

**EXHIBIT A TRIP GENERATION RATES AND COST PARTICIPATION SHARES**

**Meadowlark Estates**

Land Use and Size	Weekday Vehicle Trips							
	Daily	AM Peak Hour			PM Peak Hour			Total
		In	Out	Total	In	Out	Total	
Single-Family Detached Housing (ITE 210)	568	11	33	44	37	22	59	
Speciality Retail Center (ITE 826)	1,720	127	138	265	46	59	105	
<b>Filing 4 Total Site Generated Trips</b>	<b>2,288</b>	<b>138</b>	<b>171</b>	<b>309</b>	<b>83</b>	<b>81</b>	<b>164</b>	

**Cost Participation - Meadowlark Estates (with Original Whitney Ranch 2040 ADT Projections- Residential only)**

Roadway Segment / Intersection	Trip Distribution	Daily Trip Generation	Daily Site Assignment	2040 ADT	Site Traffic (%)	Avg. Site Traffic
Dell Range Boulevard from College Drive to Van Buren Avenue	55%	568	314	26,200	1.20%	1.20%
Dell Range Boulevard from Van Buren Avenue to Whitney Road	55%	568	314	17,900	1.75%	1.48%
Dell Range Boulevard between Whitney Road and US 30	10%	568	58	7,700	0.75%	
Whitney Road from Dell Range Boulevard to First Commercial Access	20%	568	114	9,500	1.20%	
Whitney Road from US-30 to Dell Range Boulevard	25%	568	142	9,400	1.51%	
Dell Range Boulevard and Whitney Road Intersection	80%	568	456	20,630	2.21%	

**Cost Participation - Meadowlark Estates (with Original Whitney Ranch 2040 ADT Projections- Commercial)**

Roadway Segment / Intersection	Trip Distribution	Daily Trip Generation	Daily Site Assignment	2040 ADT	Site Traffic (%)	Avg. Site Traffic
Dell Range Boulevard from College Drive to Van Buren Avenue	55%	1720	946	26,200	3.61%	3.61%
Dell Range Boulevard from Van Buren Avenue to Whitney Road	55%	1720	946	17,900	5.28%	4.45%
Dell Range Boulevard between Whitney Road and US 30	10%	1720	172	7,700	2.23%	
Whitney Road from Dell Range Boulevard to First Commercial Access	20%	1720	344	9,500	3.62%	
Whitney Road from US-30 to Dell Range Boulevard	25%	1720	430	9,400	4.57%	
Dell Range Boulevard and Whitney Road Intersection	80%	1720	1,376	20,630	6.67%	

**EXHIBIT B OFFSITE DEVELOPER ANTICIPATED PUBLIC IMPROVEMENT IMPACT COSTS**

DESCRIPTION	TOTAL ESTIMATED COST	RESIDENTIAL		COMMERCIAL		NOTES
		% OF TRAFFIC (2040)	DEVELOPER SHARE	% OF TRAFFIC (2040)	DEVELOPER SHARE	
Dell Range Boulevard (College to Van Buren Avenue)	\$ 5,423,000	1.20%	\$ 64,993	3.61%	\$ 195,770	Reference Exhibit A, B.1a
WYDOT - Dell Range Boulevard (Whitney Road through Meadowlark Estates)	\$ 824,464					Reference Exhibit A.1, C.1
WYDOT - South Frontage Road	\$ (429,859)					Reference Exhibit C.2
WYDOT Sub-total	\$ 394,605	1.48%	\$ 5,840	4.45%	\$ 17,560	
<b>TOTALS</b>	<b>\$ 5,817,605</b>		<b>\$ 70,833</b>		<b>\$ 213,330</b>	

**Footnotes:**

- (1) The Cost Estimates were developed using data from 2021 Weighted Average Bid Prices and projected the the anticipated construction dates using an 1.5%/ year inflation rate.
- (2) Anticipated Cost to Developer as follows:

DESCRIPTION	TOTAL ESTIMATED COST
Residential (Prior to Acceptance of Public Improvements)	\$ 70,833
Commercial (Prior to Certificate of Occupancy)	\$ 64,000
Commercial (1 Year from first issued Certificate of Occupancy)	\$ 37,333
Commercial (2 Year from first issued Certificate of Occupancy)	\$ 37,333
Commercial (3 Year from first issued Certificate of Occupancy)	\$ 37,333
Commercial (4 Year from first issued Certificate of Occupancy)	\$ 37,332
<b>TOTALS</b>	<b>\$ 284,164</b>

**Summary of Project Costs**  
 Federal Project STPU-CH B231031  
 Cheyenne Streets  
 US 30 and Dell Range Blvd. and Whitney Road  
 Laramie County

February 3, 2022

Costs were prepared by WYDOT using 2023 costs. Costs include improvements located within the Whitney Ranch and Meadowlark Estates proposed annexation map along with the South Frontage Road.

<u>Item</u>	=	<u>Cost</u>	
Estimated Construction Costs (2023 costs)	=	\$3,264,862.00	
Preliminary Engineering (See Note 3)			
10% Construction Engineering (2023 costs)	=	<u>326,486.00</u>	
<b>Total Direct Costs</b>	=	<b>\$3,591,348.00</b>	[1]
Indirect Cost Allocation Plan (ICAP) (3,591,348.00) (0.1100)	=	<u>395,048.00</u>	[2]
<b>Total Project Costs = [1] + [2]</b>	=	<b><u>\$3,986,396.00</u></b>	[3]
<b><u>Funding Breakdown:</u></b>			
<b>WYDOT's Maximum Federal urban funds available through FY2023:</b> (40.30% x \$7,845,985)		\$3,161,932.00	[4]
City's Match Portion: (\$3,161,932.00 ÷ 0.9049) (0.0951)		\$332,302.00	[5]
City's Overmatch: = [3] - [4] - [5] = \$3,986,396.00 - \$3,161,932.00 - \$332,302.00		\$492,162.00	[6]
<b>Total City Portion = [5] + [6] =</b> = \$332,302.00 + \$492,162.00		<b>\$824,464.00</b>	

- NOTE:
- 1) All costs shown are rounded to the nearest even dollar.
  - 2) The above figures are for estimating purposes only and are subject to revision throughout the life of this project.
  - 3) All project preliminary engineering costs will be billed to Laramie County. The City will reimburse Laramie County for these costs pursuant to their own independent agreement.

