

**Attachment
Photovoltaic Ready
Hendrick Automotive Group (PUD-57)**

As requested by the Planning Commission, in the summer of 2009 staff contacted several photovoltaic contractors about "Photovoltaic (PV) ready" construction costs for commercial buildings. Four contractors provided a response: CEI, Horizon Energy, Akeena, and Marin Solar. Since PV contractors do not construct buildings, they generally do not know how much it would cost to make a building PV ready as a percentage of total building construction costs; however, two did state that it generally costs \$5,000 to make a one-story commercial building PV ready (regardless of building size). At the time, a local commercial construction company (J.M. O'Neill) estimated the construction cost for a one-story commercial building would range between \$40 per sq. ft. for industrial construction to \$180 per sq. ft. for retail construction in the Pleasanton/Livermore area.

Given the \$5,000 estimate provided by the PV contractors, and the lowest commercial building construction cost estimate, PV ready construction costs for a one-story commercial building would be approximately 1.25% of total construction costs for a 10,000 sq. ft. building, and approximately 0.125% of total construction costs for a 100,000 sq. ft. building.

Hendrick Automotive Group's proposed buildings range between 12,000 and 78,000 sq. ft. in size. Using the lowest commercial building construction cost estimate, the cost to make Hendrick Automotive Group's buildings PV ready is estimated to range between 1.04% (for a smaller building) to 0.16% (for a larger building) of total construction costs.

Summary of Estimated Contributions to Neighborhood Park
 (Final Calculations Subject to Minor Revision)
 July 21, 2010

Park Site Acreage	Acres	Square Feet
Detention Basin Acreage	2.65	115,400
Non Detention Basin Acreage	2.18	95,159
Total Site Acreage	4.83	210,559

Park Land Cost Summary

Detention Basin Area	\$2,648,430	\$22.95
Non-Detention Basin Area	\$2,183,899	\$22.95
Total Park Land Cost	\$4,832,329	\$22.95

Proportionate Detention Basin Area Land Purchase

Hendrick Automotive	\$350,000
CLC	\$908,411
Commercial Parcel*	\$304,569
Community Park**	\$238,359
County	\$177,445
City	\$669,646
Total	\$2,648,430

Summary of City Costs for Park Land Acquisition

Detention Basin Area**	\$908,004
Non-Detention Basin Area	\$2,183,899
Total Acquisition Cost	\$3,091,903

Summary of Park Land Acquisition Financing

Capital Improvement Program: Park Acquisition Reserve (037028)	TBD
Amount Financed	TBD
Total	\$3,091,903

Proportionate Shares for Park Improvements

Detention Basin Proportionate Share:

CLC	72.80%
County Share	6.70%
Commercial Parcel*	11.50%
Community Park**	9%

Non-Detention Basin Proportionate Share:

CLC	100%
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*County is responsible for Commercial Parcel to be reimbursed as part of parcel sale

** All or a portion of this amount may be contributed by the San Jose Arena Management LLC (SJAM) pending conditions included in PUD 70 concerning the Community Park