LAND SWAP FEASIBILITY ANALYSIS

Needed Rotschy Land	Land Size (Ac)
Rotschy Land Needed per Concept A (Parks)	25.70
Rotschy Land Needed per Concept B (HSA)	27.70

Harmony Components	Land Size (Ac)	Concept A (Parks Plan)	Concept B (HSA's Plan)	Difference
Harmony North of 13th St (Net of 13th)	37.50			
BPA Easement Land	8.90	8.90	8.90	
Land Value $/SF (All BPA Easement)	$5.00	$5.00	$5.00	
Value of BPA Easement Land	$1,938,420	$1,938,420	$1,938,420	
Harmony North of 13th Net of Easement	28.60			
Additional Land Value $/SF (Overall)	$1.50			
	$1,868,724	$1,868,724	$1,868,724	
Additional Acreage (Harmony vs. Rotschy)		2.90	0.90	2.00
Additional Land Value $/SF (Base Value)	$3.50	$442,134	$137,214	
Net Value of Harmony Surplus Land/Value		$4,249,278	$3,944,358	$304,920

OPTION TO RELOCATE ALL FACILITIES TO SOUTH OF 13TH ST

Replacement Items Concept A & B	Baseball (All) Land Size (Ac)	Soccer (North) Land Size (Ac)	Parking Area Land Size (Ac)	Misc. Structures Land Size (SF)	Additional Improve-ments	Total Replacement Cost
Size of fields only (no parking)	18.00	13.40	17.00	6,100		
Cost of Fields/SF	$10.00	$10.00	$7.50	$150.00		
Improvement Cost	$7,840,800	$5,837,040	$5,553,900	$915,000	$100,000	$20,246,740
Total Replacement Cost of Improvements		$20,246,740	$20,246,740			
Leveraged Value Harmony North vs. Rotschy		$4,249,278	$3,944,358			
EXISTING GAP OF FUNDS/CAPITAL		($15,997,462)	($16,302,382)	$304,920	<= 2 Acre Difference	

New Option -Baseball North of 13th St & Soccer South of 13th St	
One Full Size Baseball Field	2.53
Cost to Construct Field/SF	$12.00
Baseball Field Cost to construct	**$1,320,000**
Soccer Needed Area for Replacement (Fields Only)	13.40
Existing Area Owned by County	10.00
Need Extra Property (Acquisition)	3.40
Land Cost/SF to Acquire	$5.50
Land Acquisition Cost	**$814,572**
Soccer Area of Fields to be Replaced	13.40
Cost/SF to Construct (Soccer)	$10.00
Total Cost Soccer Replacement Fields	**$5,837,040**
Soccer Replacement Structures (33.33% of existing from above)	**$304,970**
Additional Items (Well, fencing etc.)	**$100,000**
Parking for Baseball Acres (750 SF/Space or 470 stalls)	8.10
Construction Cost/SF	$7.50
Total Parking Cost - Baseball	**$2,646,270**
Parking for Soccer Acres (750 SF/Space or 579 Stalls)	9.97
Construction Cost/SF	$7.50
Total Parking Cost - Soccer	**$3,256,382**
Additional Land Needed to Acquire	
Land Area Needed for Parking - Soccer	9.97
Parking Area Available S. of 13th	6.30
Net Needed Additional Land for Parking	3.67
Area Needed for Office/Structures	0.50
Total Area/Land Needed	4.17
Land Cost/SF	$5.50
Land Acquisition Cost	**$998,450**
TOTAL CONSTRCTION COSTS	**($15,277,683)**
Surplus Property, N of 13th (AC)	**12.50**
Surplus Non-BPA Easement	8.00
Value of Land/SF	$5.50
Total Value of Surplus Land (non-BPA)	**$1,916,640**
Surplus in BPA Easement (AC)	4.50
Value of Land/SF	$5.00
Total Value of Surplus Land (BPA)	**$980,100**
EXISTING CONSTRUCTION COST GAP	**($12,380,943)**

PARKING NEEDS	**Baseball**	**Soccer**			
	All Existing	**Replace-ment Fields**	**Existing S. of 13th**	**Total for Soccer**	**Grand Total**
Total Fields (SF)	784,080	583,704	381,150	964,854	
Spaces/1,000 SF	0.0006	0.0006	0.0006	0.0006	
Total Spaces	**470**	350	229	**579**	**1,049**

*Total Does not included the need for future indoor Facility