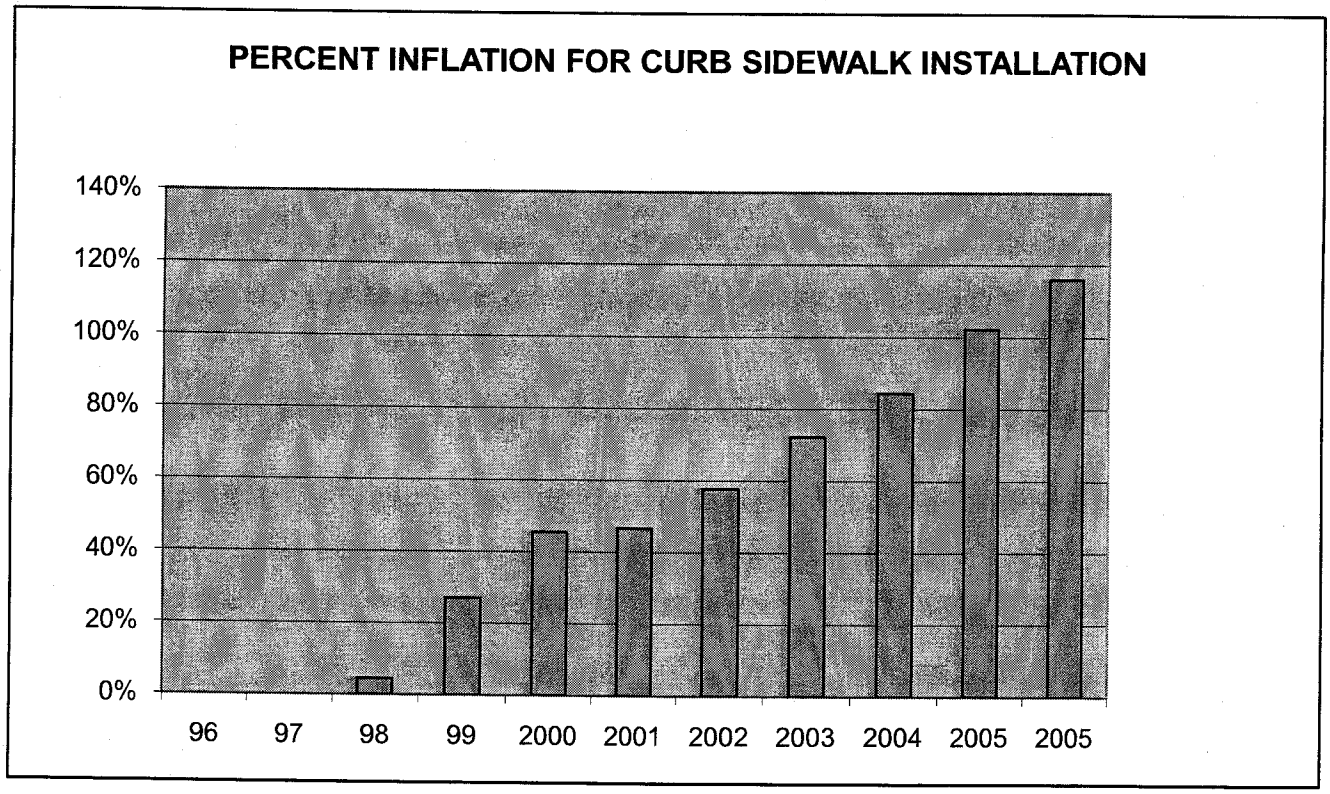
EXHIBIT 1
DATE 2/13/07
HB 596

CURB AND SIDEWALK CONSTRUCTION COSTS
INFLATION RATES 1996-2006

TYPICAL COST FOR THE INSTALLATION OF 100 FEET OF CURB AND SIDE WALK BASED ON AN AVERAGE OF UNIT PRICES FOR SIMILAR BID

YEAR	CURB	100 LF	SW	500SF	TOTAL	% INFLATION
1996	$ 10.50	$ 1,050.00	$ 2.40	$ 1,200.00	$ 2,250.00	0%
1997	$ 11.50	$ 1,150.00	$ 2.20	$ 1,100.00	$ 2,250.00	0%
1998	$ 11.00	$ 1,100.00	$ 2.50	$ 1,250.00	$ 2,350.00	4%
1999	$ 12.59	$ 1,259.00	$ 3.20	$ 1,600.00	$ 2,859.00	27%
2000	$ 13.24	$ 1,324.00	$ 3.90	$ 1,950.00	$ 3,274.00	46%
2001	$ 13.50	$ 1,350.00	$ 3.90	$ 1,950.00	$ 3,300.00	47%
2002	$ 15.00	$ 1,500.00	$ 4.10	$ 2,050.00	$ 3,550.00	58%
2003	$ 16.25	$ 1,625.00	$ 4.50	$ 2,250.00	$ 3,875.00	72%
2004	$ 17.00	$ 1,700.00	$ 4.90	$ 2,450.00	$ 4,150.00	84%
2005	$ 18.00	$ 1,800.00	$ 5.50	$ 2,750.00	$ 4,550.00	102%
2006	$ 19.85	$ 1,985.00	$ 5.75	$ 2,875.00	$ 4,860.00	116%



SUMMARY OF COST ESTIMATES FOR
CURB AND SIDEWALK IMPROVEMENTS FOR HICKORY AREA

OWNER OCCUPIED
SINGLE FAMILY RESIDENTIAL PROPERTIES

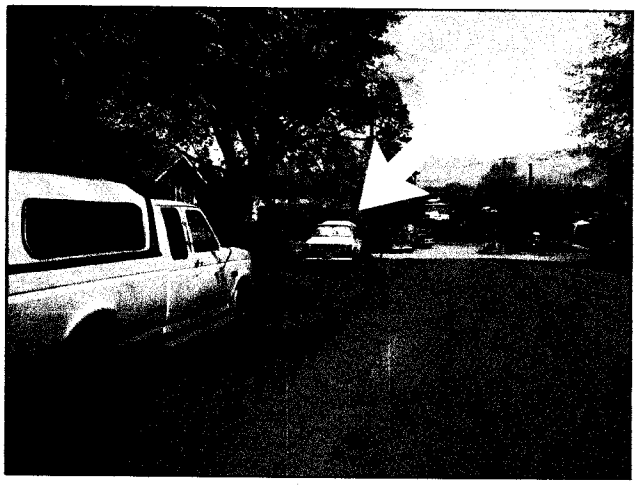
NUMBER	STREET NAME	CONSTRUCTION COSTS	CONST COSTS PLUS ENG FEES	COSTS PLUS FINANCE FEES
734	2ND ST W	$227.50	$266.18	$303.45
612	2ND ST W	$325.00	$380.25	$433.49
627	1ST ST W	$425.00	$497.25	$566.87
634-634 1/	2ND ST W	$487.50	$570.38	$650.23
700	2ND ST W	$537.50	$628.88	$716.92
644	2ND ST W	$587.50	$687.38	$783.61
528	3RD ST W	$650.00	$760.50	$866.97
728	2ND ST W	$837.50	$979.88	$1,117.06
701	2ND ST W	$975.00	$1,140.75	$1,300.46
511	RIVER ST	$1,050.00	$1,228.50	$1,400.49
625	1ST ST W	$1,137.50	$1,330.88	$1,517.20
529	1ST ST W	$1,163.50	$1,361.30	$1,551.88
704	1ST ST W	$1,355.00	$1,585.35	$1,807.30
708	1ST ST W	$1,417.50	$1,658.48	$1,890.67
621	RIVER ST	$1,550.00	$1,813.50	$2,067.39
728	3RD ST W	$1,761.50	$2,060.96	$2,349.49
720	3RD ST W	$1,898.00	$2,220.66	$2,531.55
733	2ND ST W	$1,903.50	$2,227.10	$2,538.89
527	2ND ST W	$2,230.00	$2,609.10	$2,974.37
211	COTTONWOOD	$2,381.00	$2,785.77	$3,175.78
605	2ND ST W	$2,847.50	$3,331.58	$3,798.00
603	1ST ST W	$4,222.50	$4,940.33	$5,631.98
545	1ST ST W	$6,173.50	$7,223.00	$8,234.22
624	RIVER ST	$6,360.00	$7,441.20	$8,482.97
540	RIVER ST	$7,844.00	$9,177.48	$10,462.33
307	HICKORY	$7,866.50	$9,203.81	$10,492.34
644	1ST ST W	$8,187.50	$9,579.38	$10,920.49
602	RIVER ST	$8,240.00	$9,640.80	$10,990.51
743	2ND ST W	$9,153.50	$10,709.60	$12,208.94
202	HICKORY ST	$9,905.20	$11,589.08	$13,211.55
201	COTTONWOOD	$11,311.00	$13,233.87	$15,086.61

SFR PROPERTIES WHICH WOULD EXCEED THE $5000 THRESHOLD FOR A 20 YEAR LOAN

RENTAL, MULTIFAMILY, AND COMMERCIAL PROPERTIES

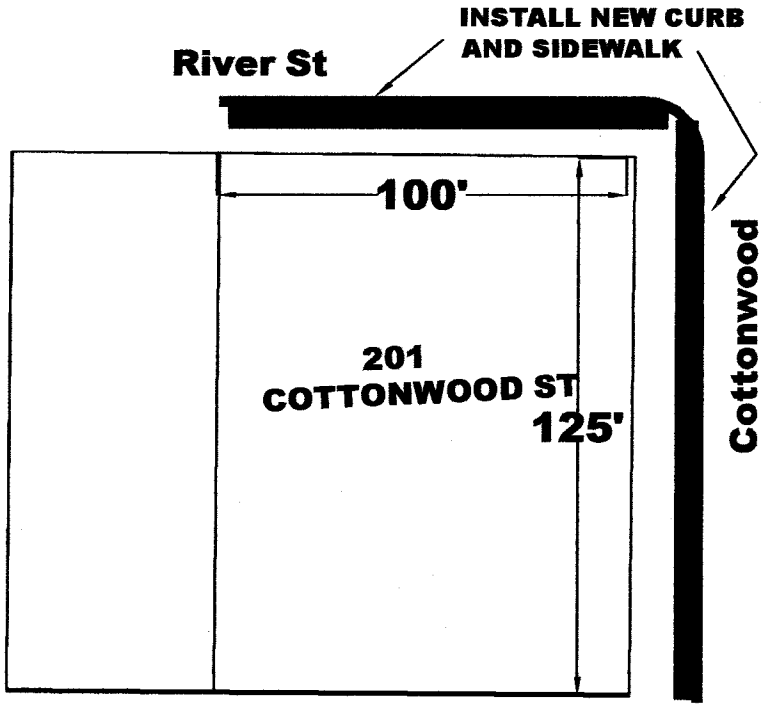
NUMBER	STREET NAME	CONSTRUCTION COSTS	CONST COSTS PLUS ENG FEES	COSTS PLUS FINANCE FEES
721	2ND ST W	$65.00	$76.05	$86.70
628	1ST ST W	$162.50	$190.13	$216.75
401	ORANGE ST	$162.50	$190.13	$216.75
514	RIVER ST	$162.50	$190.13	$216.75
611	1ST ST W	$227.50	$266.18	$303.45
635	1ST ST W	$325.00	$380.25	$433.49
705 A,B,& C	2ND ST W	$325.00	$380.25	$433.49
410	HICKORY ST	$325.00	$380.25	$433.49
325	ORANGE ST	$325.00	$380.25	$433.49
714	3RD ST W	$425.00	$497.25	$566.87
521-521 1/2	1ST ST W	$427.50	$500.18	$570.21
317	ORANGE ST	$430.00	$503.10	$573.53
740A	RIVER ST	$450.00	$526.50	$600.21
508	3RD ST W	$457.50	$535.28	$610.22
743	1ST ST W	$462.50	$541.13	$616.89
620	1ST ST W	$487.50	$570.38	$650.23
612	1ST ST W	$512.50	$599.63	$683.58
425	ORANGE ST	$520.00	$608.40	$693.58
620	3RD ST W	$587.50	$687.38	$783.61
720	2ND ST W	$650.00	$760.50	$866.97
520	3RD ST W	$800.00	$936.00	$1,067.04
534	1ST ST W	$812.50	$950.63	$1,083.72
506	1ST ST W	$877.50	$1,026.68	$1,170.42
636	1ST ST W	$975.00	$1,140.75	$1,300.46
737	1ST ST W	$1,007.50	$1,178.78	$1,343.81
736	3RD ST W	$1,015.50	$1,188.14	$1,354.48
645	1ST ST W	$1,075.00	$1,257.75	$1,433.84
502	1ST ST W	$1,137.50	$1,330.88	$1,517.20
719	1ST ST W	$1,144.00	$1,338.48	$1,525.87
528	1ST ST W	$1,332.50	$1,559.03	$1,777.29
631	RIVER ST	$1,550.00	$1,813.50	$2,067.39
708	2ND ST W	$1,625.00	$1,901.25	$2,167.43
636	3RD ST W	$1,685.00	$1,971.45	$2,247.45
513	1ST ST W	$1,732.00	$2,026.44	$2,310.14
705	1ST ST W	$1,742.50	$2,038.73	$2,324.15
527	RIVER ST	$1,900.00	$2,223.00	$2,534.22
535	2ND ST W	$1,905.00	$2,228.85	$2,540.89
512	2ND ST W	$2,145.00	$2,509.65	$2,861.00
640	RIVER ST	$2,160.00	$2,527.20	$2,881.01
520	1ST ST W	$2,185.00	$2,556.45	$2,914.35
727	1ST ST W	$2,311.00	$2,703.87	$3,082.41
521	2ND ST W	$2,437.50	$2,851.88	$3,251.14
604	3RD ST W	$2,700.00	$3,159.00	$3,601.26
201-203	ORANGE ST	$3,786.50	$4,430.21	$5,050.44
210	HICKORY ST	$4,278.00	$5,005.26	$5,706.00
212-212 1/2	COTTONWOOD	$4,361.00	$5,102.37	$5,816.70
520-522-524	2ND ST W	$4,545.00	$5,317.65	$6,062.12
534	RIVER ST	$4,930.00	$5,768.10	$6,575.63
520	RIVER ST	$5,342.00	$6,250.14	$7,125.16
526	RIVER ST	$5,430.00	$6,353.10	$7,242.53
712	1ST ST W	$6,775.00	$7,926.75	$9,036.50
700	3RD ST W	$6,792.50	$7,947.23	$9,059.84
644	3RD ST W	$7,499.50	$8,774.42	$10,002.84
200	COTTONWOOD	$7,781.00	$9,103.77	$10,378.30
541-547	2ND ST W	$8,196.00	$9,589.32	$10,931.62
532-534-538	3RD ST W	$9,040.00	$10,576.80	$12,057.55
201	HICKORY ST	$9,093.00	$10,638.81	$12,128.24
742-742 1/2	2ND ST W	$9,686.00	$11,332.62	$12,919.19
744	3RD ST W	$9,779.50	$11,442.02	$13,043.90
602	1ST ST W	$10,237.50	$11,977.88	$13,654.78
732-734-736	1ST ST W	$10,960.00	$12,121.20	$13,818.17
540	1ST ST W	$11,016.50	$12,889.31	$14,693.61
	MRL ROW	$11,200.00	$13,104.00	$14,938.56
800	3RD ST W	$12,970.00	$15,174.90	$17,299.99
540-540 1/2	2ND ST W	$13,076.50	$15,299.51	$17,441.44
732-734-736	1ST ST W	$20,625.00	$24,131.25	$27,509.63
738	1ST ST W	$25,960.00	$30,373.20	$34,625.45
800	3RD ST W	$42,350.00	$49,549.50	$56,486.43

RENTAL, MUTLIFAMILY AND COMMERCIAL PROPERTIES WHICH EXCEED THE $5000 THRESHHOLDFOR A 20 YEAR LOAN



WEST SIDE COTTONWOOD
LOOKING NORTH
LUNDQUIST PROPERTY

WEST SIDE COTTONWOOD
LOOKING SOUTH
LUNDQUIST PROPERTY

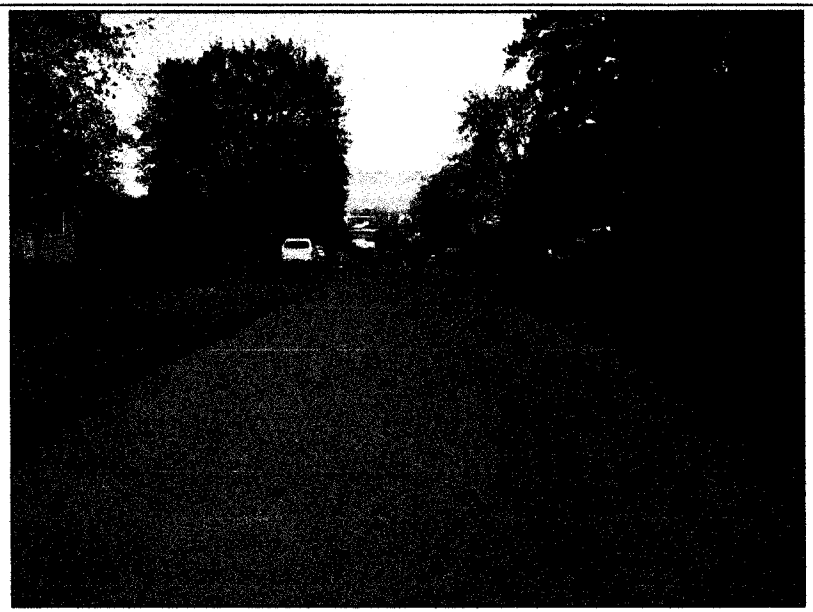


TOTAL COST $10,400
PER MONTH PAYMENT *

	1st	Last	Ave
8 YR	$201	$150	$181
12 YR	$156	$93	$125
20 YR	$114	$52	$83

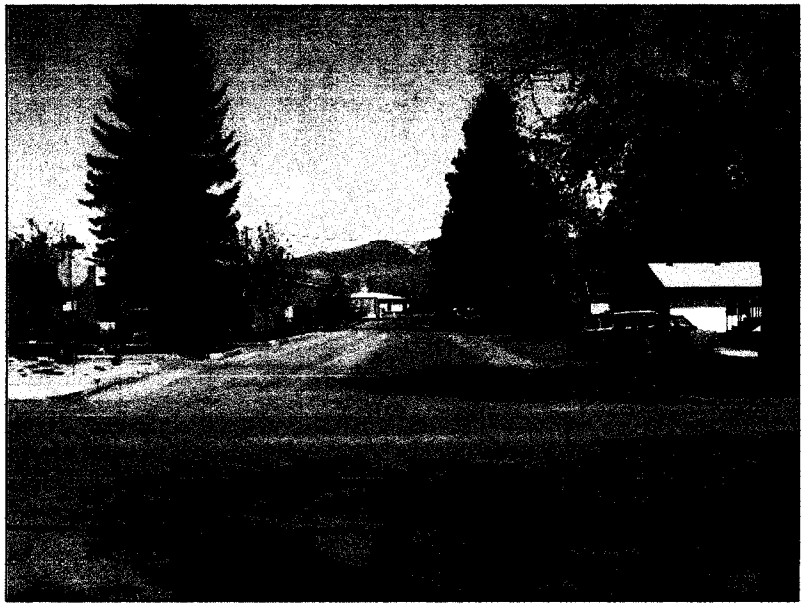
*these loans are simple interest therefore the payment is reduced as the principle is paid off.

TYPICAL ESTIMATED COST FOR THE INSTALLATION OF CURB AND SIDEWALK ON A BOTH FRONTAGES OF A CORNER LOT



200 BLK COTTONWOOD

100 BLK COTTONWOOD BUILT 2003



400 BLK WALNUT

600 BLK 2ND BUILT 2003

IMPROVED RIGHT-OF-WAY

vs

UNIMPROVED IN HICKORY AREA