valuation Date	Original Cost	Accumulated Depreciation	CCI/CPI Inflation Factor	Replacement Cost New Less Depreciation (RCNLD)
Infrastructure							
143	BIKETRAL	INFRA - BIKEWAYS & TRAILS DC	2007	\$10,265	\$4,521	1.29	\$8,769
162	BIKETRAL	BIKEWAYS & TRAILS DEV CB	2007	31,820	8,075	1.29	33,124
206	BIKETRAL	BIKELANES/TRAILS, MEADOWLARK	2007	407,397	3,799	1.29	523,686
0	BIKETRAL	INFRASTRUCTURE - BIKE PATHS	2007	254,100	-	1.29	0
0	BIKEWAYS	INFRASTRUCTURE - BIKE PATHS	2007	264,000	-	1.29	0
0	BIKEWAYS	INFRASTRUCTURE - BIKE PATHS	2007	273,900	-	1.29	0
0	BIKEWAYS	INFRASTRUCTURE - BIKE PATHS	2007	277,200	-	1.29	0
0	BIKEWAYS	INFRASTRUCTURE - BIKE PATHS	2007	290,400	3,196	1.29	372,805
9	BIKEWAYS	INFRASTRUCTURE - BIKE PATHS	2007	297,000	67,340	1.29	317,207
20	BIKEWAYS	INFRASTRUCTURE - BIKE PATHS	2007	310,200	41,592	1.29	360,046
33	BIKEWAYS	INFRASTRUCTURE - BIKE PATHS	2007	313,500	20,567	1.29	385,344
45	BIKEWAYS	INFRASTRUCTURE - BIKE PATHS	2007	323,400	-	1.29	0
57	BIKEWAYS	INFRASTRUCTURE - BIKE PATHS	2007	330,000	20,317	1.29	406,958
116	BIKEWAYS	PATHS/TRAILS DEVELOPER CONTRIB	2007	27,077	20,317	1.29	14,742
145	BIKEWAYS	10TH STREET TRAILS	2007	114,121	-	1.29	0
119	BKYTRLS	PATHS/TRAILS DEVELOPER CONTRIB	2007	15,959	-	1.29	0
150	BKYTRLS	INFRA - BIKEWAYS & TRAILS DC	2007	57,950	-	1.29	0
				<u>\$3,598,289</u>	<u>\$189,724</u>		<u>\$2,422,682</u>

**RIO RANCHO
NON UTILITY IMPACT FEES STUDY
BIKEWAYS and TRAILS
DEVELOPMENT OF FEES - PLAN BASE**

**FILE: RR Impact Fees
DATE: 07/12/16
TAB: BT
RANGE: BT_1**

Line No.	Description	FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22	
1	<i>Current Investment in Assets</i>	\$4,658,960						
2	<i>Add: Current IF Cash Balance</i>	0						
3	<i>Less: Offsets/Credits</i>	-						
4	<i>Plus: Cost of Borrowing</i>	0						
5	<i>Net Growth-Related Costs</i>	<u>\$ 4,658,960</u>						
<i>Investment per 1,000 population</i>								
6	Current Investment	4,658,960						
7	Current Population (1,000s)	94						
8	Investment per 1,000 Persons	<u>49,473</u>						
<i>Cost Allocation</i>								
9	Current Investment per 1,000 persons	\$49,473						
10	5-Year Population Growth (1,000s)	10						
11	Investment Required	<u>492,408</u>						
<i>Incremental Units - 2016 - 2022 [1]</i>								
12	Single Family Residential	3,748						
13	Multi-Family Residential	0						
14	Total New Units	<u>3,748</u>						
<i>Calculated Fee Per Unit [2]</i>								
15	Single Family Residential	\$131	\$135	\$138	\$142	\$146	\$150	Current \$32
16	Multi-Family Residential	113	116	119	122	125	128	23

[1] In dwelling units are given in square feet.

[2] 2017 - 2022 include 2.5 percent annual inflation allowance.

RIO RANCHO
NON UTILITY IMPACT FEES STUDY
BIKEWAYS and TRAILS
CASH FLOW ANALYSIS - PLAN BASE

FILE: RR Impact Fees
DATE: 07/12/16
TAB: BT_PB_CF
RANGE: BT_CF1

Line No.	Description	Projected					
		FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22
Impact Fee Revenues:							
1	Impact Fees - Single Family Residential	\$58,989	\$66,150	\$68,586	\$76,538	\$79,862	\$91,050
2	Impact Fees - Multifamily Residential	0	0	0	0	0	0
3	Total Impact Fee Revenues	<u>58,989</u>	<u>66,150</u>	<u>68,586</u>	<u>76,538</u>	<u>79,862</u>	<u>91,050</u>
Other Revenue Sources:							
4	Bond/Loan Proceeds - Growth	0	0	0	0	0	0
5	Interest	0	869	1,467	2,091	2,796	3,536
6	Miscellaneous	0	0	0	0	0	0
7	Impact Fee Loan - General Fund	0	0	0	0	0	0
8	Impact Fee Loan - Repayments	0	0	0	0	0	0
9	Total Impact Fee and Other Revenues	<u>58,989</u>	<u>67,019</u>	<u>70,053</u>	<u>78,629</u>	<u>82,658</u>	<u>94,586</u>
Expenditures:							
10	Debt Service Obligation	0	0	0	0	0	0
11	Capital Outlays (Growth)	156,852	7,196	7,702	8,094	8,664	0
12	Total Expenditures	<u>156,852</u>	<u>7,196</u>	<u>7,702</u>	<u>8,094</u>	<u>8,664</u>	<u>0</u>
13	Increase/(Decrease) in Cash Balance	(97,863)	59,823	62,351	70,534	73,994	94,586
14	Beginning of Year Cash Balance	184,748	86,885	146,708	209,059	279,593	353,588
15	End of Year Cash Balance	<u>\$86,885</u>	<u>\$146,708</u>	<u>\$209,059</u>	<u>\$279,593</u>	<u>\$353,588</u>	<u>\$448,173</u>

RIO RANCHO
 NON UTILITY IMPACT FEES STUDY
 BIKEWAYS and TRAILS
 PROPOSED FEE REVENUE - PLAN BASED

FILE: RR Impact Fees
 DATE: 07/12/16
 TAB: BT_PB_CF
 RANGE: BT_CF2

Line No.	Description	Projected					
		FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22
1	Impact Fee - Single Family	\$131	\$135	\$138	\$142	\$146	\$150
2	Units	449	490	497	539	547	607
	Total Revenue - Single Family	\$58,989	\$66,150	\$68,586	\$76,538	\$79,862	\$91,050
3	Impact Fee - Multifamily	\$131	\$135	\$138	\$142	\$146	\$150
4	Units	0	0	0	0	0	0
	Total Revenue - Multifamily	\$0	\$0	\$0	\$0	\$0	\$0
5	Total Residential	\$58,989	\$66,150	\$68,586	\$76,538	\$79,862	\$91,050

RIO RANCHO
 NON UTILITY IMPACT FEES STUDY
 BIKEWAYS and TRAILS
 CAPITAL IMPROVEMENT PROGRAM

FILE: RR Impact Fees
 DATE: 07/12/16
 TAB: BT_CIP
 RANGE: BTCIP_1

Line No.	Description	FY2015-16	FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22	Total	Growth-Related	
		2016	2017	2018	2019	2020	2021	2022	2016-2022	%	Total 2017-2022
1	Bikeway and Trail Improvements-Miscellaneous	\$6,565	\$6,852	\$7,016	\$7,322	\$7,502	\$7,829	\$0	\$43,086	100%	\$43,086
2	Bosque Trail		150,000						150,000	100%	150,000
3											
4											
5	Total	\$6,565	\$156,852	\$7,016	\$7,322	\$7,502	\$7,829	\$0	\$193,086		\$193,086
6	Total with Inflation Allowance of 2.5%	\$6,565	\$156,852	\$7,196	\$7,702	\$8,094	\$8,664	\$0	\$195,073		\$188,508
7	Total Growth-Related with Inflation	\$6,565	\$156,852	\$7,196	\$7,702	\$8,094	\$8,664	\$0	\$195,073		\$188,508

RIO RANCHO
 NON UTILITY IMPACT FEES STUDY
 DRAINAGE
 DEVELOPMENT OF FEES - FIXED ASSETS

FILE: RR Impact Fees
 DATE: 07/12/16
 TAB: DRAIN_FA
 RANGE: DRAINFA_1

Asset #	Asset Class	Fixed Asset	Valuation Date	Original Cost	Accumulated Depreciation	CCI/CPI Inflation Factor	Replacement Cost New (RCN)
Infrastructure							
Average Investment Based on Special Districts Assessments			2015	\$454,857	\$0	1.03	\$454,857
2008	DRAIN	STORM DRAIN/ALBERTA WATERSHED	2007	883,240	46,100	1.29	1,143,593
2010	DRAIN	EMERGENCY FLOOD CONTROL PROJ	2007	2,241,914	83,422	1.29	2,902,764
2012	DRAIN	STORM DRAINAGE, PdV EXTENSION	2006	2,064,103	103,766	1.34	2,772,292
2008	DRAINAGE	DRAINAGE, BARRANCAS ARROYO	2007	192,324	0	1.29	249,016
2012	DRAINAGE	LOMA COLORADO 9B DRAINAGE DC	2007	61,552	0	1.29	79,696
2016	DRAINIDA	REPLACE DRAINAGE IRIS/DALIA	2007	17,469	0	1.29	22,619
2003	STORMLIN	Infrastructure - StormDrn Line	2008	710,863	17,455	1.24	882,415
				<u>\$6,626,322</u>	<u>\$250,743</u>		<u>\$8,507,253</u>

District 6 Storm Drainage Assessments

Identifier	Square Footage	Assessment
1	39,204	1,456
2	21,780	1,456
3	21,780	1,456
4	21,780	1,456
5	21,780	1,456
6	21,780	1,456
7	21,780	1,456
8	21,780	1,456
9	21,780	1,456
10	21,780	1,456
11	21,780	1,456
12	21,780	1,456
13	21,780	1,456
14	21,780	1,456
15	21,780	1,456
16	23,958	1,456
17	38,768	1,456
18	24,829	1,456
19	21,780	1,456
20	21,780	1,456
21	21,780	1,456
22	21,780	1,456
23	21,780	1,456
25	21,780	1,456
26	21,780	1,456
27	21,780	1,456
28	21,780	1,456
29	34,412	1,456
30	37,026	1,456
31	37,026	1,456
32	43,996	1,456
33	21,780	1,456
34	21,780	1,456
35	21,780	1,456
36	21,780	1,456
37	21,780	1,456
38	21,780	1,456
39	21,780	1,456
40	21,780	1,456
41	21,780	1,456
42	21,780	1,456
43	21,780	1,456
44	21,780	1,456
45	21,780	1,456
46	21,780	1,456
47	21,780	1,456
48	21,780	1,456
49	21,780	1,456
50	21,780	1,456
51	21,780	1,456
52	21,780	1,456
53	21,780	1,456
54	21,780	1,456
55	21,780	1,456
56	21,780	1,456
57	21,780	1,456
58	21,780	1,456
59	22,216	1,456
60	40,511	1,456
61	47,480	1,456
62	39,640	1,456
63	21,780	1,456
64	21,780	1,456
65	30,928	1,456
66	21,780	1,456
67	21,780	1,456
68	21,780	1,456
69	21,780	1,456
70	21,780	1,456
71	21,780	1,456
72	21,780	1,456
73	21,780	1,456
74	30,928	1,456
75	30,928	1,456
76	21,780	1,456
77	21,780	1,456
78	21,780	1,456
79	21,780	1,456
80	21,780	1,456
81	21,780	1,456
82	21,780	1,456
84	30,928	1,456
85	30,928	1,456
86	21,780	1,456
87	21,780	1,456
88	21,780	1,456
91	21,780	1,456
92	21,780	1,456
93	21,780	1,456
94	30,928	1,456
95	21,780	1,456
96	21,780	1,456
97	21,780	1,456
98	21,780	1,456
99	21,780	1,456
100	21,780	1,456
101	21,780	1,456
102	21,780	1,456
103	21,780	1,456
104	38,768	1,456
105	23,087	1,456
106	26,572	1,456
107	21,780	1,456
108	21,780	1,456
109	21,780	1,456
110	21,780	1,456
111	21,780	1,456
112	21,780	1,456
113	21,780	1,456
114	21,780	1,456
115	21,780	1,456
116	21,780	1,456
117	21,780	1,456
118	21,780	1,456
119	21,780	1,456
120	21,780	1,456
121	21,780	1,456
122	21,780	1,456
123	21,780	1,456
124	21,780	1,456

District 6 Storm Drainage Assessments

Identifier	Square Footage Assessment	
125	43,124	1,456
126	43,124	1,456
127	22,651	1,456
128	22,651	1,456
129	36,155	1,456
130	44,431	1,456
131	38,333	1,456
132	29,621	1,456
133	34,848	1,456
134	33,541	1,456
135	25,700	1,456
136	21,780	1,456
137	21,780	1,456
138	21,780	1,456
139	21,780	1,456
140	21,780	1,456
141	21,780	1,456
142	26,136	1,456
143	33,541	1,456
144	27,443	1,456
145	49,223	1,456
146	27,443	1,456
147	21,780	1,456
148	21,780	1,456
149	21,780	1,456
150	21,780	1,456
151	21,780	1,456
152	21,780	1,456
153	21,780	1,456
154	21,780	1,456
155	21,780	1,456
156	21,780	1,456
157	21,780	1,456
158	21,780	1,456
159	21,780	1,456
160	21,780	1,456
161	21,780	1,456
162	21,780	1,456
163	21,780	1,456
164	21,780	1,456
165	21,780	1,456
166	21,780	1,456
167	21,780	1,456
168	37,897	1,456
169	39,640	1,456
170	41,818	1,456
171	27,443	1,456
172	34,412	1,456
176	24,394	1,456
177	29,185	1,456
178	47,916	1,456
179	32,670	1,456
180	21,780	1,456
181	21,780	1,456
182	21,780	1,456
183	21,780	1,456
184	21,780	1,456
185	21,780	1,456
186	21,780	1,456
187	21,780	1,456
188	21,780	1,456
189	21,780	1,456
190	21,780	1,456
191	21,780	1,456
192	21,780	1,456
193	21,780	1,456
194	21,780	1,456
195	21,780	1,456
196	22,651	1,456
197	37,462	1,456
198	24,394	1,456
199	33,541	1,456
200	51,401	1,456
201	21,780	1,456
202	21,780	1,456
203	21,780	1,456
204	21,780	1,456
205	31,363	1,456
206	26,572	1,456
207	34,848	1,456
208	37,462	1,456
209	21,780	1,456
210	21,780	1,456
211	23,958	1,456
213	33,977	1,456
214	21,780	1,456
215	21,780	1,456
216	21,780	1,456
217	25,265	1,456
218	22,216	1,456
219	21,780	1,456
220	21,780	1,456
221	21,780	1,456
222	21,780	1,456
223	21,780	1,456
224	21,780	1,456
225	21,780	1,456
226	21,780	1,456
227	21,780	1,456
228	21,780	1,456
229	21,780	1,456
230	21,780	1,456
231	21,780	1,456
232	21,780	1,456
233	21,780	1,456
234	21,780	1,456
235	21,780	1,456
236	24,394	1,456
237	32,234	1,456
238	33,106	1,456
239	28,750	1,456
240	21,780	1,456
241	21,780	1,456
242	21,780	1,456
243	21,780	1,456
244	21,780	1,456
245	21,780	1,456
246	46,174	1,456
247	53,143	1,456
248	25,700	1,456

District 6 Storm Drainage Assessments

Identifier	Square Footage Assessment	
249	24,829	1,456
250	23,958	1,456
251	21,780	1,456
252	21,780	1,456
253	36,590	1,456
254	41,818	1,456
255	35,284	1,456
256	36,590	1,456
257	21,780	1,456
258	21,780	1,456
259	42,689	1,456
260	32,670	1,456
261	27,443	1,456
262	28,750	1,456
263	37,897	1,456
264	21,780	1,456
265	21,780	1,456
266	21,780	1,456
267	21,780	1,456
268	21,780	1,456
269	23,087	1,456
270	21,780	1,456
271	21,780	1,456
272	21,780	1,456
273	24,829	1,456
274	37,462	1,456
275	24,829	1,456
276	24,829	1,456
277	26,572	1,456
278	23,522	1,456
279	21,780	1,456
280	21,780	1,456
281	21,780	1,456
282	21,780	1,456
283	46,609	1,456
284	50,094	1,456
285	35,719	1,456
286	21,780	1,456
287	21,780	1,456
288	21,780	1,456
289	21,780	1,456
290	21,780	1,456
291	21,780	1,456
292	21,780	1,456
293	21,780	1,456
294	21,780	1,456
295	21,780	1,456
296	21,780	1,456
297	33,541	1,456
298	33,106	1,456
299	33,541	1,456
300	21,780	1,456
301	21,780	1,456
302	21,780	1,456
303	21,780	1,456
304	21,780	1,456
305	21,780	1,456
309	40,075	1,456
310	30,056	1,456
311	22,216	1,456
312	22,216	1,456
313	22,216	1,456
315	22,216	1,456
316	22,216	1,456
317	22,216	1,456
318	22,216	1,456
319	22,216	1,456
320	22,216	1,456
321	22,216	1,456
322	22,216	1,456
323	22,216	1,456
324	22,216	1,456
326	22,216	1,456
327	39,204	1,456
328	21,780	1,456
329	21,780	1,456
330	21,780	1,456
331	21,780	1,456
332	21,780	1,456
333	21,780	1,456
334	21,780	1,456
335	21,780	1,456
336	21,780	1,456
337	21,780	1,456
338	21,780	1,456
339	21,780	1,456
340	21,780	1,456
341	26,572	1,456
342	26,572	1,456
343	33,106	1,456
344	28,750	1,456
345	28,314	1,456
346	29,185	1,456
347	21,780	1,456
348	21,780	1,456
349	21,780	1,456
350	21,780	1,456
351	21,780	1,456
352	21,780	1,456
353	21,780	1,456
354	21,780	1,456
355	21,780	1,456
356	21,780	1,456
357	21,780	1,456
358	21,780	1,456
359	21,780	1,456
360	21,780	1,456
361	21,780	1,456
362	21,780	1,456
363	21,780	1,456
364	21,780	1,456
365	21,780	1,456
366	21,780	1,456
367	21,780	1,456
368	21,780	1,456
369	21,780	1,456
370	21,780	1,456
371	21,780	1,456
372	21,780	1,456
373	21,780	1,456

District 6 Storm Drainage Assessments

Identifier	Square Footage	Assessment
374	21,780	1,456
375	21,780	1,456
376	21,780	1,456
377	21,780	1,456
378	21,780	1,456
379	21,780	1,456
380	21,780	1,456
381	21,780	1,456
382	25,265	1,456
383	28,750	1,456
384	38,333	1,456
386	35,719	1,456
387	21,780	1,456
388	21,780	1,456
391	21,780	1,456
392	21,780	1,456
393	21,780	1,456
394	21,780	1,456
395	21,780	1,456
396	21,780	1,456
397	33,106	1,456
398	27,007	1,456
399	27,007	1,456
400	488,743	1,456
Total	10,016,198	559,104
Assessment per Square Foot		\$0.06

RIO RANCHO
NON UTILITY IMPACT FEES STUDY
DRAINAGE
DEVELOPMENT OF FEES - PLAN BASED

FILE: RR Impact Fees
DATE: 07/12/16
TAB: DRAIN_PB
RANGE: DRAIN_1

Line No.	Description	FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22	
1	Current Investment	\$454,857						
2	Add: Current IF Cash Balance	0						
3	Less: Offsets/Credits	-						
4	Plus: Cost of Borrowing	0						
5	Net Growth-Related Costs	\$ 454,857						
	<i>Investment per square foot</i>							
6	Current Investment	454,857						
7	Current Square Feet	8,148,646						
8	Investment per Square foot	0.06						
	<i>Cost Allocation</i>							
9	Current Investment per 1,000 persons	\$0.06						
10	5-Year Square Footage Increase	10,090,639						
11	Investment Required	563,259						
	<i>Calculated Fee Per Unit [1]</i>							
12	Single Family Residential	\$126	\$130	\$133	\$136	\$140	\$143	Current \$4,465
13	Multi-Family Residential	109	112	115	117	120	124	1,191
14	Commercial	0.06	0.06	0.06	0.06	0.06	0.06	1.786
15	Office	0.06	0.06	0.06	0.06	0.06	0.06	1.786
16	Industrial	0.06	0.06	0.06	0.06	0.06	0.06	1.786

[1] 2017 - 2022 include 2.5 percent annual inflation allowance.

RIO RANCHO
NON UTILITY IMPACT FEES STUDY
DRAINAGE
CASH FLOW ANALYSIS - PLAN BASED

FILE: RR Impact Fees
DATE: 07/12/16
TAB: DRAINAGE_PB_CF
RANGE: DRAINAGE_CF1

Line No.	Description	Projected					
		FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22
Impact Fee Revenues:							
1	Impact Fees - Residential	\$56,757	\$63,528	\$66,088	\$73,511	\$76,516	\$87,086
2	Impact Fees - Non-Residential	11,923	12,265	12,969	13,714	14,504	15,341
3	Total Impact Fee Revenues	68,680	75,793	79,057	87,226	91,020	102,428
Other Revenue Sources:							
4	Bond/Loan Proceeds - Growth	0	0	0	0	0	0
5	Interest	0	1,744	1,849	2,658	3,557	4,180
6	Miscellaneous	0	0	0	0	0	0
7	Impact Fee Loan - General Fund	0	0	0	0	0	0
8	Impact Fee Loan - Repayments	0	0	0	0	0	0
9	Total Impact Fee and Other Revenues	68,680	77,537	80,906	89,884	94,577	106,608
Expenditures:							
10	Debt Service Obligation	0	0	0	0	0	0
11	Capital Outlays (Growth)	64,218	67,018	0	0	32,241	0
12	Total Expenditures	64,218	67,018	0	0	32,241	0
13	Increase/(Decrease) in Cash Balance	4,462	10,520	80,906	89,884	62,336	106,608
14	Beginning of Year Cash Balance	169,938	174,400	184,919	265,825	355,709	418,046
15	End of Year Cash Balance	\$174,400	\$184,919	\$265,825	\$355,709	\$418,046	\$524,654

RIO RANCHO
NON UTILITY IMPACT FEES STUDY
DRAINAGE
PROPOSED FEE REVENUE - PLAN BASED

FILE: RR Impact Fees
DATE: 07/12/16
TAB: DRAINAGE_PB_CF
RANGE: DRAIN_CF2

Line No.	Description	<i>Projected</i>					
		FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22
1	Impact Fee - Single Family	\$126	\$130	\$133	\$136	\$140	\$143
2	Units	449	490	497	539	547	607
	Total Revenue - Single Family	\$56,757	\$63,528	\$66,088	\$73,511	\$76,516	\$87,086
3	Impact Fee - Multifamily	\$109	\$112	\$115	\$117	\$120	\$124
4	Units	0	0	0	0	0	0
	Total Revenue - Multifamily	\$0	\$0	\$0	\$0	\$0	\$0
5	Total Residential	\$56,757	\$63,528	\$66,088	\$73,511	\$76,516	\$87,086
6	Impact Fee - Commercial	\$0.06	\$0.06	\$0.06	\$0.06	\$0.06	\$0.06
7	Square Feet	82,795	83,368	85,034	86,735	88,470	90,240
	Total Revenue - Retail	\$4,622	\$4,773	\$4,993	\$5,224	\$5,465	\$5,717
8	Impact Fee - Office	\$0.06	\$0.06	\$0.06	\$0.06	\$0.06	\$0.06
9	Square Feet	122,363	122,358	127,251	132,342	137,636	143,140
	Total Revenue - Office	\$6,830	\$7,005	\$7,472	\$7,970	\$8,502	\$9,069
10	Impact Fee - Industrial	\$0.06	\$0.06	\$0.06	\$0.06	\$0.06	\$0.06
11	Square Feet	8,438	8,512	8,576	8,640	8,706	8,770
	Total Revenue - Industrial	\$471	\$487	\$504	\$520	\$538	\$556
12	Total Non-Residential	\$11,923	\$12,265	\$12,969	\$13,714	\$14,504	\$15,341

RIO RANCHO
NON UTILITY IMPACT FEES STUDY
DRAINAGE
CAPITAL IMPROVEMENT PROGRAM

FILE: RR Impact Fees
DATE: 07/12/16
TAB: DRAIN_CIP
RANGE: DRAIN_CIP_1

Line No.	Description	FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22	Total 2017-2022	Growth-Related	
		2017	2018	2019	2020	2021	2022		%	Total 2017-2022
1	Los Milagros Channel Improvements (PI0638)	\$242,097						\$242,097	0%	\$0
2	Industrial Park East (IPE) Drainage	128,436	130,684					259,120	50%	129,560
3	Christopher Point Drainage			136,770				136,770	0%	0
4	Grey Hawk Pond Rework				139,232			139,232	0%	0
5	Red River Watershed Improvements					145,675		145,675	20%	29,135
6	Sportscomplex Armoring	715,509						715,509	0%	0
7	Idalia Road Culvert Crossing (Arroyo de la Baranca)		1,125,934					1,125,934	0%	0
8	Total	\$1,086,042	\$1,256,618	\$136,770	\$139,232	\$145,675	\$0	\$2,764,337		\$158,695
9	Total with Inflation Allowance of 2.5%	\$1,086,042	\$1,288,847	\$143,875	\$150,222	\$161,204	\$0	\$2,830,190		\$2,830,190
10	Total Growth-Related with Inflation	\$64,218	\$67,018	\$0	\$0	\$32,241	\$0	\$163,477		\$163,477

RIO RANCHO
 NON UTILITY IMPACT FEES STUDY
 TRANSPORTATION
 DEVELOPMENT OF FEES - Incremental Cost

FILE: RR Impact Fees
 DATE: 07/19/16
 TAB: TRANS_IC_FEES
 RANGE: TRANS_1

Line No	Description	FY2016-17
1	<i>Cost - Transportation (2016 - 2021)</i>	\$34,130,941
2	<i>Add: Current IF Cash Balance</i>	0
3	<i>Less: Offsets/Credits</i>	-
4	<i>Plus: Cost of Borrowing</i>	864,381
5	<i>Net Costs - Roads</i>	<u><u>\$34,995,322</u></u>

RIO RANCHO
NON UTILITY IMPACT FEES STUDY
TRANSPORTATION
DEVELOPMENT OF TRIP FACTORS - Incremental Cost

FILE: RR Impact Fees
DATE: 07/19/16
TAB: TRANS_IC_FEES
RANGE: TRANS_2

Line No.	Land Use Pattern	Land Use Code	2016-2021 Incremental Development	Trip Generation Relative Weighting [1]	Units	Weighted Trip Generation Factors	Percent Distribution
1	Single Family Residential		3,748	9.52	D.U.	35,681	49.29%
2	Multi-Family Residential		-	6.65	D.U.	-	0.00%
3	Commercial		609	42.70	sq ft	25,991	35.90%
4	Office		934	11.03	sq ft	10,302	14.23%
5	Industrial		60	6.97	sq ft	422	0.58%
6	Total		5,351			72,395	100%

[1] Source: International Transportation Trip Generation Manual
These figures represent peak weekday conditions.

RIO RANCHO
 NON UTILITY IMPACT FEES STUDY
 TRANSPORTATION
 DEVELOPMENT OF TRIP FACTORS - Incremental Cost

FILE: RR Impact Fees
 DATE: 07/19/16
 TAB: TRANS_IC_FEES
 RANGE: TRANS_3

Line No.	Land Use Pattern	(a) Ave Day VTE	(b) Trip Adjustment Factor	(c) Rio Rancho Average Trip Length	(d) Trip Length Wt Factor	(e) Average VMT
						<i>(a) * (b) * (c) * (d)</i>
Weekday Average VTE (per Dwelling Unit)						
1	Single Family	9.52	65%	15.97	1.21	119.60
2	Multi-Family	6.65	65%	15.97	1.21	83.54
Weekday Average VTE (per Ksq ft)						
2	Commercial	42.70	33%	15.97	0.66	148.55
3	Office	11.03	50%	15.97	0.73	64.31
4	Industrial	6.97	50%	15.97	0.73	40.64

RIO RANCHO
 NON UTILITY IMPACT FEES STUDY
 TRANSPORTATION
 DEVELOPMENT OF TRIP FACTORS - Incremental Cost

FILE: RR Impact Fees
 DATE: 07/19/16
 TAB: TRANS_IC_FEES
 RANGE: TRANS_4

Line No.	Land Use Pattern	(a) 2016-2021 Incremental Development	(b) Unit VMT	(c) Total VMT	(d) Percent Distribution
Weekday Average VTE (per Dwelling Unit)					
1	Single Family	3,748	119.60	448,261	74.56%
2	Multi-Family	-	83.54	0	0.00%
Weekday Average VTE (per Ksq ft)					
3	Commercial	609	148.55	90,422	15.04%
4	Office	934	64.31	60,061	9.99%
5	Industrial	60	40.64	2,458	0.41%
6	Total			<u>601,201</u>	<u>100%</u>

RIO RANCHO
 NON UTILITY IMPACT FEES STUDY
 TRANSPORTATION
 DEVELOPMENT OF TRIP FACTORS - Incremental Cost

FILE: RR Impact Fees
 DATE: 07/19/16
 TAB: TRANS_IC_FEES
 RANGE: TRANS_5

Line No.	Land Use Pattern	(a) Total Cost	(b) Future Capacity VMT	(c) Cost per VMT	(d) Average VMT	(e) Cost per Unit
Weekday Average VTE (per Dwelling Unit)						
1	Single Family	\$34,995,322	601,201	\$58.21	119.60	\$6,962
2	Multi-Family	34,995,322	601,201	58.21	83.54	4,863
Weekday Average VTE (per Ksq ft)						
3	Commercial	\$34,995,322	601,201	\$58.21	148.55	\$8,647
4	Office	34,995,322	601,201	58.21	64.31	\$3,743
5	Industrial	34,995,322	601,201	58.21	40.64	\$2,365

RIO RANCHO
 NON UTILITY IMPACT FEES STUDY
 TRANSPORTATION
 DEVELOPMENT OF TRIP FACTORS - Incremental Cost

FILE: RR Impact Fees
 DATE: 07/19/16
 TAB: TRANS_IC_FEES
 RANGE: TRANS_6

Line No.	Land Use Pattern	FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22
Per Dwelling Unit							
1	Single Family	\$6,962	\$7,140	\$7,323	\$7,511	\$7,704	\$7,902
2	Multi-Family	4,863	4,988	5,116	5,247	5,381	5,519
Per Square Foot							
3	Commercial	\$8.65	\$8.87	\$9.10	\$9.33	\$9.57	\$9.82
4	Office	3.74	3.84	3.94	4.04	4.14	4.25
5	Industrial	2.37	2.43	2.49	2.55	2.62	2.69

RIO RANCHO
NON UTILITY IMPACT FEES STUDY
TRANSPORTATION
CASH FLOW ANALYSIS - Incremental Cost

FILE: RR Impact Fees
DATE: 07/19/16
TAB: TRANS_IC_CF
RANGE: TRANS_CF1

Line No.	Description	Projected					
		FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22
Impact Fee Revenues:							
1	Impact Fees - Residential	\$3,125,846	\$3,498,769	\$3,639,767	\$4,048,590	\$4,214,056	\$4,796,226
2	Impact Fees - Non-Residential	1,193,938	1,230,013	1,296,533	1,365,931	1,439,281	1,518,093
3	Total Impact Fee Revenues	4,319,785	4,728,782	4,936,299	5,414,522	5,653,337	6,314,319
Other Revenue Sources:							
4	Bond/Loan Proceeds - Growth	2,500,000	0	0	0	0	750,000
5	Miscellaneous	0	0	0	0	0	0
6	Interest	0	3,485	38,158	86,188	137,002	96,860
7	Impact Fee Loan - General Fund	0	0	0	0	0	0
8	Impact Fee Loan - Repayments	0	0	0	0	0	0
9	Total Impact Fee and Other Revenues	6,819,785	4,732,267	4,974,457	5,500,710	5,790,338	7,161,179
Expenditures:							
10	Debt Service Obligation	0	171,400	171,400	171,400	171,400	171,400
11	Capital Outlays (Growth)	6,651,001	1,093,575	0	247,976	9,633,048	16,505,341
12	Total Expenditures	6,651,001	1,264,975	171,400	419,376	9,804,448	16,676,741
12	Increase/(Decrease) in Cash Balance	168,783	3,467,292	4,803,057	5,081,334	(4,014,110)	(9,515,562)
13	Beginning of Year Cash Balance	179,686	348,469	3,815,762	8,618,818	13,700,152	9,686,042
14	End of Year Cash Balance	\$348,469	\$3,815,762	\$8,618,818	\$13,700,152	\$9,686,042	\$170,481

RIO RANCHO
NON UTILITY IMPACT FEES STUDY
TRANSPORTATION
PROPOSED FEE REVENUE - Incremental Cost

FILE: RR Impact Fees
DATE: 07/19/16
TAB: TRANS_IC_CF
RANGE: TRANS_CF2

Line No.	Description	Projected					
		FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22
1	Impact Fee - Single Family	\$6,962	\$7,140	\$7,323	\$7,511	\$7,704	\$7,902
2	Units	449	490	497	539	547	607
	Total Revenue - Single Family	\$3,125,846	\$3,498,769	\$3,639,767	\$4,048,590	\$4,214,056	\$4,796,226
3	Impact Fee - Multifamily	\$4,863	\$4,988	\$5,116	\$5,247	\$5,381	\$5,519
4	Units	0	0	0	0	0	0
5	Total Revenue - Multifamily	\$0	\$0	\$0	\$0	\$0	\$0
6	Total Residential	\$3,125,846	\$3,498,769	\$3,639,767	\$4,048,590	\$4,214,056	\$4,796,226
7	Impact Fee - Commercial	\$8.65	\$8.87	\$9.10	\$9.33	\$9.57	\$9.82
8	Square Feet	82,795	83,368	85,034	86,735	88,470	90,240
9	Total Revenue - Retail	\$715,938	\$739,474	\$773,809	\$809,238	\$846,658	\$886,157
10	Impact Fee - Office	\$3.74	\$3.84	\$3.94	\$4.04	\$4.14	\$4.25
11	Square Feet	122,363	122,358	127,251	132,342	137,636	143,140
12	Total Revenue - General Commercial	\$458,041	\$469,855	\$501,369	\$534,662	\$569,813	\$608,345
13	Impact Fee - Industrial	\$2.37	\$2.43	\$2.49	\$2.55	\$2.62	\$2.69
14	Square Feet	8,438	8,512	8,576	8,640	8,706	8,770
15	Total Revenue - Office	\$19,960	\$20,684	\$21,354	\$22,032	\$22,810	\$23,591
16	Total Non-Residential	\$1,193,938	\$1,230,013	\$1,296,533	\$1,365,931	\$1,439,281	\$1,518,093

**RIO RANCHO
NON UTILITY IMPACT FEES STUDY
TRANSPORTATION
Poposed Growth Debt - Incremental Cost**

**FILE: RR Impact Fees
DATE: 07/19/16
TAB: DEBT
RANGE: TRANS_DEBT1**

<i>Projected</i>

BOND SIZING	FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22
Amount to be Funded	\$2,500,000	\$0	\$0	\$0	\$0	\$750,000
Issuance Costs	50,000	-	-	-	-	15,000
Rounding Amount	-	-	-	-	-	-
Total Bond Size	\$2,550,000	\$0	\$0	\$0	\$0	\$765,000

Issuance Costs	2.0%
Interest Rate	3.0%
Term (Years)	20
Month of Issuance (Jan = 1, Dec = 12)	1

RIO RANCHO
NON UTILITY IMPACT FEES STUDY
TRANSPORTATION
CAPITAL IMPROVEMENT PROGRAM

FILE: RR Impact Fees
DATE: 07/19/16
TAB: TRANS_CIP
RANGE: TRANSCIP_1

Line No.	Description	FY2016-17 2017	FY2017-18 2018	FY2018-19 2019	FY2019-20 2020	FY2020-21 2021	FY2021-22 2022	Total 2016-2022	Growth-Related	
									%	Total 2016-2022
1	Southern Blvd Reconstruction-NM528 to Golf Course Rd	\$1,700,000	\$7,290,497					\$8,990,497	15%	\$1,348,575
2	High Resort Blvd Reconstruction (NM 528 to Broadmoor Blvd)	6,500,000						6,500,000	0%	0
3	Sara Road Rehabilitation (Southern Blvd to NM 528)	2,300,000						2,300,000	0%	0
4	Pavement Preservation and Rehabilitation Program	11,893,358	14,355,861	7,738,459	7,969,703	3,075,095	10,158,842	55,191,318	0%	0
5	Unser Blvd. Phase IIB Cherry to Paseo del Volcan (PW1390)	287,479				4,565,381	11,829,884	16,682,744	100%	16,682,744
6	Broadmoor Extension Phase I: Norwich Ave. to Paseo del Volcan	4,557,219						4,557,219	100%	4,557,219
7	Broadmoor Blvd. Phase II ROW (Northern Blvd. to Paseo del Volcan)				247,976	254,100	2,314,024	2,816,100	100%	2,816,100
8	Northern Blvd. Widening Phase II Design and R/W (Broadmoor Blvd. to Unser Blvd)					2,640,000		2,640,000	100%	2,640,000
9	Lincoln Avenue Improvements - Design and R/W-Adams Ln. to Paseo del Volcan	626,957					435,000	1,061,957	100%	1,061,957
10	Lincoln Avenue Improvements - Interim 22 Lane-Adams Ln to Paseo del Volcan					2,173,567	1,926,433	4,100,000	100%	4,100,000
11	Idalia Road Reconstruction (PW0909)	7,592,742						7,592,742	10%	759,274
12	ADA Sidewalk Improvements	180,000	100,000	100,000	100,000	100,000	100,000	680,000	0%	0
13	Veranda Rd Safety Improvements	841,299						841,299	0%	0
14	Meadowlark ADA Improvements	700,000						700,000	0%	0
15	Minor Traffic Calming/Median Work		20,000	20,000	20,000	20,000	20,000	100,000	0%	0
16	Pedestrian Safety Improvements	26,268	20,000	20,000	20,000	20,000	20,000	126,268	0%	0
17	New Streetlights/Street Light Upgrades	25,000	25,000	25,000	25,000	25,000	25,000	150,000	0%	0
18	Road Restoration cl. American Road Restoration)	6,000	3,000	3,000	3,000	3,000	3,000	21,000	0%	0
19	Traffic Signal/TT Communications Improvements	100,000	50,000	50,000	50,000	50,000	50,000	350,000	0%	0
20	Intersection Improvements/Sprint Blvd @ Enchanted Hills Blvd.	330,144						330,144	50%	165,072
21								0	0%	0
22								0	0%	0
23	Total	\$37,666,466	\$21,864,358	\$7,956,459	\$8,435,679	\$12,926,143	\$26,882,183	\$115,731,288		\$34,130,941
24	Total with Inflation Allowance of 2.5%	\$37,666,466	\$21,864,358	\$8,160,519	\$8,873,928	\$13,946,421	\$29,747,897	\$120,259,589		\$120,259,589
25	Total Growth-Related with Inflation	\$6,651,001	\$1,093,575	\$0	\$247,976	\$9,633,048	\$16,505,341	\$34,130,941		\$34,130,941

Asset No.	Fixed Asset	Valuation Date	Original Cost	Accumulated Depreciation	Original Cost Less Depreciation	CCI Inflation Factor	Replacement Cost New Less Depreciation (RCNLD)
Land and Buildings							
1678	LAND-PURCHASE OF LT22.23-BLK92	2015	\$60,278	\$0	\$60,278	1.03	\$60,278
1675	LAND-PURCHASE OF LT20 FOR UT	2015	24,057	0	24,057	1.03	24,057
2207	LAND PARCEL	2015	1,612	0	1,612	1.03	1,612
2208	LAND PARCEL	2015	2,000	0	2,000	1.03	2,000
2209	LAND PARCEL	2015	2,500	0	2,500	1.03	2,500
2210	LAND PARCEL	2015	4,000	0	4,000	1.03	4,000
2211	LAND PARCEL	2015	5,000	0	5,000	1.03	5,000
2212	LAND PARCEL	2015	5,000	0	5,000	1.03	5,000
2213	LAND PARCEL	2015	7,060	0	7,060	1.03	7,060
2214	LAND PARCEL	2015	10,019	0	10,019	1.03	10,019
2215	LAND PARCEL	2015	10,019	0	10,019	1.03	10,019
2216	LAND PARCEL	2015	10,104	0	10,104	1.03	10,104
2217	LAND PARCEL	2015	10,542	0	10,542	1.03	10,542
2218	LAND PARCEL	2015	13,214	0	13,214	1.03	13,214
2219	LAND PARCEL	2015	14,000	0	14,000	1.03	14,000
2220	LAND PARCEL	2015	19,471	0	19,471	1.03	19,471
2221	LAND PARCEL	2015	20,038	0	20,038	1.03	20,038
2222	LAND PARCEL	2015	23,933	0	23,933	1.03	23,933
2223	LAND PARCEL	2015	25,000	0	25,000	1.03	25,000
2224	LAND PARCEL	2015	27,486	0	27,486	1.03	27,486
2225	LAND PARCEL	2015	28,087	0	28,087	1.03	28,087
2226	LAND PARCEL	2015	31,500	0	31,500	1.03	31,500
2227	LAND PARCEL	2015	44,645	0	44,645	1.03	44,645
2228	LAND PARCEL	2015	45,000	0	45,000	1.03	45,000
2229	LAND PARCEL	2015	90,785	0	90,785	1.03	90,785
2230	LAND PARCEL	2015	129,000	0	129,000	1.03	129,000
2231	LAND PARCEL	2015	229,671	0	229,671	1.03	229,671
2232	LAND PARCEL	2015	231,217	0	231,217	1.03	231,217
2444	LAND PARCEL UT13/LT17,18,19,20	2015	125,757	0	125,757	1.03	125,757
3796	LAND ACQ/LOT 7-A PARCEL A	2015	28,500	0	28,500	1.03	28,500
4496	LAND/UT11, BLK 45, LOT 25	2015	9,138	0	9,138	1.03	9,138
4497	LAND/UT11, BLK E, LOT 80	2015	9,138	0	9,138	1.03	9,138
4533	LAND/UT17 BLK 1-31/LT1,2,9	2015	1,435	0	1,435	1.03	1,435
4505	LAND/UT17/BLK 38/LOT 34	2015	108,182	0	108,182	1.03	108,182
5546	LAND/UT21, BLK 31, LOT 25	2015	8,050	1,964	6,086	1.03	6,086
5566	U21/BLK19/L30,U21/BLK31/L23&24	2015	22,919	1,800	21,119	1.03	21,119
5731	LAND/UT11, BLK E, LT 79 & 80	2015	44,425	0	44,425	1.03	44,425
5791	RESERVOIR ROW/U21, B19, LT1	2015	12,231	0	12,231	1.03	12,231
5796	ROW/U25, BLK 138, LT 32-36	2015	53,928	0	53,928	1.03	53,928
5909	ROW/U11, BLK E, LT 73 - 78	2015	131,386	816	130,570	1.03	130,570
5988	LAND ROW/UT6, BLK 76, LT 19	2015	8,800	0	8,800	1.03	8,800
6034	LAND/UT20/BLK36/L7A/LFTST#15	2015	11,575	0	11,575	1.03	11,575
6106	LAND/UT11, BLK E, LOT 72	2015	22,164	0	22,164	1.03	22,164
5902	LAND/UT21, BLK31, LT21	2015	25,616	0	25,616	1.03	25,616
6538	TANK#10/U13, BLK11/LT33-A	2015	40,000	0	40,000	1.03	40,000
6806	LAND/UT13, BLK29, LT57	2015	66,105	0	66,105	1.03	66,105
8882	LAND/UT17, BLK 38, LT 43	2015	316,356	0	316,356	1.03	316,356
8987	LAND/UT13, BLK 29, LOT 55&56	2015	181,469	0	181,469	1.03	181,469
9133	APPRAISAL OF WELL SITE S26	2015	1,283	0	1,283	1.03	1,283
9698	LAND/UT20, BLK18, LT19, 20, 24, 25	2015	85,282	0	85,282	1.03	85,282
3169	LAND/UT11, BLK V, LT 30 & 31	2015	13,832	0	13,832	1.03	13,832
9750	LAND/UT13, BLK5, LT1	2015	65,934	0	65,934	1.03	65,934
9751	LAND/UT13, BLK5, LT34	2015	65,914	0	65,914	1.03	65,914
9752	LAND/UT20, BLK18, LT 26&27	2015	46,026	0	46,026	1.03	46,026
9753	LAND/UT20, BLK18, LT 21&22	2015	46,137	0	46,137	1.03	46,137
9760	LAND/UT20, BLK18, LT23	2015	21,477	0	21,477	1.03	21,477
9926	LAND/UT13, BLK6, LT33 (WELLSITE)	2015	76,022	0	76,022	1.03	76,022
9952	LAND/UT20, BLK18, LT28 (WELLSITE)	2015	21,709	0	21,709	1.03	21,709
9983	LAND/UT13, BLK5, LT2 (WELLSITE)	2015	65,970	0	65,970	1.03	65,970
10571	LAND, PARCEL 21-A (15-ACRE)/CAB	2015	2,011,943	0	2,011,943	1.03	2,011,943
6503	TANK#15/BACK TAXES & FEES	2015	66	0	66	1.03	66
5706	TANK#15/LAND ACQUISITION	2015	533	0	533	1.03	533
12452	LAND/UT21 BLK103 LT 46	2015	13,066	0	13,066	1.03	13,066
12444	LAND/UT21 BLK99 LOT 19	2015	13,000	0	13,000	1.03	13,000
12517	LAND/UT21 BLK99 LT20	2015	15,430	0	15,430	1.03	15,430
12572	LAND/UT17, BLK84, LT11	2015	133,193	0	133,193	1.03	133,193
12584	LAND CONDE/UT13, BLK2, LT16	2015	48,000	0	48,000	1.03	48,000
12587	LAND/UT17, BLOCK 84, LOT 11	2015	139,107	0	139,107	1.03	139,107
12325	APPRAISAL OF UNIT 21, BLOCK 99	2015	6,390	0	6,390	1.03	6,390
12603	LAND/UT13, BLK2, LT16 (WELL14 BOO)	2015	52,800	1,673	51,127	1.03	51,127
12604	LAND/UT6, BLK66, LT1 (BOOSTER)	2015	13,179	0	13,179	1.03	13,179
12606	REC FEES, UT21 BLK99 LT20	2015	9	0	9	1.03	9
12607	REC FEES, UT21 BLK 103 LT 46	2015	9	0	9	1.03	9
12608	REC FEES, UT 21 BLK103 LT46	2015	9	0	9	1.03	9
12609	REC FEES, UT 17 BLK84 LT11	2015	9	0	9	1.03	9
12728	PROVIDE SERVICES TO ACQUIRE PR	2015	5,640	0	5,640	1.03	5,640
12856	LAND/UT17, BLK117, LTS3B, 33A1	2015	3,207	0	3,207	1.03	3,207
12857	LAND/UT17, BLK117, LTS4, 32A (MORE)	2015	9,286	0	9,286	1.03	9,286
12863	LAND/UT21, BLK103, LT48 PASEO GA	2015	13,165	0	13,165	1.03	13,165
12885	LAND/UT21, BLK99, LT22	2015	17,000	0	17,000	1.03	17,000
12886	LAND/UT21, BLK103, LTS 1 & 2	2015	34,708	0	34,708	1.03	34,708
12973	PROF SVCS LAND ACQUISITION	2015	9,430	0	9,430	1.03	9,430
13029	PURCHASE UT 21, BLK 99, LT 21	2015	23,154	0	23,154	1.03	23,154
13038	LAND/UT21, BLK103, LT47	2015	17,000	0	17,000	1.03	17,000
13489	2010 PROPTAX-UT21, BLK99, LT19	2015	178	0	178	1.03	178
13534	LAND/UT21, BLK103, LT22	2015	18,279	0	18,279	1.03	18,279
13729	LAND/UT21, BLK108, LOTS 15-17	2015	1,514	0	1,514	1.03	1,514
13750	LAND/UT21, BLK99, LT20-PROP TAX	2015	816	0	816	1.03	816
13751	LAND/UT21, BLK103, LT46-PROP TAX	2015	48	0	48	1.03	48
13752	LAND/UT21, BLK99, LT22-PROP TAX	2015	97	0	97	1.03	97
13753	LAND/UT21, BLK103, LT47-PROP TAX	2015	97	0	97	1.03	97
13754	LAND/UT21, BLK103, LT1-PROP TAX	2015	97	0	97	1.03	97
13755	LAND/UT21, BLK103, LT2-PROP TAX	2015	97	17	80	1.03	80
13892	LAND/UT13, BLK2, LT16/PROP TAX	2015	120	29	91	1.03	91
12160	APPRAISAL FOR UNIT 13, BLOCK 2	2015	1,065	0	1,065	1.03	1,065
12706	CONDEMNATION SERVICES FOR CITY	2015	543	0	543	1.03	543

Rio Rancho
Water Impact Fee Model
Fixed Assets by Valuation Method

Asset No.	Fixed Asset	Valuation Date	Original Cost	Accumulated Depreciation	Original Cost Less Depreciation	CCI Inflation Factor	Replacement Cost New Less Depreciation (RCNLD)
11191	LAND IMPRV, WELL#10A	2015	17,880	0	17,880	1.03	17,880
12844	LAND IMPROV WELL#12	2015	318,993	0	318,993	1.03	318,993
13344	WELL#9 LAND IMPROVMENTS	2015	191,008	0	191,008	1.03	191,008
13347	WELL#13 LAND IMPROVEMENTS	2015	220,026	0	220,026	1.03	220,026
196	WELL 15 LAND IMPROVEMENTS	2015	12,466	0	12,466	1.03	12,466
196	WELL 6 LAND IMPROVEMENTS	2015	170,572	0	170,572	1.03	170,572
196	WELL 16 LAND IMPROVEMENTS	2015	161,853	0	161,853	1.03	161,853
196	WELL10A LAND IMPROVEMENTS	2015	1,930,368	0	1,930,368	1.03	1,930,368
196	WELL 14 LAND IMPROVEMENTS	2015	238,733	0	238,733	1.03	238,733
196	WELL 17 LAND IMPROVEMENTS	2015	211,408	0	211,408	1.03	211,408
205	WELL#3 LAND IMPROVEMENTS	2015	448,113	0	448,113	1.03	448,113
Water Infrastructure							
2007	VISTA HILLS WATERLINE	2015	599,719	0	599,719	1.03	616,514
2009	WATERLINES, WELL#10A	2015	154,635	0	154,635	1.03	158,965
2010	CLEVELAND HS WATERLINE	2015	1,535,394	0	1,535,394	1.03	1,578,392
2011	SAD INFRA WATERLINE	2015	2,011,671	0	2,011,671	1.03	2,068,007
2012	SASC WATERLINE EXTENSION	2015	14,567	0	14,567	1.03	14,974
2008	INFRASTRUCTURE - WATERLINE DEV	2015	1,293,424	0	1,293,424	1.03	1,329,646
2010	INFRASTRUCTURE - WATERLINE DEV	2015	258,121	0	258,121	1.03	265,350
2012	INFRASTRUCTURE - WATERLINE DEV	2015	133,707	0	133,707	1.03	137,452
2010	24" WATER TRANSMISSION LINE	2015	1,902,850	0	1,902,850	1.03	1,956,139
2003	17TH AVE 12" WATERLINE REPLACE	2015	259,549	0	259,549	1.03	266,817
2012	WELLSPRING AVE SEWERLINE 12"	2015	299,855	0	299,855	1.03	308,252
2012	INFRASTRUCTURE WASTEWATER DEVC	2015	82,144	0	82,144	1.03	84,444
2012	BROADMOOR DR WATER SVCLN REPL	2015	8,690	0	8,690	1.03	8,933
Wells							
2011	INFRASTRUCTURE WELL 13	2015	570,184	0	570,184	1.03	586,152
2012	WELL23 - DRILLING	2015	2,859,879	0	2,859,879	1.03	2,939,969
2013	INFRASTRUCTURE WELL 10A	2015	90,311	0	90,311	1.03	92,840
2010	INFRASTRUCTURE ATF WELL 12	2015	738,562	525	738,036	1.03	758,720
2012	INFRASTRUCTURE WELL 15	2015	40,449	0	40,449	1.03	41,582
2013	INFRASTRUCTURE ATF WELL 3	2015	1,518,244	2,877	1,515,367	1.03	1,557,885
2003	WELL #14/PIPE & FITTINGS	2015	3,398	0	3,398	1.03	3,493
2012	INFRASTRUCTURE - WELL 16	2015	276,330	0	276,330	1.03	284,069
2013	INFRASTRUCTURE - WELL 14 PROJ	2015	27,188	0	27,188	1.03	27,949
2013	INFRASTRUCTURE WELL 16	2015	126,188	0	126,188	1.03	129,722
2006	INFRA WELL#19 WATERLINE REPL	2015	272,661	0	272,661	1.03	280,297
2010	CHERRY RD WATERLINE REPL	2015	42,707	0	42,707	1.03	43,903
12841	MONITORING WELLS - CHAMISA HIL	2015	165,194	0	165,194	1.03	169,820
2013	INFRASTRUCTURE WELL 21	2015	29,154	0	29,154	1.03	29,970
2013	INFRA WELL 21 SURGE TANK	2015	342,624	0	342,624	1.03	352,219
2013	INFRA WELL 22 SURGE TANK	2015	161,458	0	161,458	1.03	165,980
2011	INFRASTRUCTURE WELL 9	2015	458,325	0	458,325	1.03	471,160
2012	INFRASTRUCTURE WELL 16	2015	263,736	0	263,736	1.03	271,122
1333	WELL HOUSE (WITH WELL)	2011	22,618	2,661	19,957	1.14	23,062
1335	WELL HOUSE (WITH WELL)	2011	19,023	2,661	16,362	1.14	18,974
1336	WELL HOUSE (WITH WELL)	2011	33,703	2,661	31,042	1.14	35,669
1338	WELL HOUSE (WITH WELL)	2010	33,203	0	33,203	1.17	38,924
1340	WELL HOUSE (WITH WELL)	2010	11,684	18,809	0	1.17	0
1342	WELL HOUSE (WITH WELL)	2010	202,195	28,576	173,619	1.17	208,456
1343	WELL HOUSE (WITH WELL)	2010	63,469	3,934	59,535	1.17	70,470
1344	WELL HOUSE (WITH WELL)	2010	107,733	45,084	62,649	1.17	81,210
1345	WELL HOUSE (WITH WELL)	2010	200,265	71,989	128,276	1.17	162,780
1346	WELL HOUSE (WITH WELL)	2010	174,116	8,294	165,822	1.17	195,821
1347	WELL HOUSE (WITH WELL)	2010	17,656	1,940	15,716	1.17	18,758
1348	WELL HOUSE (WITH WELL)	2010	112,940	71,541	41,399	1.17	60,858
1350	WELL HOUSE (WITH WELL)	2010	281,552	207,085	74,467	1.17	122,976
1351	WELL HOUSE (WITH WELL)	2010	242,124	62,967	179,157	1.17	220,873
1352	WELL HOUSE (WITH WELL)	2010	136,406	689,185	0	1.17	0
1353	WELL HOUSE (WITH WELL)	2010	199,938	88,388	111,550	1.17	145,998
1355	WELL HOUSE (WITH WELL)	2010	164,535	995,284	0	1.17	0
1356	WELL HOUSE (WITH WELL)	2010	240,548	37,019	203,529	1.17	244,974
1359	BUILDING-WAREHOUSE @ WELL #01	2010	25,464	64,929	0	1.17	0
1360	BUILDING-WAREHOUSE @WELL #06	2010	10,863	107,562	0	1.17	0
3212	Buildings-WELL #3 OVERFLOW	2011	8,998	0	8,998	1.14	10,233
3213	Buildings-WELL #14	2010	7,030	0	7,030	1.17	8,241
4495	BLDG - WELL #6	2011	430,370	0	430,370	1.14	489,445
9736	WELL#10 (DRILL & RELOCATE)	2011	1,489,737	0	1,489,737	1.14	1,694,227
10048	BLDG - WELL#22	2011	150,000	0	150,000	1.14	170,590
10770	WELL#8 BLOCK ADDITION	2011	108,984	0	108,984	1.14	123,944
11189	BUILDING, WELL#10A	2011	651,399	0	651,399	1.14	740,814
12842	BLDG, ATF WELL 12	2011	1,868,436	0	1,868,436	1.14	2,124,909
13342	BLDG,WELL#9	2011	770,628	0	770,628	1.14	876,409
13345	BLDG,WELL#13	2011	761,849	0	761,849	1.14	866,425
14048	BUILDING, WELL 15	2011	219,940	0	219,940	1.14	250,130
14051	BUILDINGS, WELL 6	2011	1,979,055	0	1,979,055	1.14	2,250,711
14052	BUILDINGS, WELL 16	2011	1,722,457	0	1,722,457	1.14	1,958,891
14057	BUILDINGS, WELL 10A	2011	3,251,020	0	3,251,020	1.14	3,697,274
14060	BUILDINGS, WELL 14	2011	1,905,359	0	1,905,359	1.14	2,166,899
14061	BUILDINGS, WELL 17	2011	1,964,189	761	1,963,428	1.14	2,233,043
14069	BOOSTER STATION, WELL 14	2011	1,110,568	4,190	1,106,379	1.14	1,258,822
14070	FILL STATION, WELL 14	2010	114,518	21,782	92,736	1.17	112,467
14506	BLDG, WELL#3-2905 11TH AVE	2010	440,971	306,666	134,305	1.17	210,281
2012	INFRASTRUCTURE - WELL10A	2015	4,501,373	0	4,501,373	1.03	4,627,433
2013	INFRASTRUCTURE WELL 9	2015	95,723	0	95,723	1.03	98,404
Tanks and Boosters							
9108	GRAVEL ROAD, TANK 12E	2015	5,914	0	5,914	1.03	6,080
12855	TANK10 WATER COMPLEX IMPROVMT	2015	40,245	0	40,245	1.03	41,372
14561	CITY CENTER BOOSTER IMPROVEMEN	2015	197,396	0	197,396	1.03	202,924
16034	ENCHANTED HILLS TANK 12W CONST	2015	1,980,862	0	1,980,862	1.03	2,036,335
16280	MARIPOSA WATER TANK	2015	95,000	0	95,000	1.03	97,660
2012	INFRASTRUCTURE-SAD7A WATER	2015	872,816	0	872,816	1.03	897,259
2012	INFRASTRUCTURE-SAD8 WATER	2015	100,081	0	100,081	1.03	102,884
2006	TANK #12E INFRASTRUCTURE	2015	94,217	0	94,217	1.03	96,856
2012	35TH AVE WATERLINE CONSTRUCTION	2015	10,927	0	10,927	1.03	11,233
2010	3 MGD SEC RESERVOIR NO. 15	2015	1,916,871	0	1,916,871	1.03	1,970,552
2004	6 MGD BOOSTER PIPELINE	2015	428,701	0	428,701	1.03	440,707
2012	COLLEGE BLVD SEWERLINE 8"	2015	91,427	0	91,427	1.03	93,987

Rio Rancho
Water Impact Fee Model
Fixed Assets by Valuation Method

Asset No.	Fixed Asset	Valuation Date	Original Cost	Accumulated Depreciation	Original Cost Less Depreciation	CCI Inflation Factor	Replacement Cost New Less Depreciation (RCNLD)
2013	CITY CENTER BOOSTER INFRA	2015	1,129,100	0	1,129,100	1.03	1,160,720
6166	TANK#4 BLD IMPRV (PAINTING)	2011	194,990	0	194,990	1.14	221,755
6252	TANK#3/2905 11TH AVENUE	2011	80,000	0	80,000	1.14	90,981
6253	TANK#6/1702 TULIP ROAD	2011	191,605	0	191,605	1.14	217,906
6254	TANK#8/NORTHERN AND 2ND STREET	2011	537,778	0	537,778	1.14	611,596
6255	TANK#9/0 UNICORN CIRCLE NW	2011	53,136	0	53,136	1.14	60,430
6256	TANK#10/3600 9TH AVENUE	2011	811,852	0	811,852	1.14	923,291
6257	TANK#6A/1702 TULIP ROAD	2011	1,000,420	0	1,000,420	1.14	1,137,743
6258	TANK#12/7001 FRANKLIN ROAD	2011	645,432	0	645,432	1.14	734,028
6259	TANK#13/0 NORTHERN & ENCINO RD	2011	1,000,420	0	1,000,420	1.14	1,137,743
6260	ENCH HILLS E/HWY 44 & SF HILLS	2011	376,296	0	376,296	1.14	427,949
6261	TANK#15/UNSER & JENNIFER ROAD	2011	376,296	0	376,296	1.14	427,949
6262	TANK#17/15TH PLACE SE	2011	376,296	0	376,296	1.14	427,949
6263	ENCH HILLS W/KENNARD ROAD	2011	817,430	0	817,430	1.14	929,635
6264	TANK#8A/NORTHERN & 2ND STREET	2011	1,783,333	0	1,783,333	1.14	2,028,124
9107	TANK 12E	2011	793,675	0	793,675	1.14	902,620
12853	BLDG, TANK10 WATER COMPLEX	2011	1,040,968	0	1,040,968	1.14	1,183,857
1362	WATER TANK	2010	69,652	107,562	0	1.17	0
1363	WATER TANK	2010	11,134	22,159	0	1.17	0
1364	WATER TANK	2010	769,700	22,159	747,541	1.17	880,154
1365	WATER TANK	2010	268,478	116,737	151,741	1.17	197,997
1366	WATER TANK	2010	74,484	390	74,094	1.17	86,927
1367	WATER TANK	2010	463,325	111,904	351,421	1.17	431,248
1368	WATER TANK	2010	365,925	693,519	0	1.17	0
1369	WATER TANK	2010	512,059	157,351	354,708	1.17	442,932
1370	WATER TANK	2010	260,667	10,816	249,851	1.17	294,762
1371	WATER TANK	2010	268,452	0	268,452	1.17	314,704
1372	WATER TANK	2010	271,136	0	271,136	1.17	317,851
1373	WATER TANK	2011	457,725	6,966	450,759	1.14	513,589
Equipment							
2193	GROUP OF CHAIN LINK FENCING	2015	6,768	0	6,768	1.03	6,768
2195	GROUP OF CHAIN LINK FENCING	2015	8,594	0	8,594	1.03	8,594
2196	GROUP OF CHAIN LINK FENCING	2015	8,993	0	8,993	1.03	8,993
2197	GROUP OF CHAIN LINK FENCING	2015	9,233	0	9,233	1.03	9,233
2199	GROUP OF CHAIN LINK FENCING	2015	10,127	0	10,127	1.03	10,127
2200	GROUP OF CHAIN LINK FENCING	2015	11,422	0	11,422	1.03	11,422
2201	GROUP OF CHAIN LINK FENCING	2015	16,833	0	16,833	1.03	16,833
2202	GROUP OF CHAIN LINK FENCING	2015	18,627	0	18,627	1.03	18,627
8784	GROUP OF CHAIN LINK FENCING	2015	1,815	0	1,815	1.03	1,815
8785	GROUP OF CHAIN LINK FENCING	2015	3,604	0	3,604	1.03	3,604
8786	GROUP OF CHAIN LINK FENCING	2015	4,822	0	4,822	1.03	4,822
13924	SECURITY SYSTEM IMPRV WELL10	2015	282,114	0	282,114	1.03	282,114
13925	SECURITY SYSTEM IMPRV WELL6	2015	23,314	0	23,314	1.03	23,314
13926	SECURITY SYSTEM IMPRV WELL16	2015	84,476	0	84,476	1.03	84,476
13927	SECURITY SYSTEM IMPRV WELL14	2015	162,191	0	162,191	1.03	162,191
13928	SECURITY SYSTEM IMPRV WELL17	2015	22,364	0	22,364	1.03	22,364
13929	SECURITY SYSTEM IMPRV WELL15	2015	74,974	0	74,974	1.03	74,974
13930	SECURITY SYSTEM IMPRV WELL3	2015	21,451	0	21,451	1.03	21,451
13931	SECURITY SYSTEM IMPRV WELL12	2015	16,140	0	16,140	1.03	16,140
13932	SECURITY SYSTEM IMPRV WELL19	2015	6,166	0	6,166	1.03	6,166
13933	SECURITY SYSTEM IMPRV WELL13	2015	52,457	0	52,457	1.03	52,457
2013	FIBEROPTIC LINE (SCADA)	2015	9,262	0	9,262	1.03	9,521
13934	SECURITY SYSTEM IMPRV WELL9	2015	52,087	0	52,087	1.03	52,087
Treatment							
2012	WELL 12 REVERSE OSMOSIS	2015	2,037,223	0	2,037,223	1.03	2,094,275
2008	ARSENIC TREATMENTS MISC WELLS	2015	154,038	0	154,038	1.03	158,351
1020	BUILDING-WATER OFFICE	2010	53,807	0	53,807	1.17	63,078
1027	BUILDING-WATER WAREHOUSE/SHOP	2010	24,253	0	24,253	1.17	28,432
1143	BUILDING-TREATMENT POND	2010	107,676	0	107,676	1.17	126,228
1149	BUILDING-CHLORINE CONTACT BASI	2010	46,898	2,840	44,058	1.17	52,138
1166	BUILDING-CONTROL	2010	38,570	395	38,175	1.17	44,820
1171	BUILDING-UV TREATMENT	2010	29,266	395	28,871	1.17	33,913
8314	BUILDING-WASHWATER SHED	2011	2,252	0	2,252	1.14	2,561
8316	BLDG-CONF/TILE-REMOVE CARPET	2011	2,503	0	2,503	1.14	2,847
8317	BLDG-CONTROL/REPLACE CARPET	2011	3,533	0	3,533	1.14	4,018
8318	BLDG-CONTROL/RM-CARPET/VINYLB	2011	1,832	0	1,832	1.14	2,084
8319	BLDG-OPS/WINDOW REPLACEMENT	2011	3,473	0	3,473	1.14	3,949
8320	VINYL BASE/REM&REPL CARPET	2011	1,214	0	1,214	1.14	1,381
1181	BUILDING-WASHWATER HOLDING TAN	2010	20,920	395	20,525	1.17	24,129
Meters							
1996	INFRASTRUCTURE - METERS/FITTIN	2015	143,060	0	143,060	1.03	147,066
1998	INFRASTRUCTURE - METERS/FITTIN	2015	13,231	0	13,231	1.03	13,602
2001	INFRASTRUCTURE - METERS/FITTIN	2015	14,764	0	14,764	1.03	15,178
2002	INFRASTRUCTURE - METERS/FITTIN	2015	26,835	0	26,835	1.03	27,587
2003	Infrastructure - Meters/Fittin	2015	85,231	0	85,231	1.03	87,618
2004	METERS AND FITTINGS	2015	76,228	0	76,228	1.03	78,362
2005	METERS & FITTINGS	2015	106,111	0	106,111	1.03	109,083
2006	METERS & FITTINGS	2015	33,512	0	33,512	1.03	34,451
2006	METER SETTING & INSTALL PROGRM	2015	700,756	0	700,756	1.03	720,381
2007	METERS/FITTINGS	2015	985,399	0	985,399	1.03	1,012,995
2008	Infrastructure - Meters/Fittin	2015	911,076	0	911,076	1.03	936,591
2009	METERS & FITTINGS	2015	845,551	0	845,551	1.03	869,231
2010	METERS & FITTINGS - AUTO	2015	1,038,539	0	1,038,539	1.03	1,067,623
2011	FY11 METERS & FITTINGS	2015	642,898	0	642,898	1.03	660,902
2012	FY12 METERS & FITTINGS	2015	594,038	0	594,038	1.03	610,674
2013	METERS/FITTINGS FY13	2015	634,025	0	634,025	1.03	651,781
2005	METER SETTINGS & INSTALL	2015	331,747	0	331,747	1.03	341,038
2010	FY10 METERS & FITTINGS	2015	627,664	0	627,664	1.03	645,242
2012	17" X 15" X 24" METER CAN	2015	11,401	0	11,401	1.03	11,720
Total			\$83,872,839	\$4,107,258	\$81,668,928		\$87,693,245

Rio Rancho
Water Impact Fee Model
Impact Fee Calculation - Buy-In

Description	Original Cost	Original Cost Less Depreciation	Replacement Cost New Less Depreciation (RCNLD)
Buy-In - Assets			
Cash and Cash Equivalents - Water System	\$1,620,030	\$1,620,030	\$1,620,030
Fixed Assets			
Land and Buildings	9,385,704	9,379,406	9,379,406
Water Infrastructure	8,554,324	8,554,324	8,793,886
Wells	33,839,231	32,518,680	35,826,245
Tanks and Boosters	20,836,222	19,963,187	22,102,290
Equipment	907,832	907,832	908,091
Treatment	2,527,458	2,523,432	2,642,204
Meters	7,822,067	7,822,067	8,041,123
	-----	-----	-----
Total Fixed Assets	83,872,839	81,668,928	87,693,245
Total Assets	85,492,869	83,288,958	89,313,275
Number of SFE's	19,785	19,785	19,785
	-----	-----	-----
Proposed Water System Impact Fee per SFE	\$4,321	\$4,210	\$4,514
Current Impact Fee per SFE	\$3,264	\$3,264	\$3,264
	-----	-----	-----
Change	\$1,057	\$946	\$1,250

Demand Capacity		3,456,697
Average Water Flows per person (gpd)	65.68	
Average Use per EDU (2.66 pph)		175
Water Flows per SFE		175
Total SFEs		<u>19,785</u>

RIO RANCHO
NON UTILITY IMPACT FEES STUDY
WATER
CASH FLOW ANALYSIS - BUY-IN

FILE: RR Impact Fee
DATE: 07/12/16
TAB: WATER_BI_CF
RANGE: WATER_CF1

Line No.	Description	Projected					
		FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22
Impact Fee Revenues:							
1	Impact Fees	\$2,026,823	\$2,211,900	\$2,243,499	\$2,433,090	\$2,469,203	\$2,740,048
2	Total Impact Fee Revenues	2,026,823	2,211,900	2,243,499	2,433,090	2,469,203	2,740,048
Other Revenue Sources:							
3	Bond/Loan Proceeds - Growth	0	0	0	0	0	0
4	Interest	0	32,928	51,038	67,948	88,697	109,813
5	Miscellaneous	0	0	0	0	0	0
6	Impact Fee Loan - General Fund	0	0	0	0	0	0
7	Impact Fee Loan - Repayments	0	0	0	0	0	0
8	Total Impact Fee and Other Revenues	2,026,823	2,244,829	2,294,537	2,501,038	2,557,900	2,849,861
Expenditures:							
9	Debt Service Obligation	0	0	0	0	0	0
10	Capital Outlays (Growth)	354,009	433,860	603,557	426,174	446,299	478,500
11	Total Expenditures	354,009	433,860	603,557	426,174	446,299	478,500
12	Increase/(Decrease) in Cash Balance	1,672,814	1,810,969	1,690,980	2,074,864	2,111,601	2,371,360
13	Beginning of Year Cash Balance	1,620,030	3,292,844	5,103,813	6,794,793	8,869,657	10,981,258
14	End of Year Cash Balance	\$3,292,844	\$5,103,813	\$6,794,793	\$8,869,657	\$10,981,258	\$13,352,618

Rio Rancho
Water Impact Fee Model
Capital Improvement Plan

Description - Inflated	2016	2017	2018	2019	2020	2021	2022	Total	% Growth
Water Utility Improvements-Miscellaneous	\$354,009	\$379,704	\$397,423	\$426,174	\$446,299	\$478,500	\$0	\$2,482,110	100%
Booster Station and Transmission Line from Tank 8 to Tank 13	0	3,418,448	0	0	0	0	0	3,418,448	0%
Water Rights Acquisition	0	5,229,070	1,690,068	1,746,968	1,807,154	1,870,802	1,937,984	14,282,047	0%
Redrill Well #13 and Equip for Arsenic Removal	0	3,031,666	11,539,420	0	0	0	0	14,571,086	2%
Renovate/Paint Water Storage Tanks	0	1,017,935	1,329,610	1,692,735	1,971,798	2,277,670	2,684,055	10,973,802	0%
Variable Frequency Drive VFD at Well 14	0	564,094	0	0	0	0	0	564,094	0%
Variable Frequency Drive VFD at Well 8	0	0	0	593,374	0	0	0	593,374	0%
Variable Frequency Drive VFD at Well 9	0	0	0	0	608,580	0	0	608,580	0%
Land Purchase for Transmission and Distribution Line	0	0	315,572	0	0	0	0	315,572	0%
New Pressure Reducing Valves	0	0	589,068	440,176	460,485	240,866	257,513	1,988,107	0%
Well Site Security	0	331,361	188,165	200,706	214,084	228,353	243,572	1,406,240	0%
SCADA Improvements	0	179,484	82,049	87,517	93,351	99,572	106,209	648,181	0%
Vehicles and Heavy Equipment	0	189,433	240,887	146,725	178,148	556,083	690,219	2,001,494	0%
New Well 9 Water Storage Tank and Tank 9 Rehabilitation	0	0	756,058	4,881,852	0	0	0	5,637,910	0%
Install/Replace Waterlines	0	1,538,438	736,335	970,976	1,549,112	737,661	1,047,549	6,580,071	0%
Major Equipment for Water Production, Treatment, and Distribution	0	133,888	130,962	32,905	116,183	74,901	57,033	545,873	0%
Redrill and Equip Well #9	0	0	0	0	0	467,563	20,043,077	20,510,640	0%
Redrill Well #4 or #5 and Equip for 1,500 gpm with Arsenic Treat	0	0	0	0	0	3,574,818	9,311,551	12,886,369	0%
Sodium Hypochlorite System at Wells 3, 9, 19	0	188,920	0	0	0	0	0	188,920	0%
Booster 12 HVAC	0	27,692	0	0	0	0	0	27,692	0%
Total	\$354,009	\$16,230,133	\$17,995,618	\$11,220,110	\$7,445,192	\$10,606,787	\$36,378,761	\$100,230,610	2.74%

Rio Rancho
Sewer Impact Fee Model
Fixed Assets by Valuation Method

Asset No.	Fixed Asset	Valuation Date	Original Cost	Accumulated Depreciation	CCI Inflation Factor	Replacement Cost New Less Depreciation (RCNLD)
Land and Buildings						
3098	WWTP LAND IMPRV (YARD/HLD PND)	2015	\$2,887,426	\$0	1.03	\$2,887,426
11101	LAND,MARIPOSA EAST TRACT 1B-1	2015	605,138	0	1.03	605,138
11175	LAND, MARISPOSA WWTP, LEGAL SV	2015	1,811	0	1.03	1,811
11400	LAND, UT6,BLK66,LT1 - BSTR ST	2015	7,915	0	1.03	7,915
12102	LAND/MARIPOSA EAST TRACT 1B-1	2015	605,000	0	1.03	605,000
15094	PURCHASE OF LAND FOR LIFT STAT	2015	209,909	0	1.03	209,909
Manholes						
1985	INFRASTRUCTURE - MANHOLES	2007	55,680	8,252	1.29	63,838
1986	INFRASTRUCTURE - MANHOLES	2007	60,030	569,866	1.29	0
1987	INFRASTRUCTURE - MANHOLES	2007	60,900	5,525	1.29	73,323
1988	INFRASTRUCTURE - MANHOLES	2007	61,770	5,525	1.29	74,450
1989	INFRASTRUCTURE - MANHOLES	2007	62,640	5,400	1.29	75,701
1990	INFRASTRUCTURE - MANHOLES	2007	63,510	16,071	1.29	66,156
1991	INFRASTRUCTURE - MANHOLES	2007	64,380	18,036	1.29	65,318
1992	INFRASTRUCTURE - MANHOLES	2007	66,990	12,933	1.29	73,800
1993	INFRASTRUCTURE - MANHOLES	2007	69,600	8,827	1.29	81,285
1994	INFRASTRUCTURE - MANHOLES	2007	72,210	0	1.29	93,491
1995	INFRASTRUCTURE - MANHOLES	2007	73,080	0	1.29	94,618
1996	INFRASTRUCTURE - MANHOLES	2007	76,560	95,736	1.29	3,387
1997	INFRASTRUCTURE - MANHOLES	2007	78,300	155,008	1.29	0
1998	INFRASTRUCTURE - MANHOLES	2007	81,780	9,716	1.29	96,166
1999	INFRASTRUCTURE - MANHOLES	2005	82,650	1,072	1.39	113,424
2001	INFRASTRUCTURE - MANHOLES	2007	18,000	8,853	1.29	14,452
1996	INFRASTRUCTURE - MANHOLES	2015	2,712,547	0	1.03	2,788,511
2000	INFRASTRUCTURE - MANHOLES	2007	20,580	11,585	1.29	15,061
Lift Stations						
2005	INFRASTRUCTURE LIFT STATION 15	2015	772,096	0	1.03	793,719
Infrastructure						
2012	INFRASTRUCTURE-SAD8 WASTEWATER	2015	161,434	0	1.03	165,954
Equipment						
2194	GROUP OF OUTDOOR LIGHTING	2015	7,953	0	1.03	7,953
2203	GROUP OF CHAIN LINK FENCING	2015	28,830	0	1.03	28,830
2198	GROUP OF OUTDOOR LIGHTING	2015	10,127	0	1.03	10,127
2204	GROUP OF ASPHALT PAVING	2015	30,433	0	1.03	30,433
2205	GROUP OF CHAIN LINK FENCING	2015	40,508	0	1.03	40,508
2192	GROUP OF CHAIN LINK FENCING	2015	6,352	0	1.03	6,352
2206	GROUP OF ASPHALT PAVING	2015	102,161	0	1.03	102,161
3057	PAVING, ASPHALT 3" WWTP#2	2015	10,037	0	1.03	10,318
3064	GROUP OF CHAIN LINK FENCING	2015	6,143	0	1.03	6,143
3065	GROUP OF CONCRETE PAVING	2015	9,819	0	1.03	9,819
3183	GROUP OF ASPHALT PAVING	2015	23,725	0	1.03	23,725
3184	GROUP OF ASPHALT PAVING	2015	23,725	0	1.03	23,725
3806	FENCING, SECURITY	2015	5,147	0	1.03	5,147
4872	ROCK BASE COURSE - CABEZON	2015	13,145	0	1.03	13,145
6035	LIFT STATION LAND IMPRMTS	2015	157,009	0	1.03	161,406
8787	GROUP OF ASPHALT PAVING	2015	3,132	0	1.03	3,219
8788	GATE, AUTOMATIC CHAIN LINK	2015	2,264	0	1.03	2,264
8789	GRAVEL, BASE COURSE 4" WWTP#1	2015	3,375	0	1.03	3,375
8790	GROUP OF OUTDOOR LIGHTING	2015	4,781	0	1.03	4,781
8791	GROUP OF CHAIN LINK FENCING	2015	1,478	0	1.03	1,478
8792	PAVING, ASPHALT 3" WWTP#3	2015	2,257	0	1.03	2,257
8793	FINES, GREY CRUSHER	2015	1,064	0	1.03	1,064
8794	FINES, GREY CRUSHER	2014	1,741	0	1.05	1,741
8795	GRAVEL, SANTA ANA TAN 3/4"	2015	1,499	0	1.03	1,499
8796	FENCING & GATE, SECURITY	2015	2,909	0	1.03	2,909
8797	FENCING & GATE, 8' SECURITY	2015	1,935	0	1.03	1,935
8798	FENCING & GATE, 8' SECURITY	2015	1,649	0	1.03	1,649
8799	FENCING & GATE, 8' SECURITY	2015	1,649	0	1.03	1,649
8800	FENCING & GATE, 8' SECURITY	2015	2,063	0	1.03	2,063
14432	GROUP OF OUTSIDE LIGHTING	2015	28,710	0	1.03	28,710
Treatment						
3185	WWTP #2 REHAB - IMPROVEMENTS	2015	149,788	0	1.03	153,983
12845	WWWTP2 LS14.2 IMPROVEMENTS	2015	3,646,843	0	1.03	3,748,972
948	BUILDING-WWTP OPERATIONS/CONTR	2015	37,854	0	1.03	38,914
951	BUILDING-WWTP BLOWER	2015	10,977	0	1.03	11,284
955	BUILDING-WASTING DIGESTER/HEAD	2015	38,655	0	1.03	39,738
960	BUILDING-BYPASS PUMP VAULT	2015	11,729	0	1.03	12,057
982	BUILDING-SECONDARY DIGESTOR	2015	108,154	0	1.03	111,183
987	BUILDING-CLARIFIER	2015	25,010	0	1.03	25,710
992	BUILDING-GRAVITY/SAND FILTER B	2015	35,150	0	1.03	36,134
995	BUILDING - CHLORINE CONTACT	2015	33,527	0	1.03	34,466
999	BUILDING-DRYING BEDS	2015	13,789	0	1.03	14,175
1011	BUILDING-POND #1	2015	48,669	0	1.03	50,032
1014	BUILDING-POND #1	2015	48,669	0	1.03	50,032
1030	EFFLUENT POND	2010	418,900	0	1.17	491,073
1076	BUILDING-LAB/CONTROL	2010	106,085	0	1.17	124,363
1088	BUILDING-MAINTENANCE SHOP &	2010	274,374	0	1.17	321,647
1093	BUILDING-BLOWER	2010	51,561	0	1.17	60,445
1097	BUILDING-AEROBIC DIGESTOR #1	2010	415,622	0	1.17	487,230

Rio Rancho
Sewer Impact Fee Model
Fixed Assets by Valuation Method

Asset No.	Fixed Asset	Valuation Date	Original Cost	Accumulated Depreciation	CCI Inflation Factor	Replacement Cost New Less Depreciation (RCNLD)
1105	BUILDING-AEROBIC DIGESTOR #2	2010	430,678	0	1.17	504,881
1109	BUILDING-INFLUENT/HEADWORKS	2010	171,484	0	1.17	201,029
1116	BUILDING-AERATION BASIN	2010	456,227	0	1.17	534,831
1122	BUILDING-CLARIFIER	2010	114,854	0	1.17	134,642
1127	BUILDING-BLOWER	2010	150,746	0	1.17	176,718
1132	BUILDING-WASTING TANK	2010	68,593	0	1.17	80,411
1136	BUILDING-SLUDGE HOLDING TANK	2010	114,854	1,789	1.17	132,854
1184	BUILDING-CLARIFIER,AERATION	2010	504,414	395	1.17	590,925
1189	BUILDING-AERATION BASIN (.5mg)	2010	236,839	395	1.17	277,249
1204	BUILDING-CLARIFIER/DIGESTER	2010	201,877	395	1.17	236,263
1208	BUILDING-BLOWER	2010	30,281	395	1.17	35,103
1220	BUILDING-LIFT STATION #13	2010	16,235	17,999	1.17	1,033
1299	BUILDING-LIFT STATION #01	2010	5,801	17,999	1.17	0
1304	BUILDING-LIFT STATION #02	2010	50,974	17,999	1.17	41,758
1306	BUILDING-LIFT STATION #03	2010	31,171	17,999	1.17	18,543
1309	BUILDING-LIFT STATION #04	2010	37,921	14,736	1.17	29,718
1311	BUILDING-LIFT STATION #05	2010	8,116	14,961	1.17	0
1313	BUILDING-LIFT STATION #06	2010	38,290	14,961	1.17	29,926
1314	BUILDING-LIFT STATION #08	2010	27,458	14,961	1.17	17,228
1316	BUILDING-LIFT STATION #09	2010	25,431	14,961	1.17	14,851
1317	BUILDING-LIFT STATION #10	2010	25,486	0	1.17	29,877
1319	BUILDING-LIFT STATION #11	2011	9,222	2,634	1.14	7,854
1321	BUILDING-LIFT STATION #12	2011	29,051	3,272	1.14	29,767
1324	BUILDING-LIFT STATION GATEWAY	2011	146,197	3,272	1.14	162,993
1326	INSTALLATION OF MONITORING WEL	2011	39,621	3,272	1.14	41,788
1328	BUILDING-BOOSTER STATION #12	2011	151,064	3,272	1.14	168,528
1330	BUILDING-BOOSTER STATION (EHE)	2011	150,631	2,661	1.14	168,647
1358	BUILDING-BOOSTER STATION #10	2011	95,173	18,245	1.14	89,992
3023	BUILDINGS - LIFT STATION IMPRO	2011	84,606	50,870	1.14	45,350
966	BUILDING-AERATION BASINS(2TANK	2010	156,824	305,077	1.17	0
3059	BUILDINGS - WAREHOUSE REMODEL	2010	86,587	304,234	1.17	0
3061	BUILDINGS - HOLD TANK IMPRV	2010	44,399	54,068	1.17	0
3066	BUILDING - BLOWER BLDG IMPRV	2010	705,075	53,919	1.17	772,636
3067	BUILDING - CONTROL BLDG EXPAN	2011	400,627	49,034	1.14	406,586
3068	BUILDING - SHTANK RESTROOMS	2011	301,481	12,949	1.14	329,915
3069	BUILDING - CONTROL ROOM EXP	2011	301,178	161,191	1.14	181,328
3186	BUILDINGS - WWTP#1 REHAB	2011	7,417	120,969	1.14	0
3161	GRATING, SAFETY LIFT STATION #	2010	5,208	0	1.17	6,105
3615	BLDG- ROOF & DOORS BLOWER BLDG	2010	17,969	0	1.17	21,064
3618	BLDG-BLOWER/ROOF & DOOR REPAIR	2010	5,882	0	1.17	6,895
3619	BLDG-ADMIN/WINDOW REPLACEMENT	2011	9,553	13,975	1.14	0
3625	BLDG-BLT PRESS/PARTITION WALL	2011	8,669	2,082	1.14	7,777
4006	BLDG-ROOF REPAIRS WW OPERATION	2011	5,977	0	1.14	6,798
4871	LIFT STATION - CABEZON	2011	73,095	0	1.14	83,129
5103	LIFT STATION #15	2011	63,360	0	1.14	72,057
5104	LIFT STATION #17 LA PALOMA	2011	71,280	0	1.14	81,064
5105	LIFT STATION #18 TRINITY	2011	75,240	0	1.14	85,568
5106	LIFT STATION #19 SARA MEADOWS	2011	79,200	0	1.14	90,071
5107	LIFT STATION #20 HAWK SITE	2011	71,280	0	1.14	81,064
5108	LIFT STATION #23 CHACO RIDGE	2011	91,080	0	1.14	103,582
5514	BLDG-AIR CONDITIONER	2011	5,765	0	1.14	6,556
6784	OFFICE BUILDING EXTENSION	2011	29,973	0	1.14	34,087
8301	GRATING, SAFETY LIFT STATION #	2011	4,111	0	1.14	4,675
8302	GRATING, SAFETY LIFT STATION #	2011	1,750	0	1.14	1,990
8303	GRATING, SAFETY LIFT STATION #	2011	1,873	0	1.14	2,130
8304	GRATING, SAFETY LIFT STATION #	2011	1,141	0	1.14	1,298
8305	GRATING, SAFETY LIFT STATION #	2011	1,141	0	1.14	1,298
8306	GRATING, SAFETY LIFT STATION #	2011	1,264	0	1.14	1,438
8307	GRATING, SAFETY LIFTSTATION #6	2011	1,264	0	1.14	1,438
8308	BUILDING-OLD MAINTENANCE SHED	2011	3,834	0	1.14	4,360
8309	BUILDING-STORAGE SHED	2011	4,484	0	1.14	5,099
8310	BUILDING-SAMPLE ROOM	2011	1,743	0	1.14	1,982
8311	BUILDING STORAGE	2011	3,250	0	1.14	3,696
8312	BUILDING STORAGE	2011	2,350	0	1.14	2,673
8313	BUILDING-STORAGE SHED	2011	1,162	0	1.14	1,322
9740	BLDG, LAB REMODEL	2011	24,222	0	1.14	27,546
10787	BLDG, WWTP#5 (MARIPOSA)	2011	7,616,092	0	1.14	8,661,520
10788	BLDG, WWTP#6 (CABEZON)	2011	7,405,527	0	1.14	8,422,052
11192	BUILDING, WWTP#2 ARSENIC TRMT	2011	13,631	0	1.14	15,502
2010	WWTP LS 14.2 FORCE MAIN	2015	440,836	0	1.03	453,181
Mains and Pipes						
9105	WALL, LS#22 - MAIN ST SEWER	2015	11,400	0	1.03	11,719
9106	DRAINAGE IMPRV, MAIN ST SEWER	2015	179,235	0	1.03	184,254
2004	INFRASTRUCTURE-ACO SEWERLINE	2015	236,148	0	1.03	242,761
2012	CLEVELAND HIGH SCH SEWERLINE	2015	665,453	0	1.03	684,089
2007	SEWERLINE, INDUSTRIAL LOOP	2015	888,507	0	1.03	913,389
2012	PRADO ALTO UNIT II SEWERLINES	2015	134,736	0	1.03	138,509
2014	PUERTO DEL SOL WASTEWATER LINE	2015	129,111	0	1.03	132,726
2012	INFRASTRUCTURE-SAD7A WASTEWTR	2015	565,081	0	1.03	580,906
2013	INNOVATION WAY WASTEWATERLINE	2015	36,073	0	1.03	37,083
2013	SCRMC SEWER LINE	2015	140,311	0	1.03	144,240
2007	MAIN STREET SEWERLINES	2015	1,151,215	0	1.03	1,183,454

Rio Rancho
 Sewer Impact Fee Model
 Fixed Assets by Valuation Method

Asset No.	Fixed Asset	Valuation Date	Original Cost	Accumulated Depreciation	CCI Inflation Factor	Replacement Cost New Less Depreciation (RCNLD)
	2008 SEWERLINE, MONTOYAS ARROYO	2015	2,476,514	0	1.03	2,545,868
	2011 SAD INFRA SEWERLINES	2015	1,509,696	0	1.03	1,551,974
	2012 LA BARRANCA SEWERLINE PHI	2015	3,047,930	0	1.03	3,133,287
	2008 SEWERLINE, BLACK ARROYO GRAVITY	2015	1,230,261	0	1.03	1,264,715
	2010 NBLVD COMM CTR - SEWERLINE	2015	300,231	0	1.03	308,639
			<u>\$49,344,898</u>	<u>\$2,247,345</u>		<u>\$52,271,532</u>

Rio Rancho
 Sewer Impact Fee Model
 Summary of System Assets by Valuation Method

Buy-In

Item	Original Cost	Original Cost Less Depreciation	Replacement Cost New Less Depreciation (RCNLD)
ASSETS			
Current Assets			
Cash and Cash Equivalents	\$271,786	\$271,786	\$271,786
	-----	-----	-----
Total Current Assets	271,786	\$271,786	\$271,786
Fixed Assets	49,344,898	\$48,188,913	\$52,271,532
	-----	-----	-----
TOTAL ASSETS	49,616,684	48,460,699	52,543,318
Add: Borrowing Costs (Growth)		0	0
Less: Principle (Non-Growth)		0	0
	-----	-----	-----
Net System Value	\$49,616,684	\$48,460,699	\$52,543,318

Rio Rancho
Sewer Impact Fee Model
Capacity Fee Calculation - Buy-In

Description	Original Cost	Original Cost Less Depreciation	Replacement Cost New Less Depreciation (RCNLD)
Buy-In - Assets			
Cash and Cash Equivalents	\$271,786	\$271,786	\$271,786
Fixed Assets			
Land and Buildings	4,317,198	4,317,198	4,317,198
Manholes	3,781,207	3,454,522	3,792,981
Lift Stations	772,096	772,096	793,719
Infrastructure	161,434	161,434	165,954
Equipment	535,619	506,910	540,385
Treatment	27,075,443	26,274,852	29,603,681
Mains and Pipes	12,701,900	12,701,900	13,057,614
	-----	-----	-----
Total Fixed Assets	49,344,898	48,188,913	52,271,532
Less: Principal (Non-Growth)	0	0	0
	-----	-----	-----
Total Assets	49,616,684	48,460,699	52,543,318
Number of SFE's	26,286	26,286	26,286
	-----	-----	-----
Proposed Capacity Fee per SFE	\$1,888	\$1,844	\$1,999
Current Capacity Fee per SFE	\$2,298	\$2,298	\$2,298
	-----	-----	-----
Change	(\$410)	(\$454)	(\$299)

Current Demand Capacity	4,600,000
Average Sewer Flows per Day per SFE (gallons)	175
Total SFEs	<u>26,286</u>

Meter Size	Ratio	Fee
5/8-inch	1.00	\$1,999
3/4-inch	1.50	2,998
1-inch	2.50	4,997
1 1/2-inch	5.00	9,995
2-inch	8.00	15,991