

FINAL

NEWBRIDGE SPECIFIC PLAN

PUBLIC FACILITIES FINANCING PLAN

March 2020

Prepared for East Sacramento Ranch, LLC



4380 Auburn Boulevard
Sacramento, CA 95841

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Executive Summary

This Public Facilities Financing Plan (PFFP) presents a strategy to finance backbone infrastructure and other public facilities required to serve the proposed land uses in the NewBridge Specific Plan (NSP or project). The proposed PFFP is flexible to accommodate the development strategy of East Sacramento Ranch, LLC (Applicant/Developer) and assures Sacramento County (County) that the required facilities will be funded when necessary to serve the NSP. The potential funding mechanisms needed for the development of the NSP identified in this PFFP include existing fee programs, a proposed new NewBridge Specific Plan Fee (NSP Fee) program, the use of Mello-Roos bond financing, financing districts, and other funding mechanisms.

The PFFP is a companion document to the NSP Urban Services Plan (March 2020) and the NSP Fiscal Impact Analysis (July 2019).

NewBridge Specific Plan. The NSP is a proposed mixed-use residential community consisting of 3,075 residential uses, 500,000 square feet of non-residential uses and nearly half of the project (514.7 acres) is planned for park and open space uses. The project is proposed on a 1,095.3-acre site located between Kiefer Boulevard and Jackson Road, west of Sunrise Boulevard, immediately south of the Mather area.

Backbone Infrastructure Costs and Public Facility Improvement Costs. At buildout, the cost of backbone infrastructure needed to serve the NSP is approximately \$170.1 million (\$166.4 million and \$3.7 million for fee program formation/update costs) and parks are estimated to cost \$24.7 million (**Table 3**). The backbone infrastructure includes facilities needed for development of the project and a fair share allocation of the Jackson Corridor transportation improvements as defined by the Jackson Corridor Transportation Mitigation Strategy (**Appendix H-3**). Levels of service for public services and facilities in the NSP will meet or exceed Sacramento County standards. Backbone infrastructure cost estimates are contained in **Appendices A-G**.

Fee Programs. Backbone infrastructure costs are offset partially by \$17 million (**Exhibit C**) of reimbursements and credits from County and agency programs for public facilities (roads, water, sewer, storm drainage, park, and fire facilities). In some cases, revenues collected from existing fee programs will not be sufficient to cover the total cost of backbone infrastructure and public facilities required for the NSP. For this reason, the NewBridge Specific Plan Fee (NSP Fee) is intended to bridge funding gaps that may occur. Developers constructing backbone infrastructure required for a phase may receive fee credits and/or reimbursements for building more than their fair share of eligible improvements.

Additional NSP Plan Area Fee & Jackson Corridor Regional Roadway Fee Burden. The approximate net fee burden per market rate unit is \$49,597 for low density residential (LDR), \$47,331 for medium density residential (MDR), \$30,359 for high density residential (HDR), and \$25,331 for mixed use residential. The approximate net fee burden per square foot is \$51.60 for commercial and mixed use, and \$42.54 for office (**Table 28**).

Financing Districts. The NSP site is subject to existing special taxes and assessments. To implement the project, the NSP will be included in four new financing districts:

- NewBridge Infrastructure CFD;
- NewBridge Services/Maintenance District(s) (includes maintenance, transit and contributions to off-set fiscal shortfalls for libraries and roadway maintenance);
- Cordova Recreation and Park District Park Maintenance CFD; and
- Jackson Corridor Trails CFD.

Feasibility Analyses. This PFFP analyzes measures to evaluate the feasibility of the NSP including backbone infrastructure cost burden, fee burden, and annual tax burden. **Exhibits A, B, and C** demonstrate that backbone infrastructure is feasible because the project phases are funded by the proposed NewBridge Specific Plan Fee (NSP Fee), existing fee programs, the NewBridge Infrastructure Community Facilities District, financing districts, and/or owner equity contributions.

The total fee burden, including the NSP Fee and assuming the use of CFD funding, is approximately 20.3% of home value for LDR, 24.1% for MDR, 23.4% for HDR, and 21.6% for MU (**Table 26**). The proposed fee burden is higher than the industry standard of 20%, after included CFD funding. While the NSP is on the high end of feasibility in terms of fee burden, it can maintain an anticipated market driven competitive total tax rate of 1.8%.

Summary of Costs and Funding Sources. The costs and funding sources for three phases (Phase A, Phases A and B, and Buildout) of the NSP are shown in **Exhibits A, B, and C**, respectively.

Phase A

With buildout of Phase A, the costs outweigh the revenues by \$23.1 million overall, as shown in **Exhibit A**. The temporary shortfall will be funded by an owner equity contribution, formation of a CFD, or other funding source. The estimated construction proceeds from the Phase A CFD would be \$14.8 million (**Exhibit A**). Fee credits and reimbursements are shown.

Phases A and B

Under the combined buildout of Phases, A and B, there is a funding shortfall of \$10.2 million, as shown on **Exhibit B** that will be funded by an owner equity contribution, formation of a CFD, or other funding source. Estimated construction proceeds from a Phase A & B CFD would be \$29.6 million (**Exhibit B**). Additional proceeds from the CFD could be used to finance other eligible facilities. Fee credits and reimbursements are shown.

Buildout

At buildout of the NSP, all costs and funding sources balance and reimbursements are applied. The NSP Fee and other existing fees cover all costs, as shown on **Exhibit C**. At buildout, the NSP Infrastructure CFD would generate \$38.2 million (**Exhibit C**) to provide reimbursement for eligible facilities.

If the MSCMP does not develop ahead of the NSP, there would be an additional cost (\$4.1 million in Phase A) for constructing the off-site BR Mather East Trunk Sewer.

Additional information to address project feasibility is contained in the NewBridge Development Agreement(s).

Exhibit A
NewBridge Public Facilities Financing Plan
Estimated Infrastructure and Source of Funding (Phase A)

	Estimated Costs	Potential Reimbursement/Finance Source				Funding	
		NSP Fee	Existing Fee Programs Credits	Reimbursement	TOTAL	Surplus	(Shortfall) ³
<i>Source</i>	<i>Table 3</i>	<i>Table 29</i>	<i>Various Tables²</i>				
Backbone Infrastructure							
Local Roadway	\$24,000,300	\$17,518,967	-	-	\$17,518,967	-	(\$6,481,333)
Transit Center	\$22,000	\$20,591	-	-	\$20,591	-	(\$1,409)
Jackson Corridor Regional Roadways	\$23,181,601	\$23,181,601	-	-	\$23,181,601	-	-
Cross Jurisdictional Improvements	\$534,242	\$534,184	-	-	\$534,184	-	(\$58)
Sanitary Sewer	\$10,793,000	\$1,900,638	\$2,635,601	-	\$4,536,239	-	(\$6,256,761)
Storm Drainage	\$9,177,000	\$3,995,518	\$1,310,000	-	\$5,305,518	-	(\$3,871,482)
Potable Water	\$12,330,000	\$3,741,092	\$5,869,000	-	\$9,610,092	-	(\$2,719,908)
Trails (Local and Regional)	\$4,260,000	\$4,493,680	\$0	-	\$4,493,680	\$233,680	-
NSP Fee Program Formation/Update	\$1,374,216	\$1,374,216	-	-	\$1,374,216	-	-
Subtotal Backbone Infrastructure Costs	\$85,672,358	\$56,760,487	\$9,814,601	\$0	\$66,575,087	\$233,680	(\$19,330,950)
Public Facilities							
Parks - Neighborhood	\$6,400,352	-	\$4,738,593	-	\$4,738,593	-	(\$1,661,759)
Parks - Community	\$8,160,081	-	\$6,041,433	-	\$6,041,433	-	(\$2,118,648)
Fire	\$1,334,488	-	\$1,334,488	-	\$1,334,488	-	-
Sheriff	-	-	-	-	-	-	-
Library	\$954,850	-	\$954,850	-	\$954,850	-	-
Schools	\$14,201,757	-	\$14,201,757	-	\$14,201,757	-	-
Subtotal Public Facilities	\$31,051,528	\$0	\$27,271,121	\$0	\$27,271,121	\$0	(\$3,780,407)
Total Phase A	\$116,723,886	\$56,760,487	\$37,085,722	\$0	\$93,846,209	\$233,680	(\$23,111,357)
Phase A CFD Revenues¹		\$14,770,377					

Footnotes:

¹CFD funds can be used to finance any authorized facilities.

²Fees by facility and phases are included in Table 10 (Sewer), Table 13 (Storm Drainage), Table 16 (Water), and Table 22 (Parks).

³Shortfall in the development phase illustrates the carry cost associated with that phase and any previously developed phase(s).

Exhibit B
NewBridge Public Facilities Financing Plan
Estimated Infrastructure and Source of Funding (Phase A & B)

	Estimated Costs	Potential Reimbursement/Finance Source				Funding	
		NSP Fee	Existing Fee Programs Credits	Reimbursements	TOTAL	Surplus	(Shortfall) ³
<i>Source</i>	<i>Table 3</i>	<i>Table 29</i>	<i>Various Tables²</i>				
Backbone Infrastructure							
Local Roadway	\$39,492,900	\$33,348,600	-	-	\$33,348,600	-	(\$6,144,300)
Transit Center	\$22,000	\$38,238	-	-	\$38,238	\$16,238	-
Jackson Corridor Regional Roadways	\$44,641,517	\$44,641,517	-	-	\$44,641,517	-	-
Cross Jurisdictional Improvements	\$1,028,739	\$1,028,695	-	-	\$1,028,695	-	(\$44)
Sanitary Sewer	\$11,722,000	\$3,923,588	\$5,165,309	-	\$9,088,897	-	(\$2,633,103)
Storm Drainage	\$10,088,000	\$7,645,100	\$1,362,000	-	\$9,007,100	-	(\$1,080,900)
Potable Water	\$15,177,000	\$7,745,797	\$7,099,000	-	\$14,844,797	-	(\$332,203)
Trails (Local and Regional)	\$8,443,488	\$9,225,819	\$0	-	\$9,225,819	\$782,331	-
NSP Fee Program Formation/Update	\$2,666,689	\$2,666,689	-	-	\$2,666,689	-	-
Subtotal Backbone Infrastructure Costs	\$133,282,332	\$110,264,043	\$13,626,309	\$0	\$123,890,351	\$798,569	(\$10,190,550)
Public Facilities							
Parks - Neighborhood	\$8,072,086	-	\$8,072,086	-	\$8,072,086	-	-
Parks - Community	\$11,211,241	-	\$11,211,241	-	\$11,211,241	-	-
Fire	\$2,779,266	-	\$2,779,266	-	\$2,779,266	-	-
Sheriff	-	-	-	-	-	-	-
Library	\$1,961,952	-	\$1,961,952	-	\$1,961,952	-	-
Schools	\$29,523,815	-	\$29,523,815	-	\$29,523,815	-	-
Subtotal Public Facilities	\$53,548,360	\$0	\$53,548,360	\$0	\$53,548,360	\$0	\$0
Total Phase A & B	\$186,830,692	\$110,264,043	\$67,174,669	\$0	\$177,438,712	\$798,569	(\$10,190,550)
Phase A & B CFD Revenues¹		\$29,628,682					

Footnotes:¹CFD funds can be used to finance any authorized facilities.²Fees by facility and phases are included in Table 10 (Sewer), Table 13 (Storm Drainage), Table 16 (Water), and Table 22 (Parks).³Shortfall in the development phase illustrates the carry cost associated with that phase and any previously developed phase(s).

Exhibit C
NewBridge Public Facilities Financing Plan
Estimated Infrastructure and Source of Funding (Buildout)

	Estimated Costs	Potential Reimbursement/Finance Source				Funding	
		NSP Fee	Existing Fee Programs Credits	Reimbursements	TOTAL	Surplus	(Shortfall) ³
<i>Source</i>	<i>Table 3</i>	<i>Table 29</i>	<i>Various Tables²</i>				
Backbone Infrastructure							
Local Roadway	\$48,543,300	\$48,543,300	-	-	\$48,543,300	-	-
Transit Center	\$65,000	\$65,000	-	-	\$65,000	-	-
Jackson Corridor Regional Roadways	\$62,733,442	\$62,733,442	-	-	\$62,733,442	-	-
Cross Jurisdictional Improvements	\$1,445,595	\$1,445,595	-	-	\$1,445,595	-	-
Sanitary Sewer	\$13,192,000	\$4,861,000	\$6,643,745	\$1,687,255	\$13,192,000	-	-
Storm Drainage	\$12,149,000	\$10,623,000	\$1,526,000	-	\$12,149,000	-	-
Potable Water	\$16,890,000	\$9,791,000	\$7,099,000	-	\$16,890,000	-	-
Trails (Local and Regional)	\$11,373,373	\$11,373,373	\$0	-	\$11,373,373	-	-
NSP Fee Program Formation/Update	\$3,701,556	\$3,701,556	-	-	\$3,701,556	-	-
Subtotal Backbone Infrastructure Costs	\$170,093,266	\$153,137,266	\$15,268,745	\$1,687,255	\$170,093,266	\$0	\$0
Public Facilities							
Parks - Neighborhood	\$9,457,237	-	\$9,457,237	-	\$9,457,237	-	-
Parks - Community	\$15,255,803	-	\$15,255,803	-	\$15,255,803	-	-
Fire	\$3,900,473	-	\$3,900,473	-	\$3,900,473	-	-
Sheriff	-	-	-	-	-	-	-
Library	\$2,451,522	-	\$2,451,522	-	\$2,451,522	-	-
Schools	\$36,986,733	-	\$36,986,733	-	\$36,986,733	-	-
Subtotal Public Facilities	\$68,051,768	\$0	\$68,051,768	\$0	\$68,051,768	\$0	\$0
Total	\$238,145,034	\$153,137,266	\$83,320,513	\$1,687,255	\$238,145,034	\$0	\$0
Build Out CFD Revenues¹		\$38,170,294					

Footnotes:¹CFD funds can be used to finance any authorized facilities.²Fees by facility and phases are included in Table 10 (Sewer), Table 13 (Storm Drainage), Table 16 (Water), and Table 22 (Parks).³Shortfall in the development phase illustrates the carry cost associated with that phase and any previously developed phase(s).

1. Introduction

Purpose of Public Facilities Financing Plan

This Public Facilities Financing Plan (PFFP) presents a plan to finance backbone infrastructure and other public facilities required to serve the proposed land uses in the NewBridge Specific Plan (NSP or project). This PFFP is flexible to accommodate the development plans of the NSP developers/builders and assures Sacramento County (County) that the required facilities will be funded when necessary. The potential funding mechanisms needed for the development of the NSP identified in this PFFP include existing fee programs, a proposed NewBridge Specific Plan Fee (NSP Fee) Fee program, the use Fee), use of Mello-Roos bond financing, financing districts, and other funding mechanisms. The funding strategies presented limit potential risk or impact to the County taxpayer, as well as address the Developer's interest in cost-effective services and facilities.

Companion Documents

Several documents work in tandem with this PFFP to provide information regarding the implementation of the NSP:

- **NewBridge Specific Plan (NSP).** The NSP (February 2020) describes the land use and regulatory framework for development and implementation of the NSP.
- **NSP Fiscal Impact Analysis (FIA).** The NSP FIA (July 2019) is an analysis that examines whether the revenues projected from the proposed NSP to the County General Fund and other related funds will adequately cover the costs of delivering services to the project.
- **NSP Urban Services Plan (USP).** The NSP USP (March 2020) outlines the method by which urban and municipal services are provided to the NSP and funded by the County and other service providers. The USP presents service cost and revenue information, demonstrates that the project is cost neutral to the County and that it will not adversely affect the fiscal resources of the County.

Document Organization

The PFFP contains the following information:

- **Section 1 Introduction** includes an introduction to the PFFP.
- **Section 2 NewBridge Specific Plan** summarizes proposed land uses and phases of the NSP.
- **Section 3 Backbone Infrastructure and Public Facility Improvement Costs** describes the backbone infrastructure and public facilities necessary to serve the development of the project.

- **Section 4 Funding Strategy** identifies funding sources that will be used to fund facilities.
- **Section 5 Tax Burden** reviews the preliminary maximum special tax rates and corresponding bonding capacity for capital facilities after the inclusion of the NewBridge Services/Maintenance District(s) and Jackson Corridor Trails CFD.
- **Section 6 Implementation** reviews implementation considerations for the PFFP.
- **Section 7 Conclusion** describes the costs and funding for Phase A, Phases A and B, and Buildout.

The following technical appendices include cost estimates, technical information, and exhibits in support of the PFFP:

Appendix A:	Cost Estimates - By Phase and Topic
Appendix B:	Cost Estimates - Regional Roadways
Appendix C:	Cost Estimates - Local Roadways
Appendix D:	Cost Estimates - Water Infrastructure
Appendix E:	Cost Estimates - Drainage Infrastructure
Appendix F:	Cost Estimates - Sewer Infrastructure
Appendix G-1:	Cost Estimates - Local Trails
Appendix G-2:	Cost Estimates - Transit
Appendix H:	Transportation Financial Obligations Technical Memorandum, November 2019
Appendix I:	NewBridge Transit Cost Analysis, DKS Associates, November 2019
Appendix J:	South Sacramento Habitat Conservation Plan Fee Calculation, November 2019

Information Sources

General Plan Policy LU-13 requires a PFFP include a public facilities infrastructure master plan describing required major infrastructure improvements necessary to support proposed developments, and present a detailed plan for the phasing of capital improvements and identify the extent, timing and estimated costs of infrastructure. In order to fulfill this requirement, preparation of this PFFP relies on the following information:

- Land use designations, project description, and project phasing information as shown in the Draft NewBridge Specific Plan/Development Standards/Design Guidelines (July 2018);
- NSP backbone infrastructure cost estimates (August 2019) prepared by MacKay & Soms (Appendices A-G);
- Roadway infrastructure cost and phasing information contained in the Jackson Corridor Traffic Study Cost Estimates prepared by Mark Thomas & Company, Inc.;

- Jackson Corridor Traffic Study and NewBridge Traffic Study, prepared by DKS Associates;
- Drainage infrastructure facilities and phasing as described and shown in the NewBridge Specific Plan Storm Drainage Master Plan (May 2016) and Errata (March 2017) prepared by MacKay & Soms;
- Sewer infrastructure facilities and phasing as described and shown in the NewBridge Specific Plan Sanitary Sewer Study (April 2014) prepared by MacKay & Soms;
- Water infrastructure facilities and phasing as described and shown in the NewBridge Specific Plan Water Supply Master Plan (May 2013) prepared by MacKay & Soms;
- South Sacramento Habitat Conservation Plan (SSHCP) (2018) and SSHCP Fee Estimate for the NewBridge Specific Plan (Nov 2019);
- Sacramento County Transportation Development Fee Program (February 2019);
- Public facilities planning information and technical information provided by the Sacramento Regional Parks Department, Sacramento Metropolitan Fire District, Elk Grove Unified School District, Sacramento County Sheriff, Sacramento County Public Library Authority, Sacramento Municipal Utility District, and the Cordova Recreation and Park District;
- NewBridge Fiscal Impact Analysis (July 2019) prepared by Goodwin Consulting Group;
- NewBridge Specific Plan Draft Environmental Impact Report (EIR) (July 2018);
- Draft Development Agreement between County of Sacramento and East Sacramento Ranch, LLC, Relative to the NewBridge Specific Plan (November 2019); and
- County fee program data.

2. NewBridge Specific Plan

The NSP is located in the Vineyard community of southeastern Sacramento County, on the Jackson Highway corridor. The 1,095.3-acre NSP is bounded by Kiefer Boulevard on the north, Sunrise Boulevard on the east, and Jackson Road on the south. The western boundary of the NSP is approximately 2,000 feet west of Eagles Nest Road. The NSP is approximately fifteen miles from downtown Sacramento via Jackson Road or Sunrise Boulevard to Highway 50. The City of Rancho Cordova is located east of the NSP, across Sunrise Boulevard.

Nearly all of the NSP is owned by East Sacramento Ranch, LLC (Applicant/Developer) and Vulcan Materials/Triangle Rock. Urban uses are not proposed for the 105.4-acre area (Parcel W-90) in the southwest portion of the NSP that has multiple landowners. The Sacramento Rendering Company (SRC) facility is currently located in the northeast portion of the site.

Land Use

The NSP is a proposed mixed-use residential community consisting of 3,075 residential units in a variety of housing types and densities. Approximately 500,000 square feet of non-residential uses include community commercial, mixed-use, and office. Open space and park uses account for nearly half of the NSP and include open space preserve, multi-use area for drainage with open space and trails, Folsom South Canal, landscape parkways with trails, and parkland in several park sites.

Public services include an elementary school site, fire station, sewer lift station, electric facility, and roadway right of way. Approximately 105.4 acres of the site located west of Eagles Nest Road designated agriculture not proposed for development. Land uses are shown on **Figure 1** and listed on the land use summary in **Table 1**.

Population Assumptions

The projected population for the NSP is 8,238 residents, as shown in **Table 2**.

Buildout and Phasing Plan

The NSP is anticipated to build out over a 10 to 20-year period. The NSP is planned in four phases (A-D), as shown in **Figure 2**. Phasing and construction of the project will begin with Phase A, located immediately south of Kiefer Boulevard, and proceed in a southerly direction toward Jackson Road. The NSP will build out over an extended period of time in four phases, as shown in **Figure 2**. Phase D is 105.4 acres and is not proposed for development. The phasing plan is designed for improvements in each phase to support development in compliance with County policies and standards.

Figure 1
Land Use Plan



Table 1
NewBridge Public Facilities Financing Plan
Land Use Summary

	Phase A			Phase B			Phase C			Total at Build Out ¹		
	Acres	Units	Sq. Ft.	Acres	Units	Sq. Ft.	Acres	Units	Sq. Ft.	Acres	Units	Sq. Ft.
Developable												
Residential												
Low Density (LDR)	87.3	455	-	113.3	529	-	23.6	140	-	224.2	1,124	-
Medium Density (MDR)	52.7	440	-	32.4	265	-	21.4	175	-	106.5	880	-
High Density (HDR)	10	241	-	19.9	485	-	7.4	185	-	37.3	911	-
Mixed Use (MU) ²	-	-	-	-	-	-	4.6	160	-	4.6	160	-
Subtotal Residential	150.0	1,136	-	165.6	1,279	-	57.0	660	-	372.6	3,075	-
Non-Residential												
Commercial (C and MU) ²	9.1	-	120,000	-	-	-	18.0	-	200,000	27.1	-	320,000
Office (O)	-	-	-	-	-	-	13.8	-	180,000	13.8	-	180,000
Subtotal Non-Residential	9.1	-	120,000	-	-	-	31.8	-	380,000	40.9	-	500,000
Total Developable	159.1	1,136	120,000	165.6	1,279	-	88.8	660	-	413.5	3,075	500,000
Non-Developable												
Parks (P)	24.9	-	-	7.8	-	-	8.6	-	-	41.3	-	-
Open Space (OS)	379.3	-	-	66.1	-	-	28.0	-	-	473.4	-	-
Public/Quasi-Public (P/QP)	11.9	-	-	0.5	-	-	1.4	-	-	13.8	-	-
Agriculture	-	-	-	-	-	-	-	-	-	105.4	-	-
Roadways	20.0	-	-	22.4	-	-	5.5	-	-	47.9	-	-
Subtotal Non-Developable	436.1	-	-	96.8	-	-	43.5	-	-	681.8	-	-
Total Project Land Uses	595.2	1,136	120,000	262.4	1,279	-	132.3	660	-	1,095.3	3,075	500,000

Source: NewBridge Specific Plan, February 2020.

Footnotes:

¹Includes 105.4 acres of agriculture land in Phase D.

²Includes the mixed use (MU) site of 11.4 acres. 6.8 acres and 130,000 sq.ft. are accounted for in the commercial development category. The remaining 4.6 acres are included in the mixed use (MU) category in the residential category. A portion of the acreage is included in the MU category to account for the 160 residential units

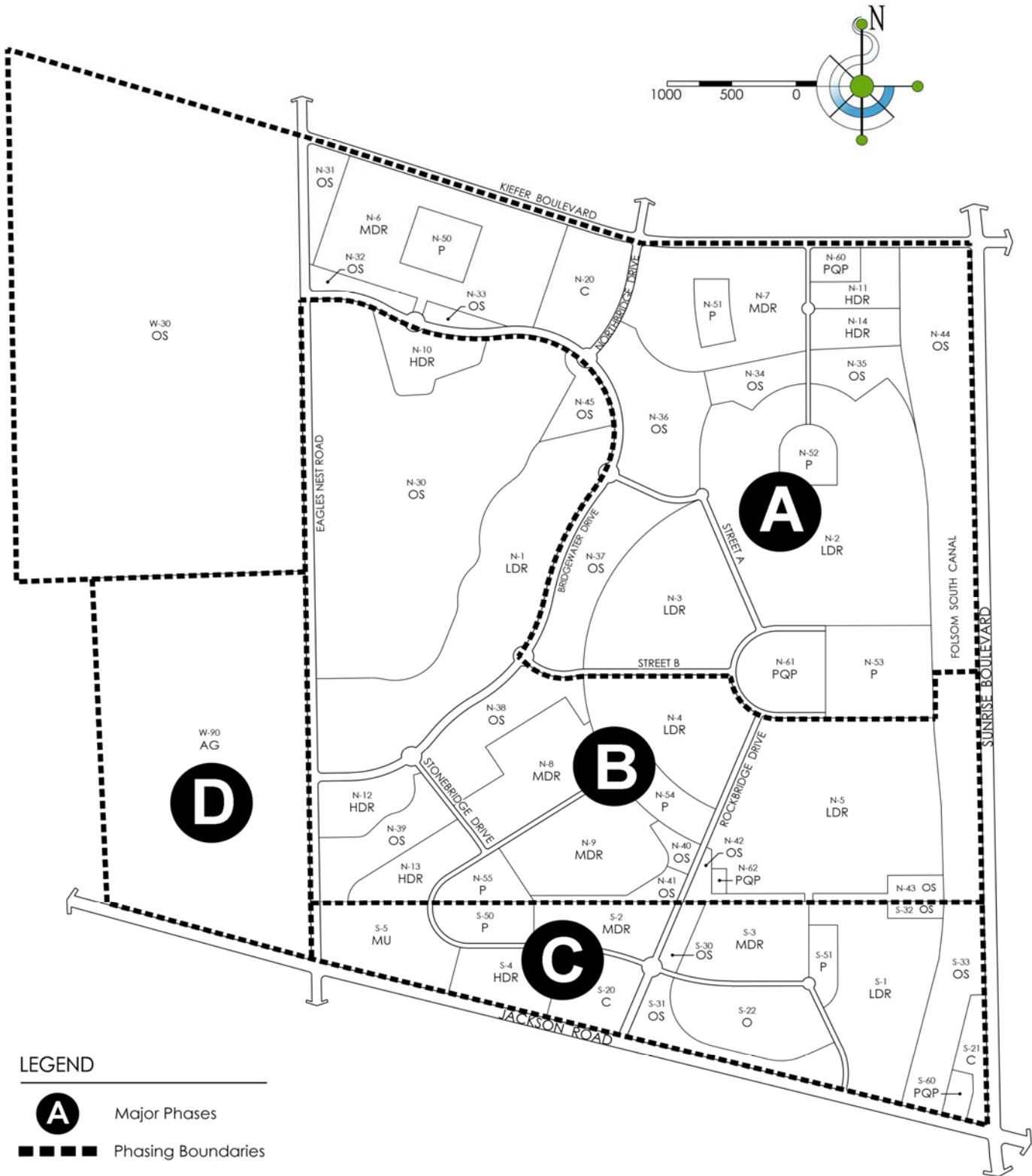
Table 2
NewBridge Public Facilities Financing Plan
Estimated Project Population

	Units	Persons Per Household ¹	Residents
Residential Land Uses			
Low Density (LDR)	1,124	2.84	3,192
Medium Density (MDR)	880	2.84	2,499
High Density (HDR)	911	2.38	2,167
Mixed Use (MU)	160	2.38	381
Total Residents	3,075		8,239

Footnotes:

¹Household size from the NewBridge Specific Plan, Table 6-2.

Figure 2
Phasing Plan



3. Backbone Infrastructure and Public Facility Improvement Costs

Backbone infrastructure and public facilities located within the boundaries of the NSP, or that are the construction or financing requirement of the NSP, include the following:

Backbone Infrastructure	Public Facilities
On-site Local Roadway Facilities	Open Space
Transit	Parks
Jackson Corridor Regional Roadway Facilities	Schools
Other Regional Roadways	Fire Protection
Sanitary Sewer	Law Enforcement
Storm Drainage	Library
Potable Water	
Trails	

This section describes the backbone infrastructure and public facilities improvements needed to serve the NSP, lists estimated costs, and identifies funding sources. The total backbone infrastructure and public facilities cost for the NSP is \$194.8 million (**Table 3**).

Backbone Infrastructure Costs. The total estimated backbone infrastructure cost at buildout is \$170.1 million (\$166.4 million and \$3.7 million for fee program formation/update costs) as detailed in **Table 3**. Of this total cost, approximately \$85.7 million will be incurred in Phase A, \$47.6 million in Phase B and \$36.8 million in Phase C.

Cost estimates for the NSP backbone infrastructure are contained in **Appendices A-G**. Additional detail regarding the extent of improvements (e.g. roadway geometry, lanes, etc.) is included in **Appendix A**.

Public Facilities Costs. The total estimated public facilities cost at buildout is \$24.7 million as detailed in **Table 3**. Of this total, approximately \$14.6 million will be incurred in Phase A, \$4.7 million in Phase B and \$5.4 million in Phase C. Fire, sheriff, library, and school facilities will not be constructed by the development. Funding for these improvements is provided by existing fee programs. The cost estimates include an estimated \$3.7 million to form and update the NSP Fee (PFFP Section 4) and create special financing districts.

Backbone infrastructure and public facility phasing provided in this PFFP is designed to both accommodate the Applicant’s development strategy and provide construction of the required facilities when necessary to serve the NSP. Development thresholds that trigger specific improvements will be defined in the NewBridge Development Agreements (DA) and conditions of approval. All roadways and intersections that NewBridge is responsible for are included in this section and follow all mitigation according to SacDOT’s “NewBridge Specific Plan Conditions of Approval”. As development occurs, it is likely that the County will process subdivision maps. Consistent with the DA, each tentative map will be conditioned to provide specific infrastructure or public facilities either through financial contributions or construction requirements.

Table 3
NewBridge Public Facilities Financing Plan
NSP Infrastructure/Public Facilities- Cost Estimate Summary

	Total Cost Estimate			
	Phase A	Phase B	Phase C	Buildout
NSP INFRASTRUCTURE				
Local Roadway ²	\$24,000,300	\$15,492,600	\$9,050,400	\$48,543,300
Transit Center ²	\$22,000	\$0	\$43,000	\$65,000
Jackson Corridor Regional Roadway ¹	\$23,181,601	\$21,459,916	\$18,091,925	\$62,733,442
Cross Jurisdictional Improvements	\$534,242	\$494,497	\$416,856	\$1,445,595
Sanitary Sewer ²	\$10,793,000	\$929,000	\$1,470,000	\$13,192,000
Storm Drainage ²	\$9,177,000	\$911,000	\$2,061,000	\$12,149,000
Potable Water ²	\$12,330,000	\$2,847,000	\$1,713,000	\$16,890,000
Local Trails ²	\$1,940,000	\$2,869,000	\$1,364,000	\$6,173,000
Regional Trails ^{1,7}	\$2,320,000	\$1,314,488	\$1,565,885	\$5,200,373
NSP Fee Program Formation/Update ⁵	\$1,372,944	\$1,291,303	\$1,033,881	\$3,698,128
Total NSP Backbone Infrastructure	\$85,671,087	\$47,608,804	\$36,809,947	\$170,089,838
PUBLIC FACILITIES				
Neighborhood Parks ³	\$6,400,352	\$1,671,734	\$1,385,151	\$9,457,237
Community Parks ⁴	\$8,160,081	\$3,051,161	\$4,044,562	\$15,255,803
Subtotal Parks	\$14,560,433	\$4,722,894	\$5,429,713	\$24,713,040
Fire	N/A ⁶	N/A ⁶	N/A ⁶	N/A ⁶
Sheriff	N/A ⁶	N/A ⁶	N/A ⁶	N/A ⁶
Library	N/A ⁶	N/A ⁶	N/A ⁶	N/A ⁶
Schools	N/A ⁶	N/A ⁶	N/A ⁶	N/A ⁶
Total Public Facilities	\$14,560,433	\$4,722,894	\$5,429,713	\$24,713,040
Total Project Improvements	\$100,231,520	\$52,331,698	\$42,239,660	\$194,802,878

Source: NewBridge Cost Estimates, MacKay & Soms November 2019 (Appendix A through H).

Footnotes:

¹Estimate include contingencies and soft costs based on individual estimate sheets.

²Costs include 5% mobilization, 15% contingency and 15% soft costs.

³Assumes construction cost estimate of \$477,638 per acre for neighborhood parks from CRPD Park Impact Fee Nexus Study and escalated using October 2018 CCI.

⁴Assumes construction cost estimate of \$709,572 per acre for community parks from CRPD Park Impact Fee Nexus Study and escalated using October 2018 CCI.

⁵Fee program formation/update is estimated at 2.5% of net costs.

⁶No construction obligation, NSP is only required to pays fees.

⁷Includes wildlife crossings.

Backbone Infrastructure

Roadways

Backbone roadway facilities include thoroughfares and arterials (Jackson Road, Kiefer Boulevard, Eagles Nest Road and Sunrise Boulevard), and collectors (Bridgewater Drive, Northbridge Drive, Stonebridge Drive, Rockbridge Drive, etc.). Roadway improvements also include medians, enhanced crossings, bridges, road paving, signing and striping, joint trench, and signals. Backbone infrastructure does not include in-tract local residential street improvements in subdivisions, including primary residential streets, as these local residential street improvements will be funded privately by subdivision builders. Regional and Local Roadway facilities within the NSP are shown in **Figures 3 and 4**, respectively.

Roadways constructed and funded by the NSP consist of Regional Roadways (Jackson Corridor Regional Roadways & Other Regional Roadways) and Local Roadways. All roadways and intersections that the NSP is responsible for is included and follow all mitigations according to SacDOT's "NewBridge Specific Plan Conditions of Approval".

Regional Roadways

The NSP is responsible for funding and constructing Regional Roadways as described below. The NSP, Jackson Township, West Jackson, and Mather South projects are known, collectively, as the Jackson Corridor 4 Projects (JC4P). A traffic study analyzed the impacts the JC4P and identified mitigation measures applicable to each of the projects, including the NSP. Road segments and intersections included in the traffic analysis are defined as Regional Roadways in five categories:

1. Improvements included in the Sacramento County Transportation Development Fee (SCTDF) Program;
2. Functional Improvements (60 segments) that widen existing County roadways to minimum pavement width;
3. High capacity intersections (four locations) for intersections with high traffic demands that exceed the capacity of standard County intersections;
4. Improvements (two roadways and two intersections) not included in the SCTDF; and
5. Improvements located entirely within other jurisdictions or controlled by other jurisdictions.

Fair Share Determination

Each JC4P project, including the NSP, is responsible for funding its fair share of the costs for the identified mitigation improvements under each category. The fair share mitigation for the NSP regional traffic impacts was determined by two separate analyses.

- **Analysis 1: Fair Share Analysis of Regional Roadways included in the SCTDF Program.** The

Figure 3
Regional Roadways

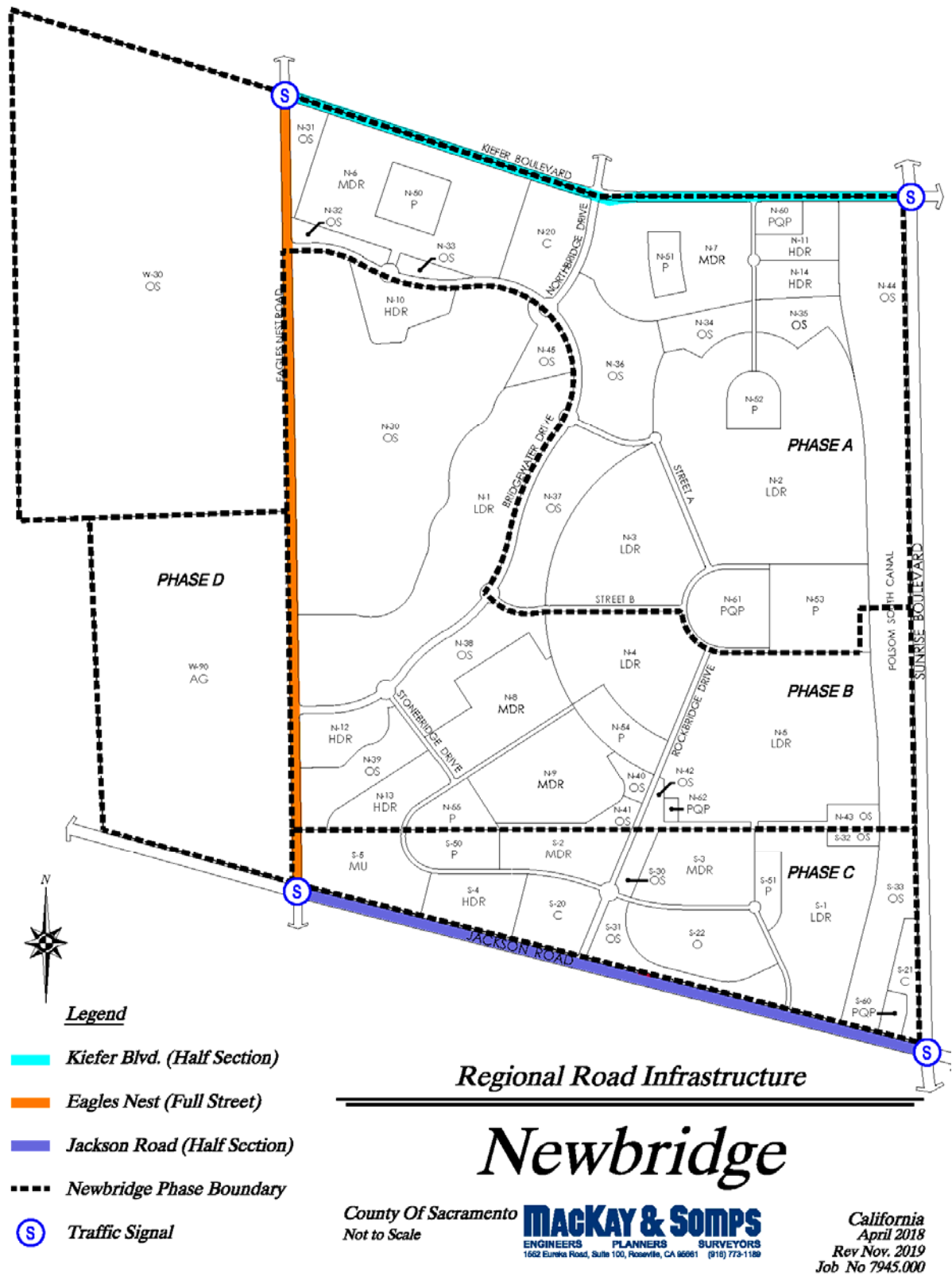
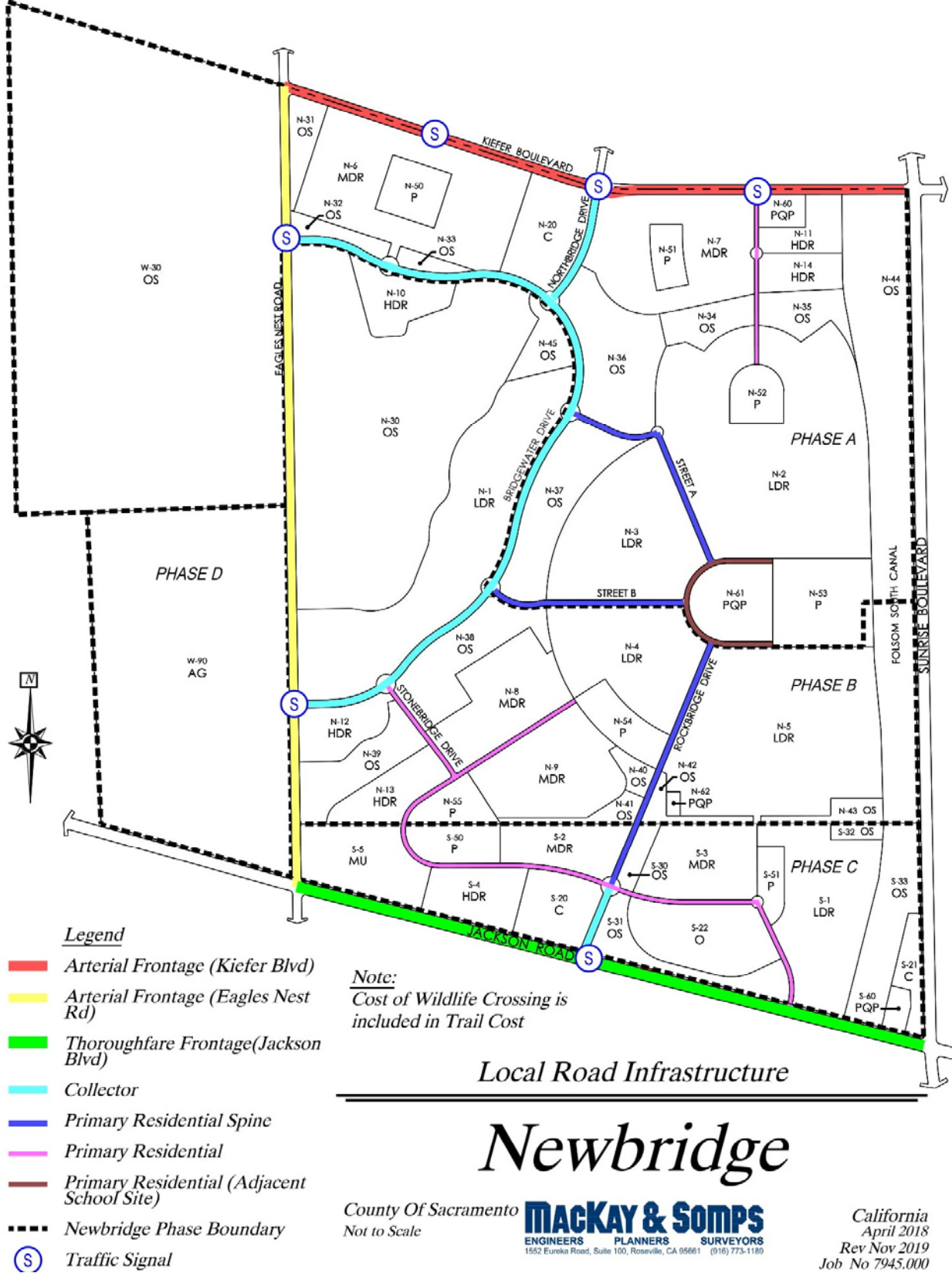


Figure 4
Local Roadways



first analysis, prepared by DKS associates analyzed the fair share obligation of the Regional Roadways in the NSP that overlap with the SCTDF, contained in **Appendix H-1**. This evaluation addresses Item 1 in the list above. The NSP fair share for road segments and intersections overlapping with the SCTDF is \$50.5 million or \$16,137 per dwelling unit equivalent (DUE), as described in **Appendix H-1**. Detailed cost estimates for the SCTDF-overlapping Regional Roadways are included in SCTDF Appendix I (February 2019). The total project cost provided in **Appendix H-1** of this PFFP includes a 6.4 percent adjustment over the costs included in SCTDF Appendix I. The overlap will result in a reduction in the SCTDF obligation applicable to development within the NSP.

- **Analysis 2: Fair Share Analysis of Non-SCTDF Regional Roadways:** Cost estimates and fair share calculations to address Items 2, 3, and 4 in the list above are located in **Appendix H-2** (Sacramento County). Supporting documentation for Item 5 is in the above list in contained in **Appendix H-1**. The fair share analysis is based on cost estimates (Mark Thomas, May 29, 2016) inflated by 51 percent to account for inflation between 2016 and 2019.

Regional Roadways Plan Area Fee Component

Funding Obligation. The Regional Roadways Plan Area Fee will fund NSP's fair share obligations of the larger Jackson Corridor roadway system (Existing plus Project (E+P), Cumulative plus Project (E+P), Existing + Jackson Projects (E+JC4P), and Cumulative plus Jackson Projects (C+ JC4P) traffic impact mitigation. Revenue generated will be used for improvements to be constructed by developers and the County for mitigation of traffic impacts identified in the traffic analysis. Descriptions of the improvements in the Regional Roadways Plan Area Fee component and NSP's fair share (**Appendix H**) and the costs by component are summarized below:

Component	NSP Fair Share
Improvements included in the SCTDF Program	\$50,496,463
Non-SCTDF Overlapping Regional Roadways	\$269,409
Functionality Improvements	\$10,963,556
High Capacity Intersections	\$1,004,003
Total	\$62,733,442

Construction Obligation. On July 23, 2019, the County Board of Supervisors adopted the Jackson Corridor Development Projects Transportation Mitigation Strategy (Strategy) contained in **Appendix H-3**. The Strategy establishes the methodology to deliver the JC4P Regional Roadways. The methodology allocates approximately 80 percent of the funds generated by the Regional Roadways Plan Area Fee for constructing improvements and 20 percent for other regional roadway improvements to address unforeseen issues and needed improvements.

Based on the methodology described in the Strategy, the County's Dynamic Implementation Tool (Tool) will be used to identify the specific transportation improvements necessary for increments of development. For the purposes of this PFFP, improvements that will likely be required for each phase of NSP development are based on the improvements required in the NSP Draft EIR, as shown in

tables on pages H-10 through H-17 of **Appendix H**.

NewBridge Specific Plan Phase A DUE Calculation					
LAND USE	DU/KSF/AC		DUE RATE		DUE
Residential – LDR(DU) ¹	455	x	1	=	455.0
Residential – MDR(DU) ¹	440	x	1	=	440.0
Residential – HDR(DU) ¹	241	x	0.57	=	137.4
Commercial (KSF) ¹	120,000	x	0.00109	=	130.8
Existing Rendering Plant Credit (DUE) ³					-6.8
Total DUE for Phase A					1,156
Total Revenue for Phase A	1,156	x	\$ 20,048	=	\$ 23,181,601
Specific Plan Phase A Fee and Build Obligation					
80% Phase A Improvement Funding Goal	\$ 23,181,601	x	80%	=	\$ 18,545,281
20% Phase A Flexible Fund Goal	\$ 23,181,601	x	20%	=	\$ 4,636,320
NewBridge Specific Plan Phase A Proposed Improvements to Fulfill Build Obligation					
Regional Roadway Projects ²					
Kiefer Blvd Widening - Eagles Nest Rd to W MS-1 (SCTDF 268)					\$ 355,680
Kiefer Blvd Widening- W MS-1 to Northbridge Dr (SCTDF 269)					\$ 1,111,500
Kiefer Blvd Widening – Northbridge Dr to E MS-1 (SCTDF 270)					\$ 259,350
Kiefer Blvd Widening – E MS-1 to Sunrise Blvd (SCTDF 271)					\$ 874,380
Eagles Nest Rd Widening-Kiefer Blvd to Bridgewater Drive(north)(SCTDF 76)					\$ 364,612
Sunrise Blvd & Kiefer Blvd (SCTDF 202)					\$ 3,973,378
Kiefer Blvd & W MS-1 (SCTDF 202)					\$ 2,310,263
Kiefer Blvd & Northbridge Dr (SCTDF 203)					\$ 2,122,760
Kiefer Blvd & E MS-1 (SCTDF 204)					\$ 2,149,360
Eagles Nest and Kiefer Blvd (SCTDF 59)					\$ 2,422,636
Eagles Nest and Bridgewater Dr (SCTDF 501)					\$ 2,124,696
					\$ 18,068,615
80% Phase A Improvement Fund					
Proposed Phase A Improvements					\$ 18,068,615
Future Phase A Improvements to be determined by Dynamic Implementation Tool					\$ 471,840
					\$ 18,545,281
20% Phase A Flexible Fund					\$ 4,636,320

Phase A Fee and Build Obligation Notes:

1. DUE rates per SCTDF Table G-1, DU totals from NewBridge Specific Plan Table 9-1.
2. See NewBridge Preliminary Backbone Infrastructure CIP cost estimates for detailed estimates.
3. Existing Rendering Plant Credits per Overlap TM. Total credits to be verified in the future.

NewBridge Specific Plan Phase B Due Calculation					
LAND USE	DU/KSF/AC		DUE RATE		DUE
Residential – LDR(DU) ¹	529	x	1	=	529
Residential – MDR(DU) ¹	265	x	1	=	265
Residential – HDR(DU) ¹	485	x	0.57	=	276.5
Total DUE for Phase B					1,070
Total Revenue for Phase B	1,070	x	\$ 20,048		\$ 21,459,916
NewBridge Specific Plan Phase B Fee and Build Obligation					
80% Phase B Improvement Funding Goal	\$ 21,459,916	x	80%		\$ 17,167,933
20% Phase B Flexible Fund Goal	\$ 21,459,916	x	20%		\$ 4,291,983
NewBridge Specific Plan Phase B Proposed Improvements to Fulfill Build Obligation					
Regional Roadway Projects ²					
Eagles Nest Road - N. Bridgewater to S.					\$ 2,057,952
Eagles Nest Road - S. Bridgewater to Jackson Road					\$ 509,054
Jackson Road - South Watt Ave to Hedge Ave					\$ 2,401,064
Jackson Road - Bradshaw road and Excelsior Road					\$ 2,673,304
Jackson Road and Eagles Nest Road					\$ 3,492,105
Eagles Nest Rd & Bridgewater Dr South					\$ 2,742,715
Jackson Road and Hedge Ave					\$ 1,391,933
Jackson Road and South Watt Ave					\$ 1,604,168
Jackson Road and Bradshaw Road					\$ 3,110,140
			Sub-Total		\$ 19,982,000
93% Phase B Improvement Fund					
Proposed Phase B Improvements					\$ 19,982,000
Future Phase B Improvements to be determined by Dynamic Implementation Tool					\$ 0
					\$ 19,982,000
7 % Phase B Flexible Fund					\$ 1,477,916

Phase B Fee and build Obligation Notes:

1. DUE rates per SCTDF Table G-1, DU totals from NewBridge Specific Plan Table 9-1

2. See NewBridge Preliminary Backbone Infrastructure CIP cost estimates for detailed estimates.

NewBridge Specific Plan Phase C DUE Calculation					
LAND USE	DU/KSF/AC		DUE RATE		DUE
Residential – LDR(DU) ¹	140	x	1	=	140
Residential – MDR(DU) ¹	175	x	1	=	175
Residential – HDR(DU) ¹	185	x	0.57	=	105.5
Commercial(SF) ¹	70,000	x	0.00109	=	76.3
Office(SF) ¹	180,000	x	0.00096	=	172.8
Mixed Use(SF) ²	130,000	x	0.00109	=	141.7
Mixed Use(DU) ²	160	x	0.57	=	91.2
Total DUE for Phase C					902
Total Revenue for Phase C	902	x	\$ 20,048	=	\$ 18,091,925
NewBridge Specific Plan Phase C Fee and Build Obligation					
80% Phase C Improvement Funding Goal	\$ 18,091,925	x	80%		\$ 14,473,540
20% Phase C Flexible Fund Goal	\$ 18,091,925	x	20%		\$ 3,618,385
NewBridge Specific Plan Phase C Proposed Improvements to Fulfill Build Obligation					
Regional Roadway Projects ³					
Jackson Road - Eagles Nest Road to Sunrise Blvd (251,252)					\$ 5,429,053
Jackson Road - Excelsior to Eagles Nest Road					\$ 1,759,291
Jackson Road & Sunrise Blvd (SCTDF 70)					\$ 4,271,354
Jackson Road & Rockbridge (SCTDF 500)					\$ 2,377,056
			Sub-Total		\$ 13,837,000
80% Phase C Improvement Fund					
Proposed Phase C Improvements					\$ 13,837,000
Future Phase C Improvements to be determined by Dynamic Implementation Tool					\$ 636,540
					\$ 14,473,540
20% Phase C Flexible Fund					
					\$ 3,618,385

Phase C Fee and Obligation Notes:

1. DUE rates per SCTDF Table G-1, DU totals from NewBridge Specific Plan Table 9-1
2. The following rates were assumed for Mixed Use:
 - a. 0.00109 DUE / SF, same as the commercial rate.
 - b. 0.57 DUE/DU, same as the HDR DUE rate.
3. See NewBridge Preliminary Backbone Infrastructure CIP cost estimates for detailed estimates.

To evaluate the portion of the fee revenues needed to deliver the list of improvements for each phase, the **Appendix H** tables include a calculation of the Regional Roadways Plan Area Fee for each phase. The percentage of the revenue needed for construction of the identified improvements is listed compared to the target 80 percent described in the Strategy.

Other Jurisdictions Plan Area Fee

The Other Jurisdictions Plan Area Fee will fund NSP's fair share obligation of Regional Roadways that are located entirely within other jurisdictions or under the control of other jurisdictions. NSP's fair share for Other Jurisdictions is described in **Appendix H-2** and summarized below. Per County policy, the Other Jurisdictions Plan Area Fee will be collected if the County and the applicable jurisdiction have an executed reciprocal funding agreement in place. Prior to the execution of such agreement, the Other Jurisdictions Plan Area Fee component for that jurisdiction will not be collected.

Jurisdiction	NSP Fair Share
City of Sacramento	\$270,538
City of Rancho Cordova	\$300,934
City of Elk Grove	\$585,600
CalTrans	\$288,522
Total	\$1,445,595

SCTDF Overlap

Most of the Regional Roadways identified by the SCTDF overlap are described in the Regional Roadways discussion above. The fair share of Regional Roadways that overlaps the SCTDF will be funded by the Regional Roadways Plan Area Fee, and credits will be applied to the SCTDF to account for funding of the overlapping roadway improvements, as well as trail improvements in the Plan Area Fee components.

SCTDF Fee Prior to Overlapping Funding Credits. Prior to applying the SCTDF overlap, the total NSP SCTDF fee (District 4) is \$59.3 million, or \$18,954 per DUE, as shown below. This would be the fee applicable to the NSP if the Regional Roadways Plan Area Fee and Trails Plan Area Fee did not include the overlapping improvements.

SCTDF per DUE - District 4	\$17,455
Transit Fee	\$1,068
Admin Fee	\$431
Total SCTDF Per DUE	\$18,954
Total SCTDF for NSP (\$18,954 x 3,129.23DUEs)	\$59,311,726

SCTDF (February 2019). District 4 fees adjusted by 6.4% to account for inflation.

SCTDF Fee With Overlapping Funding Credits. The following table describes the estimated SCTDF after Overlapping Regional Roadways and Trails Funding credits are applied.

SCTDF per DUE - District 4	\$17,454.99
Overlapping Regional Roadway Credit	(\$16,137.03)
Overlapping Trail Credit	(\$498.46)
Subtotal SCTDF Per DUE	\$819.50
Transit Fee	\$1,068.00
Overlapping Transit Credit	(\$8.00)
Admin Fee	\$430.91
Total SCTDF Per DUE	\$2,310.75
Total SCTDF for NSP (\$2,310.75 x 3,129.23 DUEs)	\$7,230,868.22

SCTDF (February 2019). District 4 fees adjusted by 6.4% to account for inflation.

Jackson Corridor Regional Roadways Improvement Costs and Fee Obligations

The cost of Regional Roadways to be constructed by NSP are shown in the tables above, detailed in **Appendix B** and summarized in the tables in **Appendix H**. In addition to constructing improvements, NSP is required to pay the Jackson Corridor Regional Roadways Plan Area Fee. The cost to construct Jackson Corridor Regional Roadways will be credited against the Jackson Corridor Regional Roadways Plan Area Fee (**Table 4**).

The NSP is also required to pay the Other Regional Roadways Plan Area Fee, a reduced SCTDF, and the Sacramento County Transportation Mitigation Fee (SCTMF - Measure A). The reduced SCTDF for the NSP (not including Admin or TIF) and SCTMF to be paid by NSP are estimated to be \$2.6 million and \$4.5 million, respectively (**Table 5**).

Local Roadways

Local Roadway Facilities will include the following:

- Regional Roadway Frontage— arterial and thoroughfare roads
- Local Roadway Facilities – collectors, primary residential streets

Backbone local roadways facilities includes thoroughfares and arterials (Jackson Road, Kiefer Boulevard, Eagles Nest Road and Sunrise Boulevard), and collectors (Bridgewater Drive, Northbridge Drive, Stonebridge Drive, Rockbridge Drive, etc.). Roadway improvements include medians, enhanced crossings, bridges, road paving, signing and striping, joint trench, curb, gutter, sidewalk, landscaping streetlights and signals.

Backbone infrastructure does not include in-tract subdivision improvements, including primary residential streets, as these local residential street improvements will be funded privately by builders.

Local Roadway facilities within the NSP are shown in **Figure 4**. Local Roadway Facilities will be constructed in phases as described below:

Local Roadway Facilities - Phase A

- Eagles Nest Road frontage from Kiefer Boulevard to Bridgewater Drive (North)
- Kiefer Boulevard frontage from Eagles Nest Road to Sunrise Boulevard
- Northbridge Drive from Kiefer Boulevard to Bridgewater Drive
- Bridgewater Drive (North) from Eagles Nest Road to Street B
- Primary Residential street around school site (Parcel N-61)
- Primary residential street from Kiefer Boulevard to Parcel N-52
- Street A
- Street B
- Kiefer Boulevard/Eagles Nest Road Intersection frontage

Table 4
NewBridge Public Facilities Financing Plan
Regional Roadways - Cost Estimate Summary

	Source	Total Cost Estimate			
		Phase A	Phase B	Phase C	Buildout
Jackson Corridor Regional Roadways ¹					
Roadways	Appendix B	\$2,965,522	\$7,641,000	\$7,188,344	\$17,794,866
Intersections	Appendix B	\$15,103,093	\$12,341,000	\$6,648,410	\$34,092,503
Flex Fund (future improvements to be determined)	Appendix H	\$5,112,986	\$1,477,916	\$4,255,171	\$10,846,073
Subtotal Regional Roadways		\$23,181,601	\$21,459,916	\$18,091,925	\$62,733,442
Total Jackson Corridor Regional Roadways (NSP Fee Program) ⁴		\$23,181,601	\$21,459,916	\$18,091,925	\$62,733,442
Cross Jurisdictional Improvements					
Cross Jurisdictional Improvements ³	Appendix H	\$534,242	\$494,497	\$416,856	\$1,445,595
Total Credit/Reimbursement		\$534,242	\$494,497	\$416,856	\$1,445,595
Total Cross Jurisdictional Improvements (NSP Fee Program)		\$534,242	\$494,497	\$416,856	\$1,445,595

Source: NewBridge Cost Estimate (Appendix B & H) and NewBridge Specific Plan - Transportation Financial Obligation Technical Memo dated November 2019.

Footnotes:

¹Regional Road Facilities include contingencies/soft costs in individual estimate sheets.

²The Regional Roadway (NSP Obligation) is the sum of the Fair Share of Improvements included in the SCTDF (\$50,496,463), Functionality Improvements Fair Share (\$10,963,556), High Capacity Intersections Fair Share (\$1,004,003), Other Improvements not included in the SCTDF Fair Share (\$269,409). See Appendix H for a detailed analysis of the NewBridge Regional Roadways Fair Share.

³Cross Jurisdictional Improvements have been spread across the three phases using DUEs.

Table 5
NewBridge Public Facilities Financing Plan
Existing Regional Roadway Fees

	Total	LDR	Residential MDR	HDR	MU	Non-Residential C & MU	Office
Acres	413.5	224.2	106.5	37.3	4.6	27.1	13.8
Units	3,075	1,124	880	911	160	-	-
Square Feet	500,000	-	-	-	-	320,000	180,000
SCTDF (reduced for NSP area)	\$2,563,953		<i>per unit</i>			<i>per sqft</i>	
Fee per Unit/Sq.Ft. ¹		\$820	\$820	\$467	\$467	\$0.89	\$0.79
Total fee per Land Use Type ³		\$915,513	\$721,160	\$425,542	\$74,738	\$284,800	\$142,200
Measure A (SCTMF)	\$4,495,584		<i>per unit</i>			<i>per sqft</i>	
Fee per Unit/Sq.Ft.		\$1,303	\$1,303	\$912	\$912	\$1.96	\$1.57
Total fee per Land Use Type		\$1,464,572	\$1,146,640	\$830,832	\$145,920	\$625,920	\$281,700
Total Regional Roadway Fees²	\$7,059,537	\$2,380,085	\$1,867,800	\$1,256,374	\$220,658	\$910,720	\$423,900
Revenues by Phase (SCTDF)							
Units/SQ by Phase							
Phase A		455	440	241	0	120,000	0
Phase A & B		984	705	726	0	120,000	0
Buildout		1,124	880	911	160	320,000	180,000
Revenues by Phase							
Phase A	\$ 952,827	\$ 372,873	\$ 360,580	\$ 112,575	\$ -	\$ 106,800	\$ -
Phase A & B	\$ 1,830,061	\$ 806,388	\$ 577,748	\$ 339,125	\$ -	\$ 106,800	\$ -
Buildout	\$ 2,569,558	\$ 921,118	\$ 721,160	\$ 425,542	\$ 74,738	\$ 284,800	\$ 142,200

Footnotes:

¹SCTDF fee is excluding administration and TIF component. Fee components are broken down in Table 26.

²Total reduced SCTDF for NSP and Measure A. Excludes administration.

³Total fee per land use type reduced by 6.84 DUE for LDR to account for credit for existing industrial use.

- Kiefer Boulevard/Sunrise Blvd Intersection frontage
- Kiefer Boulevard/W MS-1 Intersection frontage
- Kiefer Boulevard/Northbridge Drive Intersection frontage
- Kiefer Boulevard/E MS-1 Intersection frontage
- Eagles Nest Road/Bridgewater Drive (North) Intersection frontage

Local Roadway Facilities - Phase B

- Eagles Nest Road frontage from Bridgewater Drive to Jackson Road
- Bridgewater Drive (South) from Street B to Eagles Nest Road
- Rockbridge Drive from Parcel N-61 to Parcel S-2 (south boundary of Phase B)
- Stonebridge Drive from Bridgewater Drive to the south edge of Phase B
- Eagles Nest Road/Bridgewater Drive (south) intersection frontage
- Jackson Road/Eagles Nest Road intersection frontage

Local Roadway Facilities - Phase C

- Jackson Road frontage from Eagles Nest Road to Sunrise Boulevard
- Rockbridge Drive from Parcel N-41 to Jackson Road
- Eagles Nest Road/Jackson Road intersection frontage
- Jackson Road/Rockbridge Drive intersection frontage
- Jackson Road/Sunrise Boulevard intersection frontage
- Primary Residential Streets from Phase C boundary to Jackson Road

Cost Estimates. Costs estimates for Local Roadway Facilities are contained in **Appendix C**. The total cost of Local Roadway Facilities is approximately \$48.5 million (**Table 6**).

Funding Sources. Local Roadway Facilities will be funded by the NSP Fee.

Table 6
NewBridge Public Facilities Financing Plan
Onsite Local Roadway - Cost Estimate Summary

	Source	Total Cost Estimate			
		Phase A	Phase B	Phase C	Buildout
Onsite Local Roadway ¹					
Onsite Local Roadway	Appendix C	\$17,778,000	\$11,476,000	\$6,704,000	\$35,958,000
Mobilization	5%	\$888,900	\$573,800	\$335,200	\$1,797,900
Contingency	15%	\$2,666,700	\$1,721,400	\$1,005,600	\$5,393,700
Soft Costs	15%	\$2,666,700	\$1,721,400	\$1,005,600	\$5,393,700
Total Onsite Local Roadway Improvements (NSP Fee Program)		\$24,000,300	\$15,492,600	\$9,050,400	\$48,543,300

Source: NewBridge Cost Estimates, November 2019 (Appendix C).

Footnotes:

¹Road Facilities include contingencies/soft costs in individual estimate sheets, all other costs include 5% mobilization, 15% contingency and 15% soft costs.

Transit

Four local bus routes will serve future development in the Jackson corridor. One of the routes, the Jackson Express, will serve the east side of the Jackson corridor including the NSP and proposed Mather South Community Master Plan located north of the NSP.

The Jackson Express route is planned to extend from the Watt-Manlove light rail station east on Jackson Road to the Rockbridge Drive/Jackson Road intersection on the south side of the NSP, as shown in **Figure 5**. The Jackson Express route would continue north through the mixed-use node and north on Bridgewater Drive through the NSP to Kiefer Boulevard. From Kiefer Road, Jackson Express route would continue north through the Mather South Community Master Plan to the Cordova Town Center or Sunrise light rail stations. For the purpose of this PFFP, the NSP transit operation costs (**Appendix I**) assume a stand-alone transit service.

Transit service would operate with fifteen-minute headways during peak hours in weekday periods and with thirty-minute headways during non-peak hours and utilize the three transit centers within NSP. Transit service would be provided by a transit operator/vendor.

Phasing of transit service in the NSP is dependent on the rate of development within the NSP and adjacent development areas within the overall transit system. Sacramento County Transportation will manage the phasing of transit service. Specific transit routes and transit center locations described in this section and in the NSP are conceptual, subject to change, and will be phased as roads are constructed.

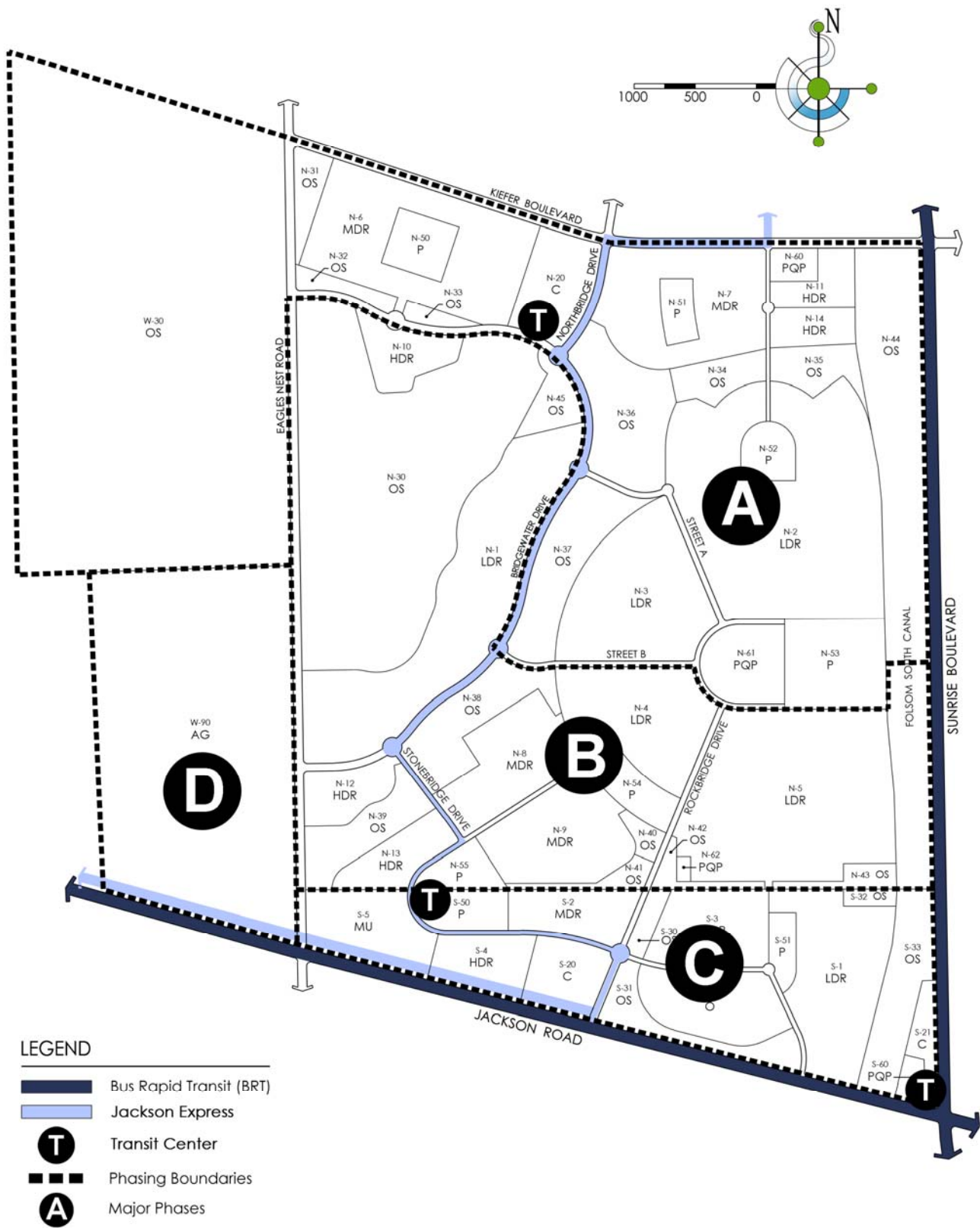
Transit Centers

Three transit centers are planned in the NSP, as shown in **Figure 5**:

1. Phase A. Within the commercial site (Parcel N-20) at the corner of Bridgewater Drive and NorthBridge Drive in the north portion of the NSP.
2. Phase C. Adjacent to the urban plaza park (Parcels N-55 and S-50) near the mixed-use site. This location has the greatest residential density proximate to commercial and employment uses. This is the most prominent bus shelter in the NSP and could also be used as a transfer point for riders to transfer routes from bus rapid transit (BRT) to local bus routes.
3. Phase C. Within the commercial site (Parcel S-21), at the intersection of Jackson Road and Sunrise Boulevard. This bus shelter is adjacent to the Jackson Road and Sunrise Boulevard BRT routes.

Transit centers will include a queuing space for buses, turnouts, signage, pedestrian shelter area, benches, route map, transit information, and bicycle parking. Additional bus stops and turnout

Figure 5
Transit Facilities



locations will be identified with future tentative subdivision maps and the facilities will be part of the in-tract improvements.

The project includes membership in a Transportation Management Association (TMA) to provide transit-related services in early phases or to supplement transit services.

Cost Estimates. The estimated cost of the three transit centers is \$65,000, as shown in **Table 7** and **Appendix G-2**. The estimated annual cost of for TMA membership is \$92,250 and cost for transit operation is \$1,424,860 (**Table 8**).

Funding Sources. Transit centers will be funded by the NSP Fee. Ongoing transit operations costs of \$1,424,860 and TMA membership costs of \$92,250 will be funded by County Services Area #10, with the per unit/sf costs allocated in **Table 9**. Approximately \$25,000 of the transit costs are eligible for credit against the SCTDF¹ for overlapping capital cost funded by the NewBridge Services/Maintenance District(s).

¹ Approximately \$8.00/DUE x 3,188.3 DUEs transit credit with SCTDF. Credit value per Sacramento County DOT, August 12, 2019.

Table 7
NewBridge Public Facilities Financing Plan
Transit Centers - Cost Estimate Summary

	Source	Total Cost Estimate			
		Phase A	Phase B	Phase C	Buildout
Transit Centers					
Transit Centers	Appendix G-2	\$16,000	\$0	\$32,000	\$48,000
Mobilization	5%	\$800	\$0	\$1,600	\$2,400
Contingency	15%	\$2,400	\$0	\$4,800	\$7,200
Soft Costs	15%	\$2,400	\$0	\$4,800	\$7,200
Total Transit Center Improvements (NSP Fee Program) ^c		\$22,000	\$0	\$43,000	\$65,000

Source: NewBridge Cost Estimates, November 2019 (Appendix G-2).

Footnotes:

¹Road Facilities include contingencies/soft costs in individual estimate sheets, all other costs include 5% mobilization, 15% contingency and 15% soft costs.

²Rounded.

Table 8
NewBridge Public Facilities Financing Plan
Annual Transit Costs (CSA-10)

	Quantity	Cost per Unit	Total Annual Cost
<u>Cost Estimate</u>			
Transit			
Transit Funding	3,075 units	-	\$1,424,860
Proposed TMA Funding ¹	3,075 units	\$30.00	<u>\$92,250</u>
Subtotal Transit			\$1,517,110
Repair/Replacement (sinking fund) (15%)			\$227,567
Services District Administration (10%) ²			\$174,468
County Administration (1%)			\$19,191
Total Community Services District Costs			<u><u>\$1,938,336</u></u>

Source: MacKay & Somps, Sacramento County. Appendix G-1.

Footnotes:

¹To be conservative, an additional \$30 per unit was added to cover Transportation Management Association (TMA) costs. This is based on similar service costs in the City of Sacramento and North Natomas.

²Administration includes both funding for administration of CFD and administration of district (maintenance, contracts, etc.)

Table 9
NewBridge Public Facilities Financing Plan
Allocation of Transit Costs (CSA-10)

	Land Uses		Cost Allocation Basis			Annual Transit Cost Allocation		
	Developable Acres	Units/Sq. Ft.	Persons Per HH/Sq. Ft. per Emp.	Total Persons/Emps.	Distribution of Persons	Res/Nonres. Cost	per Acre	per Unit/Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D=B*C</i>	<i>E=D/Total Persons</i>	<i>F=Cost*E</i>	<i>G = F/A</i>	<i>H = F/B</i>
Residential		<i>units</i>	<i>persons per HH</i>					<i>per unit</i>
Low Density (LDR)	224.2	1,124	2.84	3,192	31.2%	\$604,226	\$2,695	\$537.57
Medium Density (MDR)	106.5	880	2.84	2,499	24.4%	\$473,059	\$4,442	\$537.57
High Density (HDR)	37.3	911	2.38	2,168	21.2%	\$410,402	\$11,003	\$450.50
Mixed Use (MU)	4.6	160	2.38	381	3.7%	\$72,079	\$15,669	\$450.50
Subtotal Residential	372.6	3,075		8,240	80.5%	\$1,559,767		
Nonresidential		<i>sq. ft.</i>	<i>sq.ft. per employee</i>					<i>per sq. ft.</i>
Commercial (C & MU)	27.1	320,000	250	1,280	12.5%	\$242,284	\$8,940	\$0.76
Office (O)	13.8	180,000	250	720	7.0%	\$136,285	\$9,876	\$0.76
Subtotal Nonresidential	40.9	500,000		2,000	19.5%	\$378,569		
Total NewBridge	413.5			10,240	100.0%	\$1,938,336		

Sanitary Sewer

The NSP will be served by the Sacramento Regional County Sewer District (Regional San) and the Sacramento Area Sewer District (SASD). The sewer collection system will be constructed as part of the backbone infrastructure for the NSP. The system is comprised of pump stations, force mains, gravity sewer mains, and appurtenances.

The NSP Sanitary Sewer Master Study (April 2014) identifies three alternative off-site sewer routes to serve the project:

- Alternative A includes a sewer force main from the project's proposed pump station heading west over to Eagles Nest Road. The force main would then proceed north up to the intersection of Eagles Nest Road/Kiefer Boulevard at which point it would continue west along Kiefer Boulevard to the Bradshaw Interceptor at Happy Lane. This route would require approximately 30,000 linear feet of force main.
- Alternative B includes the pump station and a sewer force main from the project site extending west along Jackson Road, discharging into the Bradshaw Interceptor at Bradshaw Rd, requiring approximately 24,700 total linear feet of force main.

Preferred Alternative includes a sewer force main from the project's proposed pump station heading west over to Eagles Nest Road. The force main will then proceed north along Eagles Nest Road, exiting the project at the intersection of Kiefer Boulevard and Eagles Nest Road. At this location, the force main will terminate and discharge into the upstream manhole of a proposed off-site gravity trunk sewer line, the BR Mather East Trunk Sewer. The gravity sewer line will continue north 37,100 linear feet to the Bradshaw Interceptor at the intersection of North Mather Boulevard. The Preferred Alternative is shorter and thus requires less maintenance than Alternatives A and B. Additionally, it is anticipated that the sewer trunk line will serve the South Mather Specific Plan and therefore, the cost of the gravity trunk sewer line would be shared with that project.

The on-site gravity collector and trunk sewer system, shown in **Figure 6**, would be constructed in each phase of the NSP:

- Phase A. If others have not constructed it first, the NSP would be required to construct the BR Mather East Trunk Sewer off-site from N. Mather Boulevard to Kiefer Boulevard as shown in **Figure 7**. On-site improvements include construction of a sewer force main on Eagles Nest Road between Kiefer Boulevard and Bridgewater Drive and on Bridgewater Drive from Eagles Nest Road to the southern limit of Phase B. 6-, 8-, 10-, and 15-inch sewer collection pipes will be constructed within street in Phases A and B. A 3.23 mgd pump station located within Phase B would be constructed as part of Phase A.

Figure 6
Sanitary Sewer On-Site Improvements

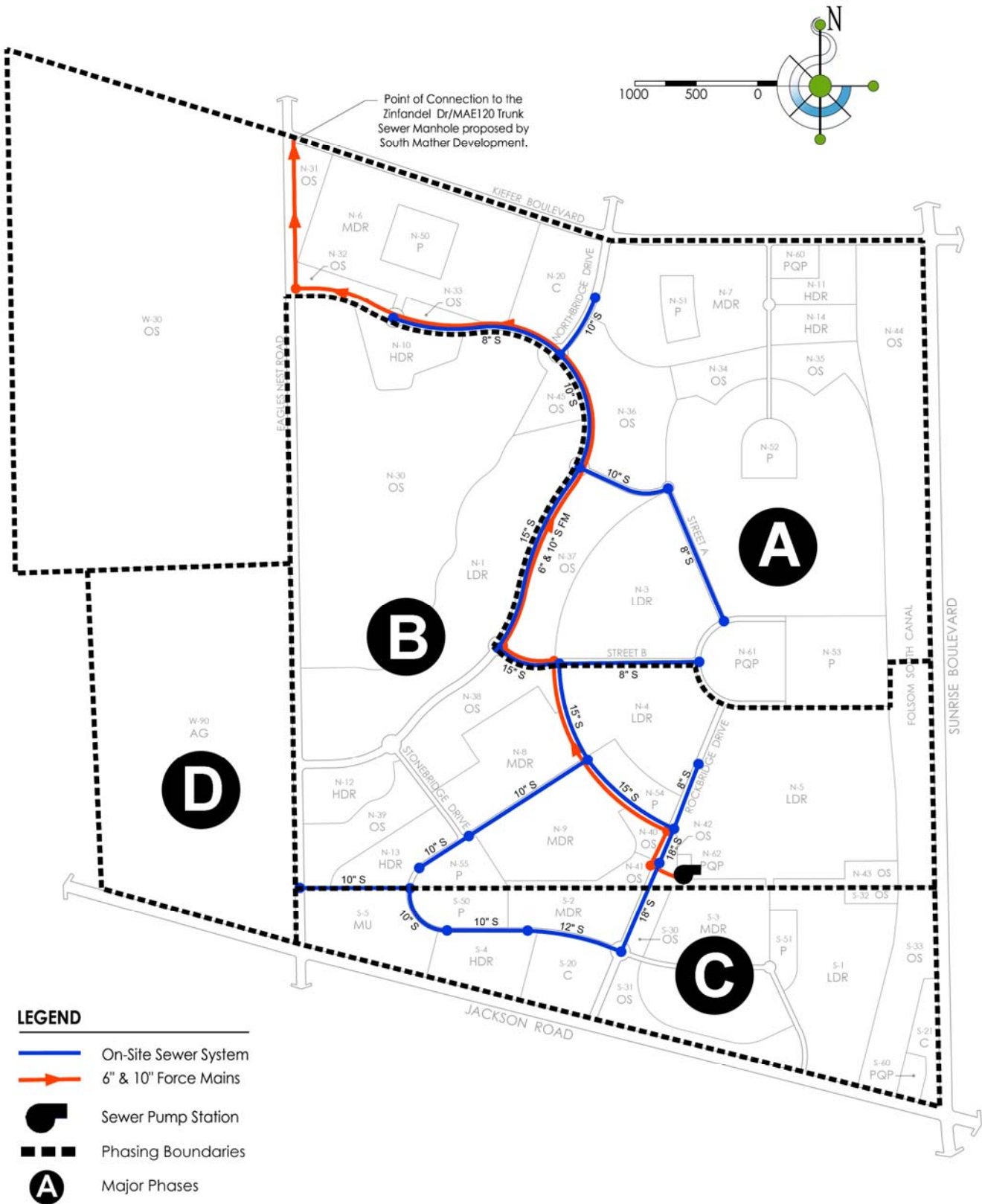
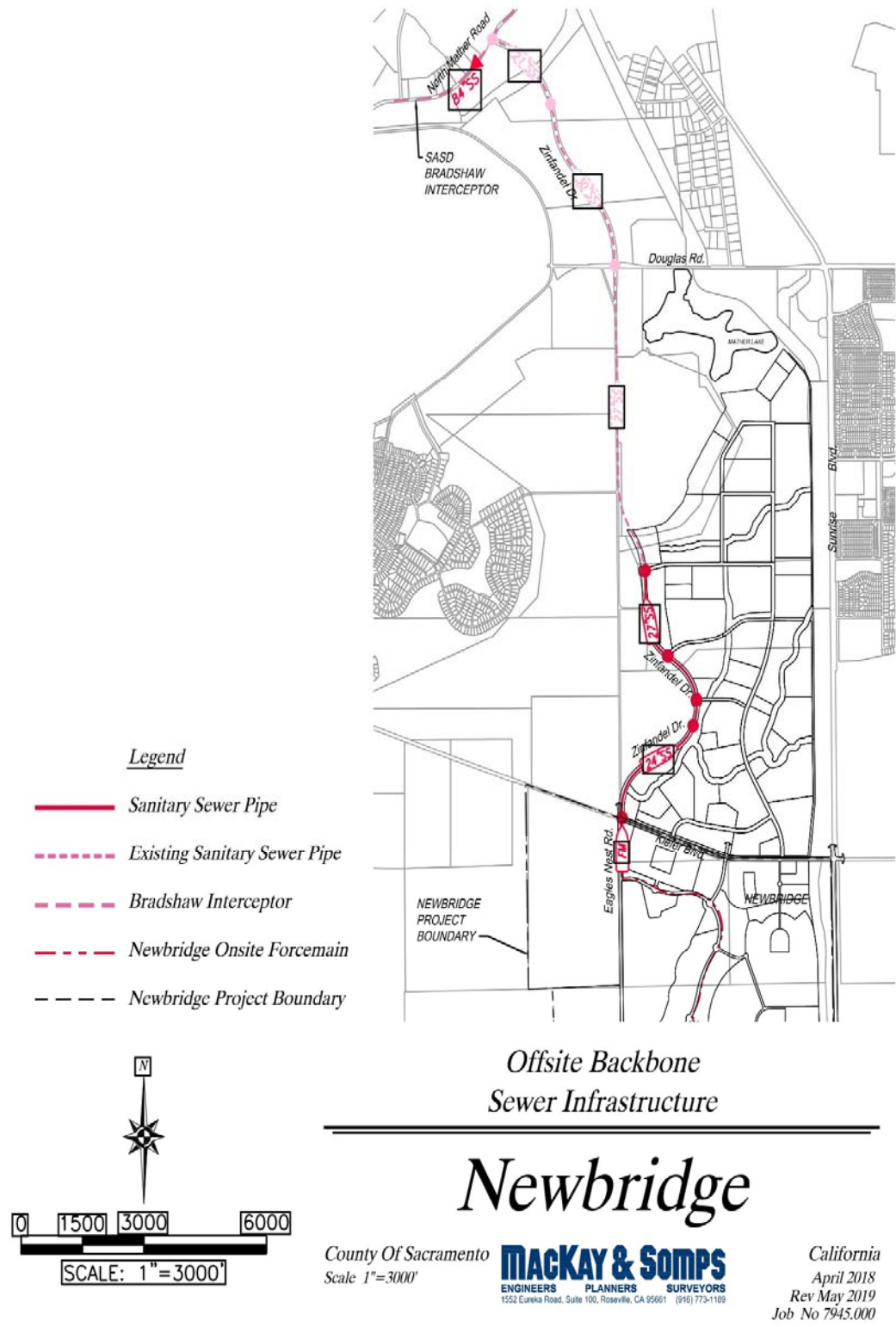


Figure 7
Sanitary Sewer Off-Site Improvements



Phase B. On-site improvements include construction of 8-inch and 10-inch sewer collection pipes within streets.

- Phase C. On-site improvements include 10-inch, 12-inch, and 18-inch sewer collection pipes within streets.

Cost Estimates. The cost for backbone sanitary sewer infrastructure is approximately \$13.2 million, less credits and/or reimbursements of \$8.3 million, for a net cost of \$4.9 million (**Table 10**). Sewer infrastructure cost estimates for each phase are contained in the NSP Backbone Infrastructure Cost Estimates in **Appendices A** and **F**.

Funding Sources. Sanitary sewer improvements will be funded by the NSP Fee, payment of Regional San and SASD fees, and owner equity contributions. The total Regional San and SASD fees paid by the project will be approximately \$18.6 million and \$7.9 million, respectively, as shown in **Table 11**.

If the BR Mather East Trunk Sewer has not been constructed when NSP Phase A develops, the costs to connect to the BR Mather East Trunk Sewer in Zinfandel Drive will be funded with an owner equity contribution, to be fully reimbursed by the Mather South Community Master Plan and/or with credits/reimbursements from the SASD fee program.

The estimate of credits and/or reimbursement against the SASD fee program for sanitary sewer are \$8.3 million (**Table 12**), which includes the gravity sewer system, force main system, a sanitary sewer pump, contingencies, and engineering and staking service. To the extent that the costs of sanitary sewer improvements exceed credits and/or reimbursements for eligible facilities, the NSP Fee will fund the difference.

Table 10
NewBridge Public Facilities Financing Plan
Sanitary Sewer Facilities - Cost Estimate Summary

	Source	Total Cost Estimate			
		Phase A	Phase B	Phase C	Buildout
Sanitary Sewer					
Sanitary Sewer (on-site)	Appendix F	\$6,376,000	\$688,000	\$1,089,000	\$8,153,000
Sanitary Sewer (off-site)	Appendix F	\$1,619,000	\$0	\$0	\$1,619,000
Mobilization	5%	\$399,750	\$34,400	\$54,450	\$488,600
Contingency	15%	\$1,199,250	\$103,200	\$163,350	\$1,465,800
Soft Costs	15%	<u>\$1,199,250</u>	<u>\$103,200</u>	<u>\$163,350</u>	<u>\$1,465,800</u>
Subtotal Sanitary Sewer		\$10,793,000	\$929,000	\$1,470,000	\$13,192,000
Estimated SASD Credits/Reimbursements	Table 12	\$8,061,000	\$84,000	\$186,000	\$8,331,000
Net Sanitary Sewer Improvements (NSP Fee Program)		\$2,732,000	\$845,000	\$1,284,000	\$4,861,000
SASD Fee Revenue by Phase	Table 11	\$3,143,607	\$3,017,304	\$1,763,402	\$7,924,314
Credit ²		\$2,635,601	\$2,529,708	\$1,478,436	\$6,643,745
Reimbursement		<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$1,687,255</u>
Total Credit/Reimbursement		\$2,635,601	\$2,529,708	\$1,478,436	\$8,331,000

Source: NewBridge Cost Estimates, November 2019 (Appendix F).

Footnotes:

¹All costs include 5% mobilization, 15% contingency and 15% soft costs.

²SASD construction credits are limited to 83.84% of fee revenue. Remaining will be future reimbursement.

Table 11
NewBridge Public Facilities Financing Plan
Sanitary Sewer Fees

	Total	Residential				Non-Residential	
		LDR	MDR	HDR	MU	C & MU	Office
Acres	413.5	224.2	106.5	37.3	4.6	27.1	13.8
Units	3,075	1,124	880	911	160	-	-
Square Feet	500,000	-	-	-	-	320,000	180,000
Regional San.	\$18,628,477		<i>per unit</i>			<i>per sqft</i>	
Fee per Unit/Sq.Ft.		\$6,479	\$6,479	\$4,859	\$4,859	\$0.65	\$1.30
Total fee per Land Use Type		\$7,282,396	\$5,701,520	\$4,426,549	\$777,440	\$207,328	\$233,244
SASD	\$7,924,314		<i>per unit</i>			<i>per sqft</i>	
Fee per Unit/Sq.Ft.		\$3,823	\$2,319	\$785	\$551	\$1.62	\$1.47
Total fee per Land Use Type		\$4,296,569	\$2,040,966	\$714,817	\$88,154	\$519,344	\$264,463
Total Sewer Fees	\$26,552,791	\$11,578,965	\$7,742,486	\$5,141,366	\$865,594	\$726,672	\$497,707
Revenues by Phase (SASD)							
Units/SQ by Phase							
Phase A		455	440	241	0	120,000	0
Phase A & B		984	705	726	0	120,000	0
Buildout		1,124	880	911	160	320,000	180,000
Revenues by Phase							
Phase A	\$ 3,143,607	\$ 1,739,269	\$ 1,020,483	\$ 189,101	\$ -	\$ 194,754	\$ -
Phase A & B	\$ 6,160,912	\$ 3,761,409	\$ 1,635,092	\$ 569,657	\$ -	\$ 194,754	\$ -
Buildout	\$ 7,924,314	\$ 4,296,569	\$ 2,040,966	\$ 714,817	\$ 88,154	\$ 519,344	\$ 264,463

Table 12
NewBridge Public Facilities Financing Plan
Sanitary Sewer (SASD) Credit Detail

	Phase	Quantities		Amount
		Units	Cost per Unit	
<u>Trunk Sewer Facilities</u>				
Gravity Sewer System		LF		
12" San. Sewer Pipe, incl. appurtenances	C	1,330	\$120	\$159,600
15" San. Sewer Pipe, incl. appurtenances	A	3,910	\$150	\$586,500
18" San. Sewer Pipe, incl. appurtenances	A/B	670	\$180	\$120,600
Force Main System		LF		
6" Sewer Force Main, incl. appurtenances	A	8,969	\$60	\$538,140
10" Sewer Force Main, incl. appurtenances	A	8,969	\$100	\$896,900
Sanitary Sewer Pump Station		EA		
3.23 mgd Pump Station	A	3.23	\$1,000,000	\$3,230,000
Off-Site Gravity Sewer System (Kiefer Blvd to N. Mather Blvd)		LF		
24" San. Sewer Pipe, incl. appurtenances	A	4,530	\$240	\$1,087,200
27" San. Sewer Pipe, incl. appurtenances	A	1,970	\$270	\$531,900
Sanitary Sewer Credit Sub-Total				\$7,150,840
10% Contingency Credit				\$715,084
6.5% Engineering and Staking Service Credit				\$464,805
TOTAL (rounded)				\$8,331,000

Source: NewBridge Cost Estimates, November 2019 (Appendix F).

Storm Drainage

The NSP Storm Drainage Master Plan (May 2016) and Errata (March 2017) evaluated drainage facilities needed to serve the NSP. On-site drainage improvements consist of a combination of conventional subsurface and surface drainage systems including pipe conveyance systems at roadway and path crossings of Frye Creek and tributaries. Drainage improvements include several multi-purpose detention basins within the open space corridor along the Frye Creek Preserve and basins in open space areas. Multi-purpose detention basins are designed to provide peak flow attenuation and hydromodification flow duration control storage, in addition to wet basin water quality treatment. These basins are designed to accept piped and overland release flows from their respective watersheds.

The trunk drainage system and locations of multi-purpose detention basins in the NSP are shown in **Figure 8** and will be constructed in the following phases:

- Phase A. In Phase A, drain pipe and outfalls and multi-purpose detention basins 3, 4, 5A, 5B, 7, 8, 9, 10 and 11 would be constructed.
- Phase B. In Phase B, drain pipe and outfalls and multi-purpose detention basins 1 and 2 would be constructed.
- Phase C. In Phase C, drain pipe and outfalls and multi-purpose detention basins 12, 13, 14, 15 and 16 would be constructed.

Phasing of drainage improvements is dependent upon the geographic location and timing of development. If development does not proceed in the sequence and phasing anticipated in the Storm Drainage Master Plan (May 2016 and March 2017), a detailed hydraulic analysis is required to demonstrate to the satisfaction of the County Department of Water Resources that the current 100-year water surface elevations have been maintained. In the future, a valuation study is necessary to determine land values for detention basins on a per acre basis.

Cost Estimates. The cost for backbone storm drainage infrastructure is approximately \$12.1 million, less credits and/or reimbursements of \$1.5 million, for a net cost of \$10.6 million (**Table 13**). Drainage infrastructure cost estimates for each phase of the NSP are contained in the NSP Cost Estimates in **Appendices A and E**.

Funding Sources. Storm drainage improvements will be funded by the NSP Fee and payment of Sacramento County Water Agency (SCWA) Zone 11A Drainage Fees (Zone 11A Fee). The total Zone 11A Fees paid by the project will be \$7.6 million (**Table 14**).

Credits and/or reimbursements against the Zone 11A Fee Program are estimated to be \$1.5 million (**Table 15**), which includes basin capacity, trunk drainage facilities and, appurtenances. To the extent that the costs of storm drainage improvements exceed credits and/or reimbursements for eligible facilities, the NSP Fee will fund the difference.

Figure 8
Storm Drainage Improvements

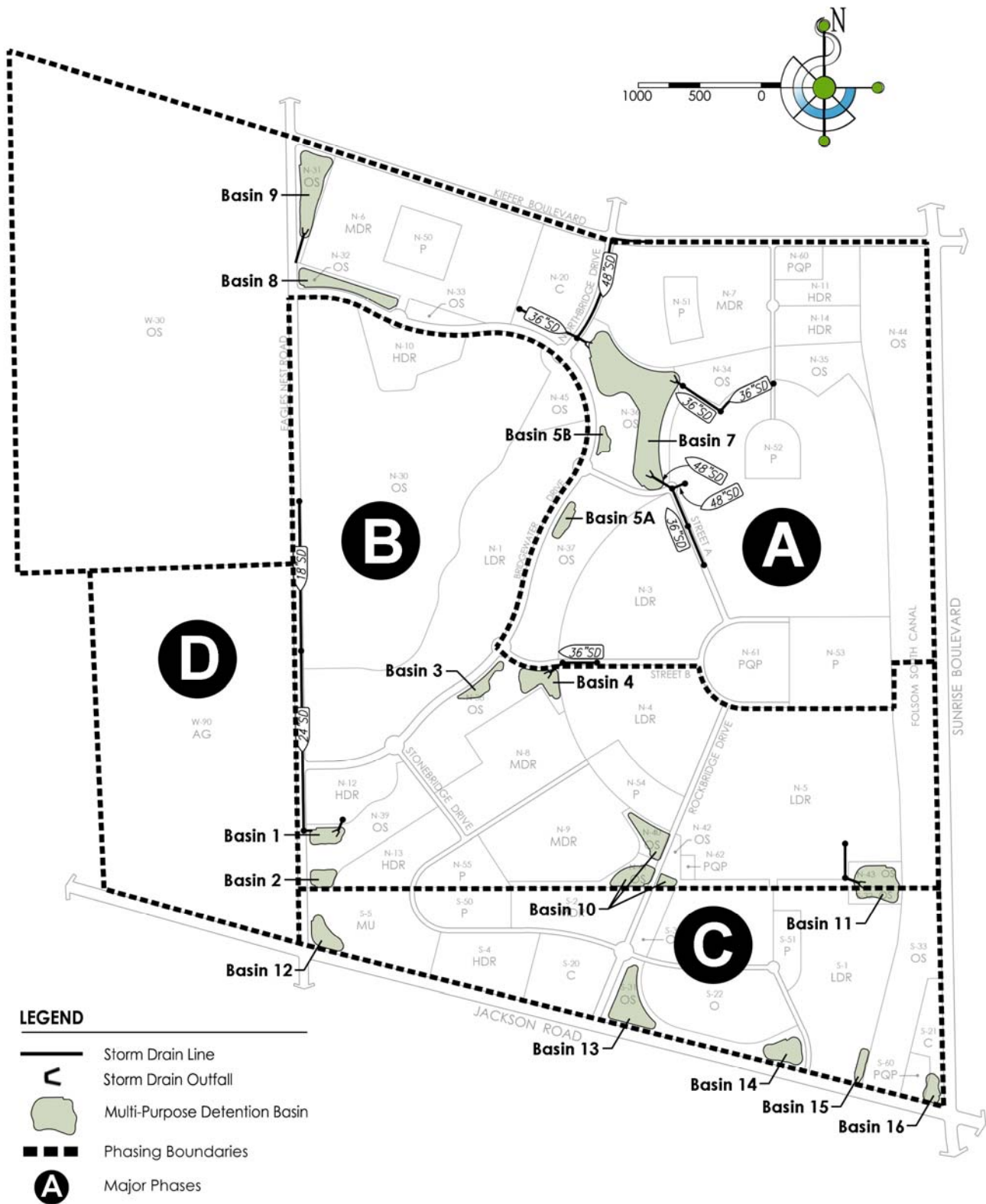


Table 13
NewBridge Public Facilities Financing Plan
Storm Drainage Facilities - Cost Estimate Summary

	Source	Total Cost Estimate			
		Phase A	Phase B	Phase C	Buildout
Storm Drainage					
Storm Drainage	Appendix E	\$6,798,000	\$675,000	\$1,527,000	\$9,000,000
Mobilization	5%	\$339,900	\$33,750	\$76,350	\$450,000
Contingency	15%	\$1,019,700	\$101,250	\$229,050	\$1,350,000
Soft Costs	15%	<u>\$1,019,700</u>	<u>\$101,250</u>	<u>\$229,050</u>	<u>\$1,350,000</u>
Subtotal Storm Drainage		\$9,177,000	\$911,000	\$2,061,000	\$12,149,000
Estimated Drainage Zone 11A Credits/Reimbursements	Table 15	\$1,310,000	\$52,000	\$164,000	\$1,526,000
Net Storm Drainage Improvements (NSP Fee Program)		\$7,867,000	\$859,000	\$1,897,000	\$10,623,000
Drainage Zone 11A Fee Revenue by Phase	Table 14	\$2,989,196	\$2,833,838	\$1,843,181	\$7,666,215
Credit		\$1,310,000	\$52,000	\$164,000	\$1,526,000
Reimbursement		<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Total Credit/Reimbursement		\$1,310,000	\$52,000	\$164,000	\$1,526,000

Source: NewBridge Cost Estimates, November 2019 (Appendix E).

Footnotes:

¹All costs include 5% mobilization, 15% contingency and 15% soft costs.

Table 14
NewBridge Public Facilities Financing Plan
Storm Drainage Fees

	Total	Residential				Non-Residential	
		LDR	MDR	HDR	MU	C & MU	Office
Acres	413.5	224.2	106.5	37.3	4.6	27.1	13.8
Units	3,075	1,124	880	911	160	-	-
Square Feet	500,000	-	-	-	-	320,000	180,000
Drainage Fees Zone 11A	\$7,666,215	<i>per unit</i>				<i>per sqft</i>	
Land Use Category Assumption		<i>.20 acre</i>	<i>0.14 acre</i>	<i>RD20-RD30</i>	<i>RD20-RD31</i>	<i>Commercial</i>	<i>Commercial</i>
Rate per Acre		\$17,360	\$18,193	\$21,079	\$21,079	\$23,309	\$23,309
Avg. Units/SQFT per Acre in Category	Table 26	5.0	8.3	24.4	34.8	11,808	13,043
Fee per Unit/SQFT		\$3,463	\$2,202	\$863	\$606	\$1.97	\$1.79
Total fee per Land Use Type		\$3,892,112	\$1,937,555	\$786,247	\$96,963	\$631,674	\$321,664
Revenues by Phase							
Units/SQ by Phase							
Phase A		455	440	241	0	120,000	0
Phase A & B		984	705	726	0	120,000	0
Buildout		1,124	880	911	160	320,000	180,000
Revenues by Phase							
Phase A	\$ 2,989,196	\$ 1,575,544	\$ 968,777	\$ 207,997	\$ -	\$ 236,878	\$ -
Phase A & B	\$ 5,823,033	\$ 3,407,329	\$ 1,552,245	\$ 626,581	\$ -	\$ 236,878	\$ -
Buildout	\$ 7,666,215	\$ 3,892,112	\$ 1,937,555	\$ 786,247	\$ 96,963	\$ 631,674	\$ 321,664

Source: Kamal Atwal (Sacramento County).

Table 15
NewBridge Public Facilities Financing Plan
Storm Drainage (Zone 11A) Credit Detail

	Quantities		Amount
	Units	Cost per Unit	
<u>Trunk Drainage Facilities</u>			
Basin #4	<i>LS</i>		
Reimbursable Trunk Drainage Facilities & Appurt.	1	\$104,500.00	\$104,500
Basin #7			
Reimbursable Trunk Drainage Facilities & Appurt.	1	\$818,400.00	\$818,400
Basin #9			
Reimbursable Trunk Drainage Facilities & Appurt.	1	\$107,100.00	\$107,100
Basin #10			
Reimbursable Trunk Drainage Facilities & Appurt.	1	\$197,100.00	\$197,100
Basin #11			
Reimbursable Trunk Drainage Facilities & Appurt.	1	\$83,000.00	\$83,000
Basin #1			
Reimbursable Trunk Drainage Facilities & Appurt.	1	\$52,100.00	\$52,100
Basin #13			
Reimbursable Trunk Drainage Facilities & Appurt.	1	\$164,200.00	\$164,200
Total (rounded)			\$1,526,000

Source: NewBridge Cost Estimates, November 2019 (Appendix E).

Potable Water

The NSP is within the Sacramento County Water Agency (SCWA) Zone 40 (Zone 40) Service Area. Zone 40 is responsible for the construction of potable water facilities within its boundaries. Within Zone 40, the NSP is within the North Service Area (NSA). SCWA has existing and planned water facilities that will support the delivery of water to the project. The potable water system is comprised of storage tanks, booster pumping stations, fire hydrants, and water mains.

The existing water system within Zone 40 has sufficient capacity to serve full buildout of the NSP. However, since the Zone 40 system is not fully built-out, the ability of the existing system to serve water at adequate pressures and flow rates to meet the demands that will be generated by the NSP area will depend upon the rate of development in surrounding developments.

Assuming that other demands within the Zone 40 system do not exceed the system capacity when development in the NSP begins, proposed water infrastructure for the NSP would connect to the existing transmission mains in Sunrise Boulevard at Kiefer Boulevard (Point of Connection No. 1 (POC #1)). In the event that available system capacity at POC #1 is exhausted when development commences in the NSP, the point of connection would be at Kiefer Boulevard and Eagles Nest Road (POC #2).

POC #2 will be available following construction of off-site facilities including the 54-inch diameter NSA Phase B low-pressure pipeline from the Central Surface Water Treatment Plant to the Mather South Terminal Storage Tank, Terminal Tank Booster Pump Station, and the 30-inch diameter transmission main from the Mather Terminal Tank Booster Pump Station. The large diameter transmission main from the Mather Terminal Tank Booster Pump Station (NSA Tanks) to the intersection of Kiefer Boulevard and Eagle Nest Road (POC #2) will be developer built with a credit/reimbursement agreement with SCWA. Once the NSA Terminal Tanks are installed, the transmission main connecting the NSA Terminal Tanks to POC #2 will be required to provide water service to the NSP.

The NSP water improvements would be phased as follows:

Phase A – Phase A improvements consists of a looped system of transmission mains within Eagles Nest, Jackson Road, Sunrise Boulevard, Bridgewater Drive, and Kiefer Boulevard. Additional transmission mains and distribution lines would be constructed within the Phase A. The water system would connect to the existing 16" and 24" transmission mains located in the intersection of Sunrise Boulevard and Kiefer Boulevard (POC #1).

Phase B – Phase B improvements consist of transmission mains in Eagles Nest Road (within the boundaries of Phase 2), Stonebridge Drive and Rockbridge Drive.

Phase C – Phase 3 improvements consist of transmission mains in Stonebridge Drive and Rockbridge Drive, both located within the boundaries of Phase C.

Cost Estimates. The cost for backbone potable water infrastructure is approximately \$16.9 million, less credits and/or reimbursements of \$7.1 million, for a net cost of \$9.8 million (**Table 16**).

Water infrastructure cost estimates for each phase are contained in the NSP Backbone Infrastructure Cost Estimates in **Appendices A and D**.

Funding Sources. Potable water improvements will be funded by the NSP Fee and payment of the SCWA Zone 40 water connection fees. The total SCWA Zone 40 water connection fees paid by the project will be approximately \$48 million (**Table 17**).

Credits and/or reimbursements for potable water improvements are detailed in **Table 18**. **Figure 9** includes the anticipated potable water facilities for the NSP and applies the cost estimate funded by the Zone 40 water connection fee program. The estimated credit is \$7.1 million and includes the water pipe and appurtenances in Jackson Road. To the extent that the costs of potable water improvements exceed credits and/or reimbursements for eligible facilities, the NSP Fee will fund the difference. Credits and/or reimbursements for water infrastructure that are not considered transmission mains (water pipes less than 16-inches) will be administered by Sacramento County Infrastructure Finance Section and not the SCWA.

Figure 9
Potable Water Improvements

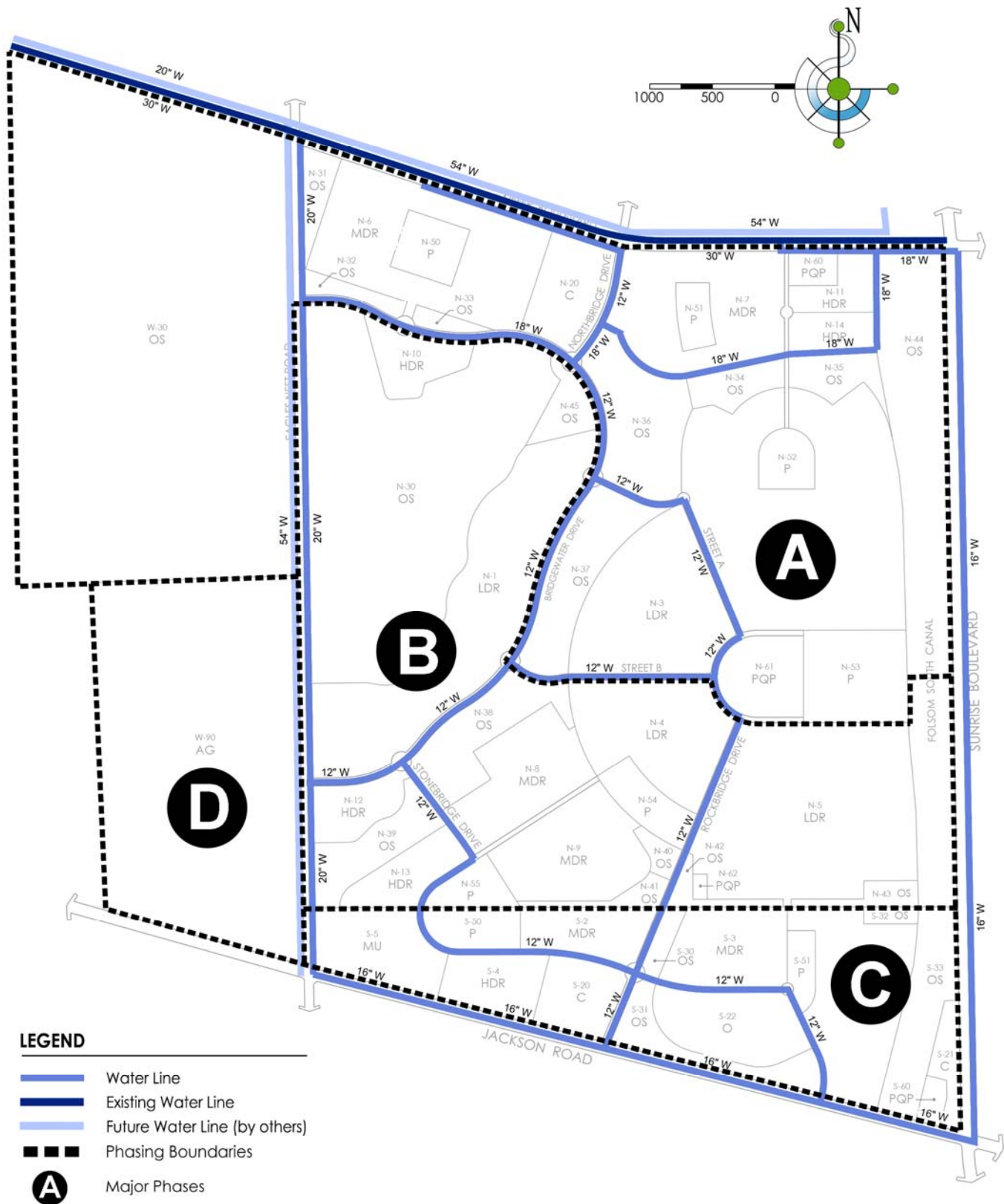


Table 16
NewBridge Public Facilities Financing Plan
Potable Water Facilities - Cost Estimate Summary

	Source	Total Cost Estimate			
		Phase A	Phase B	Phase C	Buildout
Potable Water					
Potable Water (onsite)	Appendix D	\$3,780,000	\$754,000	\$1,269,000	\$5,803,000
Potable Water (offsite)	Appendix D	\$5,353,000	\$1,355,000	\$0	\$754,003
Mobilization	5%	\$456,650	\$105,450	\$63,450	\$327,850
Contingency	15%	\$1,369,950	\$316,350	\$190,350	\$983,550
Soft Cost	15%	<u>\$1,369,950</u>	<u>\$316,350</u>	<u>\$190,350</u>	<u>\$983,550</u>
Subtotal Potable Water		\$12,330,000	\$2,847,000	\$1,713,000	\$16,890,000
Estimated Water Zone 40 Credits/Reimbursements	Table 18	\$5,869,000	\$1,230,000	\$0	\$7,099,000
Net Water Improvements (NSP Fee Program)		\$6,461,000	\$1,617,000	\$1,713,000	\$9,791,000
Water Zone 40 Fee Revenue by Phase	Table 17	\$18,345,072	\$19,637,756	\$10,028,964	\$48,011,791
Credit ²		\$5,869,000	\$1,230,000	\$0	\$7,099,000
Reimbursement		<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Total Credit/Reimbursement		\$5,869,000	\$1,230,000	\$0	\$7,099,000

Source: NewBridge Cost Estimates, November 2019 (Appendices D).

Footnotes:

¹All costs include 5% mobilization, 15% contingency and 15% soft costs.

²Per the SCWA code water development impact fee credit is limited to maximum of 50% of fee. Remaining amount if any is reimbursed based on the reimbursement agreement and availability of funds.

Table 17
NewBridge Public Facilities Financing Plan
Potable Water Fees

	Total	Residential				Non-Residential	
		LDR	MDR	HDR	MU	C & MU	Office
Acres	413.5	224.2	106.5	37.3	4.6	27.1	13.8
Units	3,075	1,124	880	911	160	-	-
Square Feet	500,000	-	-	-	-	320,000	180,000
Zone 40 - Water Connection	\$48,011,791		<i>per unit</i>			<i>per sqft</i>	
Fee per Unit/Sq.Ft.		\$16,962	\$16,962	\$12,722	\$12,722	\$0.82	\$0.74
Total fee per Land Use Type		\$19,065,288	\$14,926,560	\$11,589,287	\$2,035,440	\$261,867	\$133,349

Revenues by Phase

Units/SQ by Phase

Phase A	455	440	241	0	120,000	0
Phase A & B	984	705	726	0	120,000	0
Buildout	1,124	880	911	160	320,000	180,000

Revenues by Phase

Phase A	\$ 18,345,072	\$ 7,717,710	\$ 7,463,280	\$ 3,065,882	\$ -	\$ 98,200	\$ -
Phase A & B	\$ 37,982,827	\$ 16,690,608	\$ 11,958,210	\$ 9,235,809	\$ -	\$ 98,200	\$ -
Buildout	\$ 48,011,791	\$ 19,065,288	\$ 14,926,560	\$ 11,589,287	\$ 2,035,440	\$ 261,867	\$ 133,349

Table 18
NewBridge Public Facilities Financing Plan
Potable Water (Zone 40) Credit Detail

	Location	Phase	Quantities		Amount
			Units	Cost per Unit	
Potable Water					
20" inch pipe	Eagles Nest from Kiefer to Phase A Boundary	A	1,210	\$294.30	\$356,103
20" inch pipe	Eagles Nest from Jackson to Bridgewater Bndy	A	1,530	\$294.30	\$450,279
18" inch pipe	On-Site	A	6,000	\$170.80	\$1,024,800
18" inch pipe	Kiefer Blvd	A	1,410	\$286.60	\$404,106
16" inch pipe	Sunrise from Kiefer to Jackson	A	7,230	\$252.30	\$1,824,129
16" inch pipe	Jackson from Eagles Nest to Rockbridge	A	2,400	\$252.30	\$605,520
16" inch pipe	Jackson from Rockbridge to Sunrise	A	3,050	\$252.30	\$769,515
20" inch pipe	Eagles Nest from Bridgewater (N) to Bridgewater (S)	B	3,870	\$294.30	\$1,138,941
Potable Water Credit Sub-Total					\$6,573,393
8% Contingency Credit					\$525,871.44
Grand Total					\$7,099,000

Trails

The NSP features a bike and pedestrian circulation system comprised of Class I trails and Class II bikeways. Class I trails are located in three locations: within landscape corridors adjacent to roadways, within and adjacent to open space features, and within landscape parkways designed specifically for trail connections.

In the NSP, trail facilities include the following components, as shown in **Figure 10**:

- Regional Class I Trail – 12-foot wide paved, two 2-foot decomposed granite shoulders;
- Conventional Class I Trail – 10-foot wide paved, two 2-foot decomposed granite shoulders;
- Local Class I Trail – 8-foot wide paved, two 2-foot decomposed granite shoulders; and
- Enhanced Crossing Locations
- Wildlife Crossing Locations

The system of trails provides off-street linkages and connections with existing and planned regional trail facilities and to the existing Folsom South Canal trail located on the east side of the NSP, adjacent to the Folsom South Canal. The Regional Class I Trail provides linkages along arterials to adjacent development areas and to regional amenities. Conventional and Local Class I Trails are local to the NSP.

Enhanced crossings are at-grade crossings of collector, arterial, thoroughfares, or residential streets where Class I trails intersect roadways outside of signalized intersections. At these crossings, design treatments (e.g. signage, striping and other mechanisms to alert pedestrians, cyclists, and drivers to the crossing) are planned to create a safe crossing. Thirteen enhanced crossings are planned. A pedestrian bridge structure is planned over the Folsom South Canal and Sunrise Boulevard on the north side of Phase C, east of Parcel S-32.

Class I trails, enhanced crossings, and the pedestrian bridge shown in **Figure 10**, will be constructed in the phase of the NSP in which they are located.

Cost Estimates. The cost for trail facilities including regional and local trail is approximately \$11.4 million (**Table 19**) as detailed in **Appendix G-1**.

Funding Sources. Trails improvements will be funded by the NSP Fee. Regional trails are creditable against SCTDF. The total cost of Regional Trails is \$5 million (**Table 19**).

The County will identify a future funding source for the pedestrian bridge crossing Folsom South Canal and Sunrise Boulevard. The improvement is estimated to cost \$500,000.

The proposed Jackson Corridor Trails CFD will fund ongoing operations, maintenance, and long-term capital improvements to Class I trails (Regional, Conventional, and Local. The NewBridge Services/Maintenance District(s) will maintain landscape corridors including trails located within the corridors.

Figure 10
Trail Facilities

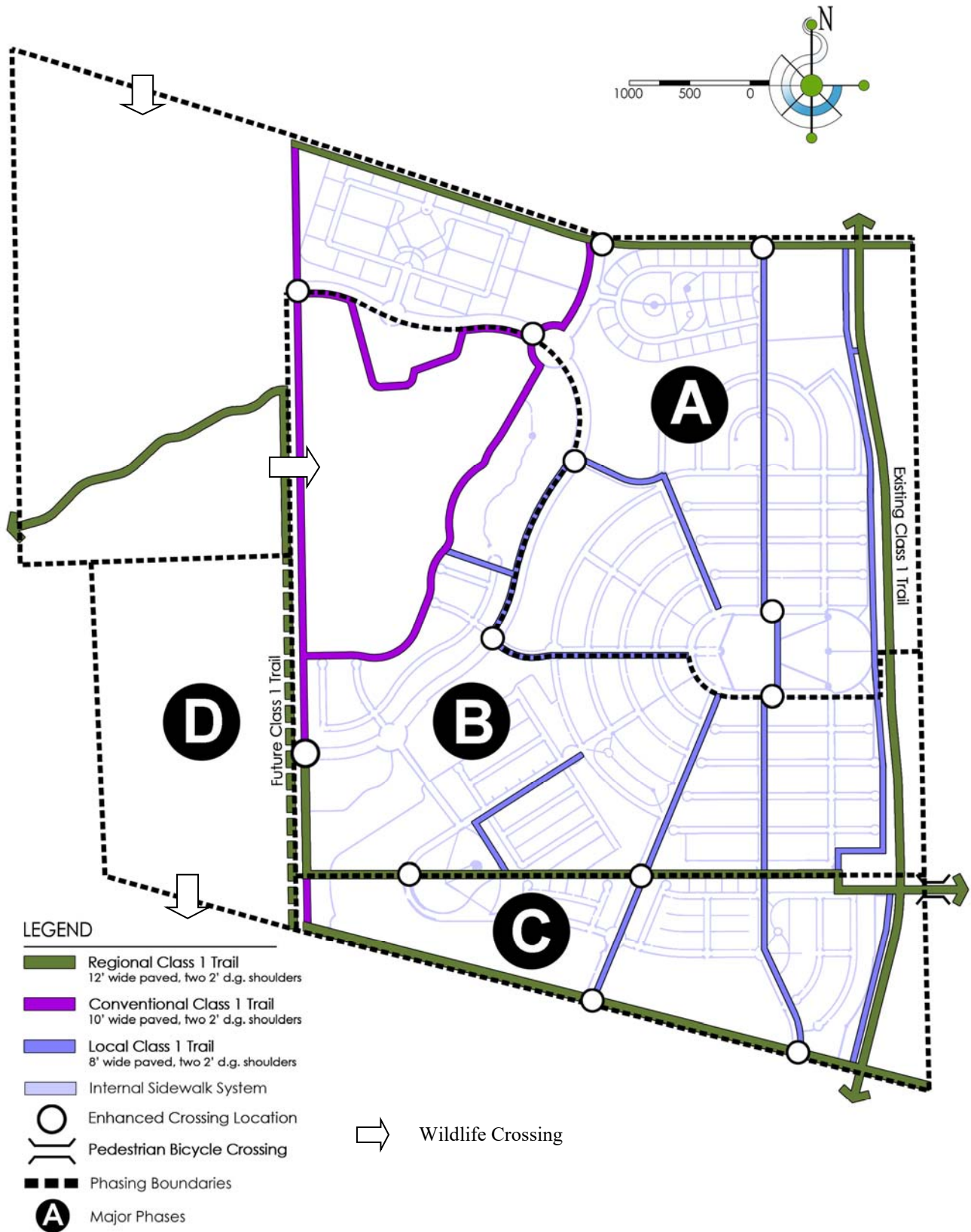


Table 19
NewBridge Public Facilities Financing Plan
Trail Facilities - Cost Estimate Summary

	Source	Total Cost Estimate			
		Phase A	Phase B	Phase C	Buildout
Local Trail Facilities¹					
Local Trail Facilities	Appendix G	\$1,437,400	\$2,124,948	\$1,010,000	\$4,572,348
Mobilization	5%	\$71,870	\$106,247	\$50,500	\$228,617
Contingency	15%	\$215,610	\$318,742	\$151,500	\$685,852
Engineering/Permits/Inspection	15%	<u>\$215,610</u>	<u>\$318,742</u>	<u>\$151,500</u>	<u>\$685,852</u>
Subtotal Local Trails		\$1,940,000	\$2,869,000	\$1,364,000	\$6,173,000
Regional Trail Facilities²	Appendix G	\$2,194,000	\$1,314,488	\$1,494,885	\$5,003,373
Wildlife Crossing²	Appendix A	\$126,000	\$0	\$71,000	\$197,000
Total Trail Improvements(NSP Fee Program)		\$4,260,000	\$4,183,488	\$2,929,885	\$11,373,373

Source: NewBridge Cost Estimates, November 2019 (Appendix A & G)

Footnotes:

¹ All costs include 5% mobilization, 15% contingency and 15% soft costs.

² Estimate includes contingency and soft costs based on individual estimate sheets.

Public Facilities

Open Space

The NSP includes 473.4 acres of open space uses including the following:

- Open Space – Preserves (336.5 acres). Three open space preserves are planned for avoidance, preservation, restoration, and creation of wetland features. The open space preserves are shown in **Figure 11** and listed below:
 - West Zinfandel Preserve (Parcel W-30)
 - East Zinfandel Preserve (Parcel N-30)
 - Frye Creek Preserve (Parcels N-36, N-37, N-38, N-39)

Open space preserve parcels will be dedicated to the South Sacramento Conservation Agency (SSCA) for the implementation of the South Sacramento Habitat Conservation Plan (SSHCP). The SSCA will own and maintain the open space preserve parcels in perpetuity. The SSHCP is a regional approach to balancing development with conservation and protection of habitat, open space, and agricultural lands in South Sacramento County. Sacramento County is a member agency of the SSCA.

As shown in **Figure 12**, detention basins are planned within the Frye Creek Preserve and are considered permitted uses (covered activities) within the preserve. Easement(s) will be granted to Sacramento County for the operation and maintenance of detention basins within the Frye Creek corridor. The SSCA will operate and maintain landscape livestock areas, including water connections.

The NSP will pay SSHCP fees to mitigate species and habitat impacts. The SSHCP fee includes components for land acquisition, protection, and management and is approximately \$1,137 per unit in Phases A and B and \$4,099 per unit in Phase C, for a total of \$5.5 million (**Appendix J and Table 20**).

- Open Space – Multi-Use Area (39.3 acres, Parcels N-31-35, N-40-43, N-45, S-30-32). Multi-use areas serve multiple functions including water quality, detention, and flood conveyance. Detention basins and drainage facilities are located in some Multi-Use Area parcels. Drainage facilities are described in the Storm Drainage section.
- Open Space – Folsom South Canal (58.9 acres, Parcels N-44, S-33). The Folsom South Canal is an existing facility located on the east side of the NSP and is owned and maintained by the United States of Bureau of Reclamation. The NSP does not have any construction, maintenance and funding obligations relative to the Folsom South Canal.
- Open Space – Landscape Parkway (38.7 acres, multiple parcels). Landscape parkways include landscape corridors adjacent to major roadways.

Figure 11
Public Services

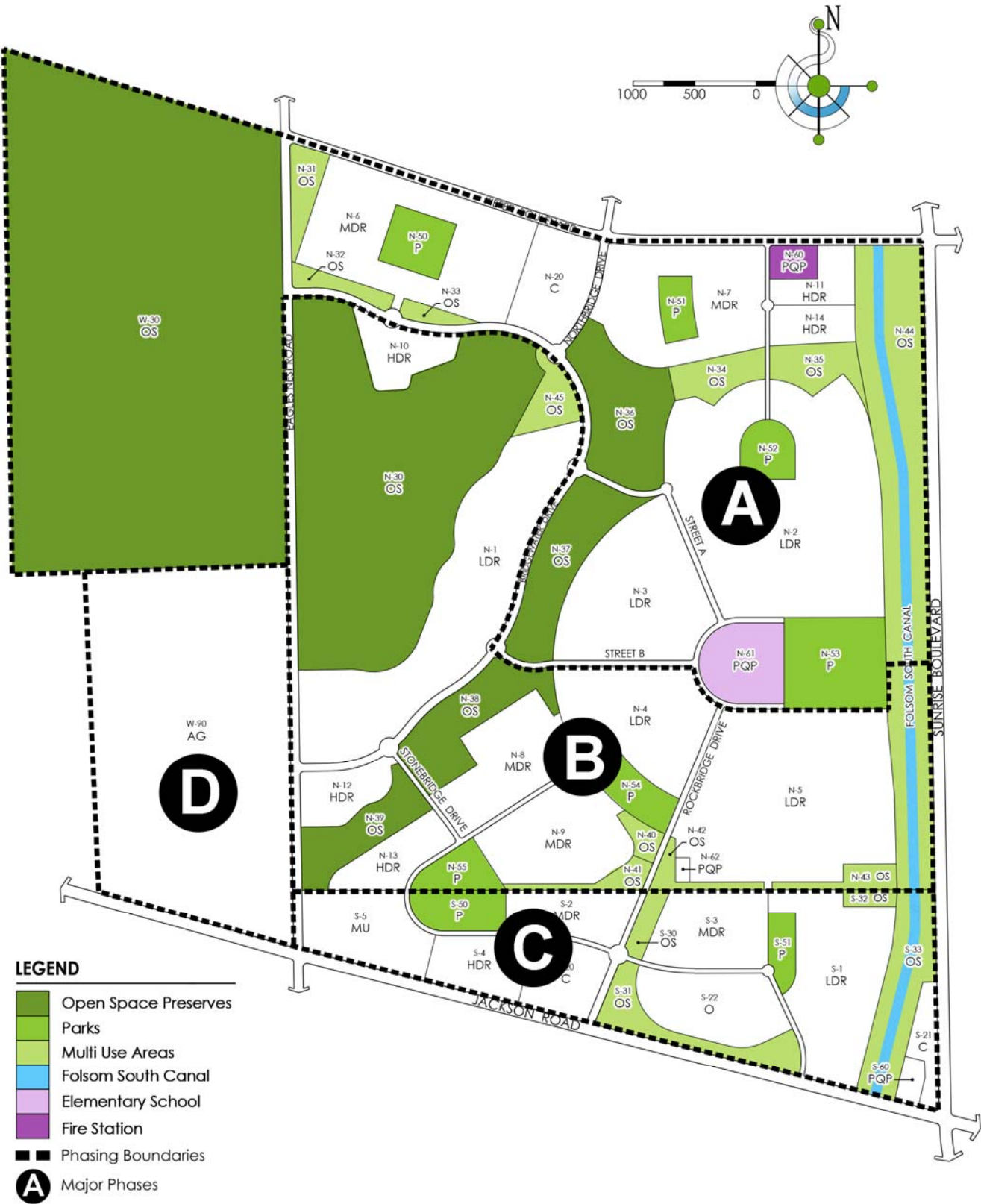


Figure 12
Detention Basins in Frye Creek Preserve

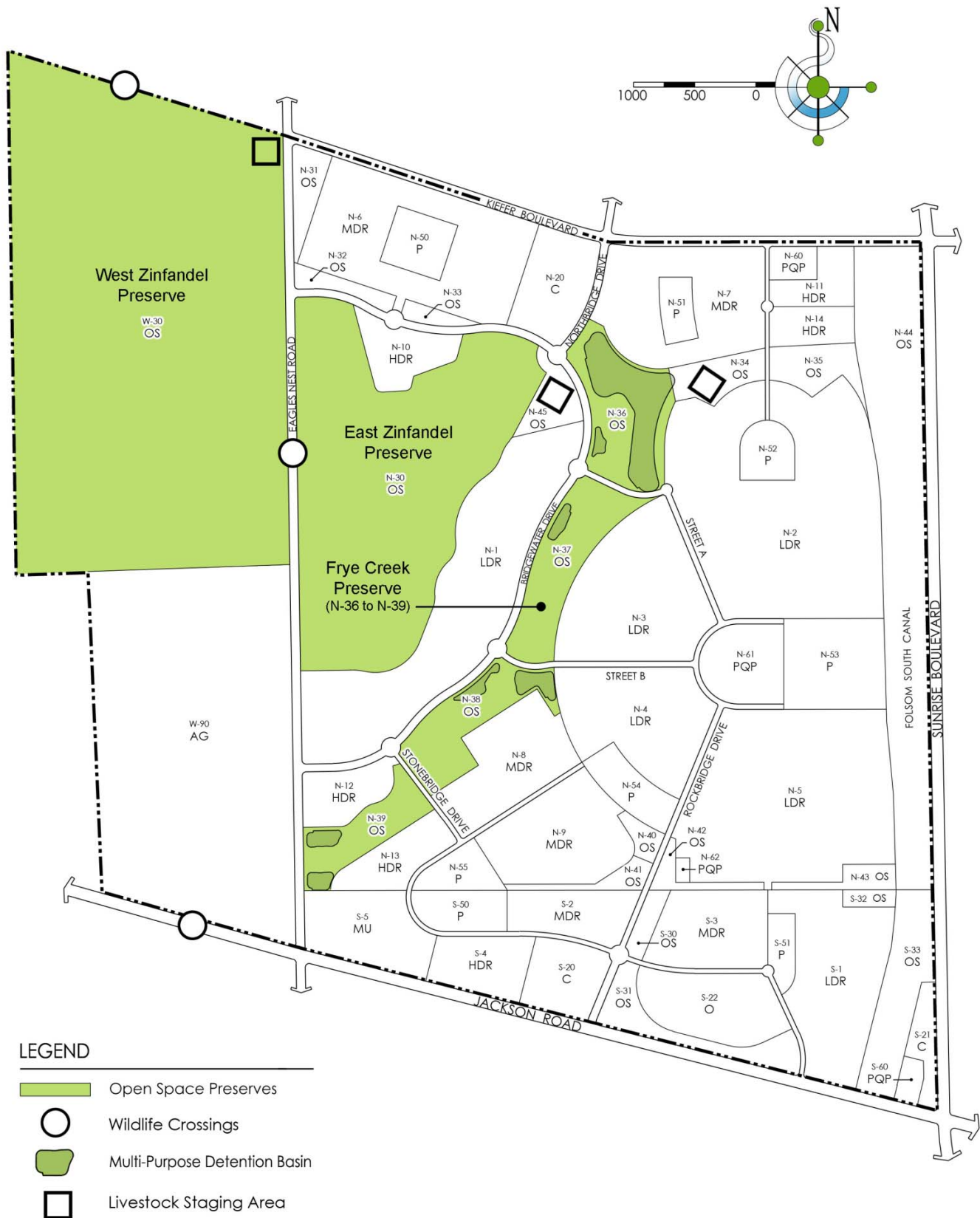


Table 20
NewBridge Public Facilities Financing Plan
South Sacramento Habitat Conservation Plan Fees

	Total	Residential				Non-Residential	
		LDR	MDR	HDR	MU	C & MU	Office
Acres	413.5	224.2	106.5	37.3	4.6	27.1	13.8
Units	3,075	1,124	880	911	160	-	-
Square Feet	500,000	-	-	-	-	320,000	180,000
SSHCP	\$5,450,413		<i>per unit</i>			<i>per sqft</i>	
Fee per Unit/Sq.Ft. ¹		\$1,772	\$1,772	\$1,772	\$1,772	\$0	\$0
Total fee per Land Use Type		\$1,992,281	\$1,559,793	\$1,614,740	\$283,599	\$0	\$0

Revenues by Phase

Units/SQ by Phase

Phase A	455	440	241	0	120,000	0
Phase A & B	984	705	726	0	120,000	0
Buildout	1,124	880	911	160	320,000	180,000

Revenues by Phase

Phase A	\$ 2,013,551	\$ 806,484	\$ 779,896	\$ 427,171	\$ -	\$ -	\$ -
Phase A & B	\$ 4,280,568	\$ 1,744,132	\$ 1,249,607	\$ 1,286,829	\$ -	\$ -	\$ -
Buildout	\$ 5,450,413	\$ 1,992,281	\$ 1,559,793	\$ 1,614,740	\$ 283,599	\$ -	\$ -

Footnotes:

¹South Sacramento Habitat Conservation (SSHCP) fee per unit based on SSHCP Fee Calculator (March 2018) using land cover types (habitat) from the project and SSHCP fee component for preservation and re-establishment/establishment (Appendix K).

NSP Phase	Units	Total Fee	Estimated Fee Per Unit
Phases A and B	2,415	\$2,745,071	\$1,137
Phase C	<u>660</u>	<u>\$2,705,342</u>	\$4,099
Total NSP	3,075	\$5,450,413	

Parks

The NSP is located within the Cordova Recreation and Park District (CRPD) that encompasses approximately 75 square miles of land in unincorporated Sacramento County and the City of Rancho Cordova. There are currently no existing parks within the boundary of the NSP.

The County General Plan requires parkland dedication of five acres per 1,000 residents, which is equivalent to 41.2 acres in the NSP based on the population estimate in **Table 2**. The NSP includes 21.5 acres of community parks and 19.8 acres of neighborhood parks to satisfy the requirement, with seven park sites ranging from 2.9 to 11.5 acres, as listed below and shown in **Figure 11**.

Five neighborhood parks (Parcels N-50, N-51, N-52, N-54, and S-51) and two community parks (Parcels N-53 and N-55/S-50). The Community Parks will include Park N-53 adjacent to the elementary school site (Parcel N-61). Park amenities could include active use ball fields, courts, play areas, passive recreation areas and trails, spaces for outdoor events and farmer's markets. Programming of the parks is at the discretion of the CRPD.

Parcel	Park	Acres	Phase
N-50	Neighborhood Park	5.6	A
N-51	Neighborhood Park	3.3	A
N-52	Neighborhood Park	4.5	A
N-53	Community Park	11.5	A
N-54	Neighborhood Park	3.5	B
N-55	Community Park	4.3	B
S-50	Community Park	5.7	C
S-51	Neighborhood Park	2.9	C
		41.3	

Neighborhood parks are located within Phases A, B, and C of the NSP. The precise timing of park development will be at the discretion of the CRPD. The CRPD and Developer will enter into a Park Development Agreement(s) to address park funding and construction obligations, including potential turn-key construction of parks by the Developer.

Cost Estimates. Based on the average cost per acre for neighborhood parks (\$477,638 per acre) in the CRPD Park Impact Fee Nexus Study, neighborhood park costs would be \$9.5 million (**Table 21**). Estimated community park costs are \$15.3 million (assuming \$709,572 per acre) in the CRPD Park Impact Fee Nexus Study. For the purpose of this PFFP, it is assumed that Developer will construct neighborhood parks and the CRPD will construct community parks.

Funding Sources. Funding for park improvements will be through the payment of the CRPD Park Impact Fee. The County has not yet adopted the CRPD Park Impact Fee, but this document assumes that the proposed fee is adopted. The NSP will pay \$28.3 million (**Table 22**) in CRPD Park Impact Fees. Credits and/or reimbursements for park improvements equal to the full park construction estimate from **Table 21**.

Table 21
NewBridge Public Facilities Financing Plan
Park Facilities - Cost Estimate Summary

	Total Cost Estimate			
	Phase A	Phase B	Phase C	Buildout
Parks				
Neighborhood Park Acres	13.4	3.5	2.9	19.8
Cost per Acre ¹	<u>\$477,638</u>	<u>\$477,638</u>	<u>\$477,638</u>	<u>\$477,638</u>
Subtotal Neighborhood Park Cost Estimate	\$6,400,352	\$1,671,734	\$1,385,151	\$9,457,237
Community Park Acres	11.5	4.3	5.7	21.5
Cost per Acre ²	<u>\$709,572</u>	<u>\$709,572</u>	<u>\$709,572</u>	<u>\$709,572</u>
Subtotal Community Park Cost Estimate	\$8,160,081	\$3,051,161	\$4,044,562	\$15,255,803
Total Park Improvements	\$14,560,433	\$4,722,894	\$5,429,713	\$24,713,040

Source: CRPD Park Impact Fee Nexus Study.

Footnotes:

¹Assumes construction cost estimate of \$477,638 per acre for neighborhood parks from CRPD Park Impact Fee Nexus Study and escalated using October 2018 CCI.

²Assumes construction cost estimate of \$709,572 per acre for community parks from CRPD Park Impact Fee Nexus Study and escalated using October 2018 CCI.

Table 22
NewBridge Public Facilities Financing Plan
Park Fees (Cordova Recreation & Park District)

	Total	Residential				Non-Residential	
		LDR	MDR	HDR	MU	C & MU	Office
Acres	413.5	224.2	106.5	37.3	4.6	27.1	13.8
Units	3,075	1,124	880	911	160	-	-
Square Feet	500,000	-	-	-	-	320,000	180,000
CRPD Park Impact Fee	\$28,306,794		<i>per unit</i>			<i>per sqft</i>	
Fee per Unit/Sq.Ft.		\$9,932	\$9,932	\$7,846	\$7,846	\$0	\$0
Total fee per Land Use Type		\$11,163,568	\$8,740,160	\$7,147,706	\$1,255,360	\$0	\$0

Revenues by Phase

Units/SQ by Phase

Phase A	455	440	241	0	120,000	0
Phase A & B	984	705	726	0	120,000	0
Buildout	1,124	880	911	160	320,000	180,000

Revenues by Phase

Phase A	\$ 10,780,026	\$ 4,519,060	\$ 4,370,080	\$ 1,890,886	\$ -	\$ -	\$ -
Phase A & B	\$ 22,471,344	\$ 9,773,088	\$ 7,002,060	\$ 5,696,196	\$ -	\$ -	\$ -
Buildout	\$ 28,306,794	\$ 11,163,568	\$ 8,740,160	\$ 7,147,706	\$ 1,255,360	\$ -	\$ -

Schools

NSP is within the boundaries of the Elk Grove Unified School District (EGUSD). Based on the number of units planned in the NSP, student yield factors from the School Facilities Needs Analysis (March 2017) (SFNA), and EGUSD typical school sizes, NSP will generate the need for approximately 1.2 elementary schools, and only 27 percent of a middle school and 24 percent of a high school.

The NSP includes one 9.4-acre elementary school site (Parcel N-61) in the central portion of the project, as shown in **Figures 1** and **11**. A second elementary school is conceptually planned on Parcel W-90 in the event future development occurs west of Eagles Nest Road on Parcel W-90. The Parcel N-61 school site is in Phase A and the conceptual Parcel W-90 school site is in Phase D.

Elementary school students will attend nearby schools or the elementary school planned on Parcel W-90 in the NSP when it is constructed. Middle and high school students will attend existing and planned middle and high schools in the EGUSD.

Funding Sources. This PFFP assumes the NSP will pay Level II mitigation fees for the EGUSD identified in the SFNA. Level II fees are intended to represent half of a school district's school facility construction costs per new home served and the State school funding program provides the other half. A school district must meet certain requirements to charge Level II fees, and if they do not, then they can only charge the lesser Level I fee. If State funding is not available, however, school districts that have met the requirements to charge Level II fees have the ability to charge Level III fees, which would be equivalent to 100% of the school facility construction costs per new home served. **Table 23** estimates NSP's share of school funding through mitigation fees to be \$37 million. In addition, the NSP provides additional funding through the EGUSD CFD #1.

The EGUSD will manage the construction of school facilities. Phasing of school construction will depend on the availability of State funding and the pace of development within the NSP and adjacent growth areas.

Table 23
NewBridge Public Facilities Financing Plan
School Fees (Elk Grove Unified School District)

	Total	Residential				Non-Residential	
		LDR	MDR	HDR	MU	C & MU	Office
Acres	413.5	224.2	106.5	37.3	4.6	27.1	13.8
Units	3,075	1,124	880	911	160	-	-
Square Feet	-	2,499	2,000	1,500	1,500	320,000	180,000
Elk Grove USD	\$36,986,733		<i>per sqft</i>			<i>per sqft</i>	
Fee per Sq.Ft.		\$5.94	\$5.94	\$5.94	\$5.94	\$0.61	\$0.61
Fee per Unit/Acre		\$14,844	\$11,880	\$8,910	\$8,910	\$7,203	\$7,957
Total fee per Land Use Type		\$16,684,723	\$10,454,400	\$8,117,010	\$1,425,600	\$195,200	\$109,800
Revenues by Phase							
Units/SQ by Phase							
Phase A		455	440	241	0	120,000	0
Phase A & B		984	705	726	0	120,000	0
Buildout		1,124	880	911	160	320,000	180,000
Revenues by Phase							
Phase A	\$ 14,201,757	\$ 6,754,047	\$ 5,227,200	\$ 2,147,310	\$ -	\$ 73,200	\$ -
Phase A & B	\$ 29,523,815	\$ 14,606,555	\$ 8,375,400	\$ 6,468,660	\$ -	\$ 73,200	\$ -
Buildout	\$ 36,986,733	\$ 16,684,723	\$ 10,454,400	\$ 8,117,010	\$ 1,425,600	\$ 195,200	\$ 109,800

Fire Protection

The Sacramento Metropolitan Fire District (SMFD) is the fire protection service provider for the NSP and will continue to provide services once the community has developed. The SMFD has indicated that development in the NSP will increase the need for fire protection, including additional staffing, vehicles, and equipment.

Based on the population and proposed uses in the NSP, the SMFD requires a fire station to serve the NSP (Fire Department Growth Analysis for the Sacramento Metropolitan Fire District, July 2013). SMFD requested that the station be located in an early phase of the project in order to meet response time standards. A 2.5-acre fire station site (Parcel N-60) is planned in the northeast portion of the NSP, south of Kiefer Boulevard (**Figures 1 and 11**). This location offers convenient access to Kiefer Road, is located in the first phase of the NSP and provides access the NSP and surrounding areas.

As development within the Jackson Road corridor occurs, the location of the proposed fire station within the NSP may be adjusted based on development trends and future locations of fire stations in the neighboring projects. Many variables will determine the timing of construction and the location of the fire station that will serve the NSP, including the ability to serve the NSP from existing and future fire stations, and the pace of development in adjacent areas within the City of Rancho Cordova and within development projects along the Jackson Road corridor. Until the fire station is constructed, the SMFD will provide interim service from other stations to ensure adequate response time.

A fire station, engine, a truck, a medic vehicle, and staff and support vehicles will be required to serve the NSP. The SMFD will manage the phasing of fire protection services. SMFD will assess the phasing of fire facilities at the small lot tentative map stage of the NSP.

Funding Sources. The NSP will pay SMFD Fire Fees at building permit issuance to fund its fair share of fire facilities and equipment estimated to be \$3.9 million (**Table 24**). As noted in the NSP USP, the NSP will also fund ongoing fire protection services through property tax revenues. Potential temporary shortfalls in operating expenses will be funded through a funding mechanism such as a Services CFD. No other additional funding sources or credits and/or reimbursements are included for fire protection.

Developer may receive credits against the SMFD Fire Fee for all or a portion of the site acquisition costs. SMFD will acquire the fire station site at fair market value. Located in NSP Phase A, the fire station will be served by backbone infrastructure will be constructed in early phases.

Many variables will determine the precise timing of constructing the station in the NSP including the ability to serve the NSP from existing fire stations and the pace of development in adjacent areas including within the City of Rancho Cordova (Sunridge, Suncreek) and projects along the Jackson corridor.

Table 24
NewBridge Public Facilities Financing Plan
Fire Fees (Sacramento Metropolitan Fire District)

	Total	Residential				Non-Residential	
		LDR	MDR	HDR	MU	C & MU	Office
Acres	413.5	224.2	106.5	37.3	4.6	27.1	13.8
Units	3,075	1,124	880	911	160	-	-
Square Feet	500,000	-	-	-	-	320,000	180,000
Sac Metro Fire	\$3,900,473		<i>per unit</i>			<i>per sqft</i>	
Fee per Unit/Sq.Ft.		\$1,232	\$1,232	\$962	\$962	\$0.65	\$1.08
Total fee per Land Use Type		\$1,384,768	\$1,084,160	\$876,382	\$153,920	\$207,203	\$194,040

Revenues by Phase

Units/SQ by Phase

Phase A	455	440	241	0	120,000	0
Phase A & B	984	705	726	0	120,000	0
Buildout	1,124	880	911	160	320,000	180,000

Revenues by Phase

Phase A	\$ 1,412,183	\$ 560,560	\$ 542,080	\$ 231,842	\$ -	\$ 77,701	\$ -
Phase A & B	\$ 2,856,961	\$ 1,212,288	\$ 868,560	\$ 698,412	\$ -	\$ 77,701	\$ -
Buildout	\$ 3,900,473	\$ 1,384,768	\$ 1,084,160	\$ 876,382	\$ 153,920	\$ 207,203	\$ 194,040

Footnotes:

¹Fee has been escalated using December 2018 Engineering News Record Building Cost Index for San Francisco from 2016 to 2018 (5.115%).

Law Enforcement

The Sacramento County Sheriff's Department provides law enforcement services to unincorporated Sacramento County. No sheriff facilities are planned within the NSP.

Funding Sources. The NSP will fund its fair share of sheriff facilities, equipment, and services through property tax revenues and the County Police Services CFD 2005-1. No other additional funding sources or credits/reimbursements have been analyzed for sheriff protection.

The Sheriff's Department will manage the phasing of law enforcement services. As the NSP will be contributing fee revenue for law enforcement, the phasing of development in the NSP will not likely have an impact on the phasing of law enforcement services.

Library

Library services for NSP are provided by the Sacramento Public Library Authority (SPLA). The SPLA is governed by a Joint Exercise of Powers Agreement between the County of Sacramento and the cities of Citrus Heights, Galt, Isleton, Elk Grove, Rancho Cordova, and Sacramento. The SPLA operates 27 libraries, a Central Library in downtown Sacramento, and a travelling bookmobile. The closest branch library to the NSP is the Rancho Cordova Community Library located at 9845 Folsom Boulevard. The SPLA plans to construct a new library facility in the Vineyard area that will serve Vineyard-area residents, including NSP residents. There is no timeline for the construction of the facility.

No library services are planned within the NSP. NSP will be required to contribute toward the provision of library services for its residents.

Funding Sources. Funding from the Countywide Library Facilities Development Impact Fee is estimated to be \$2.5 million (**Table 25**). Annual funding for library service is from property tax revenues allocated to the Library Authority. No other additional funding sources or credits/reimbursements have been analyzed for library services.

The NewBridge Fiscal Impact Analysis concluded that there would be an annual funding shortfall of \$110,359 for library services for the NSP. Funding to offset the shortfall will be included in the NewBridge Services/Maintenance District(s).

The SPLA will manage the phasing of library services. As the NSP will be contributing fee revenue for library facilities, the phasing of development in the NSP will not likely have an impact on the phasing of library facility construction.

Table 25
NewBridge Public Facilities Financing Plan
Library Fees (Sacramento Public Library)

	Total	Residential				Non-Residential	
		LDR	MDR	HDR	MU	C & MU	Office
Acres	413.5	224.2	106.5	37.3	4.6	27.1	13.8
Units	3,075	1,124	880	911	160	-	-
Square Feet	500,000	-	-	-	-	320,000	180,000
Library Facilities Development Impact Fee	\$2,451,522		<i>per unit</i>			<i>per sqft</i>	
Fee per Unit/Sq.Ft.		\$908	\$908	\$590	\$590	\$0	\$0
Total fee per Land Use Type		\$1,020,592	\$799,040	\$537,490	\$94,400	\$0	\$0

Revenues by Phase

Units/SQ by Phase

Phase A	455	440	241	0	120,000	0
Phase A & B	984	705	726	0	120,000	0
Buildout	1,124	880	911	160	320,000	180,000

Revenues by Phase

Phase A	\$ 954,850	\$ 413,140	\$ 399,520	\$ 142,190	\$ -	\$ -	\$ -
Phase A & B	\$ 1,961,952	\$ 893,472	\$ 640,140	\$ 428,340	\$ -	\$ -	\$ -
Buildout	\$ 2,451,522	\$ 1,020,592	\$ 799,040	\$ 537,490	\$ 94,400	\$ -	\$ -

4. Funding Strategy

There are three common approaches to funding infrastructure and facilities improvements considered in this PFFP: payment of fees at building permit or improvement plans, financing through a CFD, and/or contribution of owner equity/cash.

Fee Programs

Development impact fees by land use and per unit/square foot are summarized in **Table 26**. The total fee burden on a unit compared to the home price is an indicator of product feasibility. Total fees, as a percentage of home prices, are feasible when they are approximately 20% for low-density residential (LDR) and medium-density residential (MDR) units. High-density residential (HDR) units and commercial uses require more detailed pro forma to evaluate feasibility. In the NSP, total fees by unit type are 20.3% for LDR, 24.1% for MDR, 23.4% for HDR, and 21.6% for mixed-use units. The proposed fee burden is higher than 20% and is on the higher end of feasibility in terms of fee burden.

Existing Fee Programs. Development in the NSP will participate in several existing and proposed development impact fee programs, as summarized in **Table 25**. Existing fee programs include the following:

- Sacramento County Transportation Development Fee (SCTDF) (roads and transit)
- Sacramento County Transportation Mitigation Fee (SCTMF – Measure A) (roads and transit)
- Sacramento Area Sewer District (SASD) (sewer, local collection)
- Sacramento Regional County Sanitation District (SRCSD) (sewer, regional conveyance, treatment)
- Sacramento County Water Agency Zone 11A (storm drainage)
- Sacramento County Water Agency Zone 40 (water)
- Sacramento County Water Agency Zone 41 (water)
- South Sacramento Habitat Conservation Plan Fees (habitat conservation and management)
- Elk Grove Unified School District School Fees (schools)
- Sacramento Metropolitan Fire District (fire facilities)
- Library Facilities Development Impact Fee (library)

Planned Fee Programs. The NSP will be subject to the following planned fee programs:

- NewBridge Specific Plan Fee (NSP Fee)
- Jackson Corridor Regional Roadway Fees (roads)
- Cordova Recreation and Park District (CRPD) (parks)

Some of these programs may require updating following approval of the NSP to include the costs of improvements and the integration of the NSP into the fee calculation. Fees are subject to adjustments and are due at various times of project entitlements and improvements.

Table 26
NewBridge Public Facilities Financing Plan
Development Impact Fee Summary

	Residential				Non-Residential	
	LDR	MDR	HDR	MU	C & MU	O
Unit Sales Price	\$495,000	\$415,000	\$305,000	\$305,000	-	-
Assumptions						
Total Units/Sq.Ft.	1,124	880	911	160	320,000	180,000
Total Acres	224.2	106.5	37.3	4.6	27.1	13.8
Density/FAR	5.01	8.26	24.42	34.78	0.27	0.30
Unit Size/Sq.Ft. per Acre	2,499	2,000	1,500	1,500	11,808	13,043
Garage	400	400	200	200	-	-
Building Valuation (unit/acre) ¹	\$325,520	\$264,412	\$178,886	\$178,886	\$1,130,863	\$1,760,739
County Permit Fees						
Permit Fee	\$2,776	\$2,419	\$1,920	\$1,920	\$0.96	\$1.19
Plan Review Fee	\$1,851	\$1,613	\$1,280	\$1,280	\$0.64	\$0.79
Long Range Planning Fee	\$324	\$282	\$224	\$224	\$0.11	\$0.14
Zone Check Fee	\$241	\$210	\$166	\$166	\$0.08	\$0.10
Strong Motion Fee	\$42	\$34	\$23	\$23	\$0.01	\$0.02
Building Standards Administration AB 1473	\$13	\$11	\$7	\$7	\$0.00	\$0.01
Business Environmental Resources Center Fee	\$0	\$0	\$0	\$0	\$0.02	\$0.03
IT Recovery	\$208	\$181	\$144	\$144	\$0.03	\$0.03
Subtotal County Permit Fees	\$5,455	\$4,750	\$3,765	\$3,765	\$1.86	\$2.31
Development Impact Fees						
SCTDF ²	\$820	\$820	\$467	\$467	\$0.89	\$0.79
SCTDF Transit (TIF)	\$1,060	\$1,060	\$604	\$604	\$1.16	\$1.02
SCTDF Administration	\$431	\$431	\$246	\$246	\$0.47	\$0.41
Sac Metro Fire	\$1,232	\$1,232	\$962	\$962	\$0.65	\$1.08
Measure A Fee	\$1,303	\$1,303	\$912	\$912	\$1.96	\$1.57
Regional San ⁴	\$6,479	\$6,479	\$4,859	\$4,859	\$0.65	\$1.30
SASD ⁵	\$3,823	\$2,319	\$785	\$551	\$1.62	\$1.47
Zone 40 - Water Connection	\$16,962	\$16,962	\$12,722	\$12,722	\$0.82	\$0.74
Zone 40 - Water Meter New Service Processing Fee	\$376	\$376	\$376	\$376	\$0.03	\$0.03
Drainage Fees Zone 11A	\$3,463	\$2,202	\$863	\$606	\$1.97	\$1.79
Beach Stone Lake Drainage Fee	\$61	\$37	\$12	\$9	\$0.03	\$0.02
South Sacramento Habitat Conservation Plan (SSHCP) ⁶	\$1,137	\$1,137	\$1,137	\$1,137	\$0	\$0
CRPD Park Impact Fee	\$9,932	\$9,932	\$7,846	\$7,846	\$0	\$0
Library Facilities Development Impact Fee	\$908	\$908	\$590	\$590	\$0	\$0
Infill Fee	\$1,000	\$1,000	\$1,000	\$1,000	\$0	\$0
Affordable Housing ⁷	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Development Impact Fees	\$48,986	\$46,198	\$33,381	\$32,886	\$10.24	\$10.21
NewBridge Plan Area Cost Allocation						
NewBridge Backbone Infrastructure	\$29,549	\$27,283	\$18,932	\$13,903	\$29.75	\$23.29
NewBridge's Fair Share of Jackson Corridor Regional Roadways	\$20,048	\$20,048	\$11,427	\$11,427	\$21.85	\$19.25
NewBridge Infrastructure CFD CREDIT ⁸	(\$18,176)	(\$9,946)	(\$5,144)	(\$5,144)	(\$7.20)	(\$6.52)
Subtotal NewBridge Plan Area Cost Allocation	\$31,421	\$37,385	\$25,215	\$20,186	\$44.40	\$36.02
School Impact Fees						
Elk Grove USD ³	\$14,844	\$11,880	\$8,910	\$8,910	\$0.61	\$0.61
Subtotal School Impact Fees	\$14,844	\$11,880	\$8,910	\$8,910	\$0.61	\$0.61
Total Cost Burden (per Unit/Acre)	\$100,705	\$100,213	\$71,270	\$65,747	\$57.11	\$49.15
Cost Burden as a % of Unit Sales Price	20.3%	24.1%	23.4%	21.6%		

Source: Sacramento County. Updated November 2019.

Footnotes:

¹Building valuation based on VB construction type using ICC Building Valuation Data February 2019. \$122.46/sf of living space (R-3), \$112.76/sf of living space (R-2), and \$48.73/sf for garage.

²The reduced SCTDF for NSP based on the DKS analysis dated August 5, 2019.

³Elk Grove USD fee is currently charging Level II fees at \$5.94/sf for residential and \$0.61/sf for nonresidential.

⁴Assumes expansion area in regards to fee district.

⁵Assumes \$19,164 per acre for users in expansion area (effective rate: August 1, 2019 and updated annually).

⁶Assumed to include land acquisition, preservation, and management.

⁷Affordable Housing fee is \$0 because obligation is satisfied by dedicating land.

⁸Estimated fair share of bond proceeds calculated as a credit. See Table 31.

Table 27
NewBridge Public Facilities Financing Plan
Total Fee Program Revenues

	Phase A	Phase A & B	NewBridge Buildout
County Permit Fees			
Permit Fee	\$2,905,179	\$5,945,900	\$7,826,005
Plan Review Fee	\$1,936,786	\$3,963,933	\$5,217,337
Long Range Planning Fee	\$338,938	\$693,688	\$913,034
Zone Check Fee	\$251,782	\$515,311	\$678,254
Strong Motion Fee	\$41,477	\$84,251	\$109,863
Building Standards Administration AB 1473	\$12,762	\$25,923	\$33,804
Business Environmental Resources Center Fee	\$2,873	\$2,873	\$13,736
IT Recovery	\$212,822	\$440,876	\$562,212
Subtotal County Permit Fees	\$5,702,619	\$11,672,757	\$15,354,244
Development Impact Fees			
SCTDF	\$947,222	\$1,824,456	\$2,563,953
SCTDF Transit (TIF)	\$1,226,610	\$2,361,651	\$3,319,774
SCTDF Administration	\$498,311	\$959,579	\$1,347,854
Sac Metro Fire	\$1,412,183	\$2,856,961	\$3,900,473
Measure A Fee	\$1,620,697	\$3,097,599	\$4,495,584
Regional San	\$7,047,472	\$14,548,413	\$18,628,477
SASD	\$3,143,607	\$6,160,912	\$7,924,314
Zone 40 - Water Connection	\$18,345,072	\$37,982,827	\$48,011,791
Zone 41 - Water Meter New Service Processing Fee	\$430,957	\$911,861	\$1,171,578
Drainage Fees Zone 11A	\$2,989,196	\$5,823,033	\$7,666,215
Beach Stone Lake Drainage Fee	\$49,867	\$97,731	\$125,704
South Sacramento Habitat Conservation Plan (SSHCP)	\$1,291,632	\$2,745,855	\$3,496,275
CRPD Park Impact Fee	\$10,780,026	\$22,471,344	\$28,306,794
Library Facilities Development Impact Fee	\$954,850	\$1,961,952	\$2,451,522
Infill Fee	\$1,136,000	\$2,415,000	\$3,075,000
Affordable Housing	\$0	\$0	\$0
Subtotal Development Impact Fees	\$51,873,703	\$106,219,174	\$136,485,308
NewBridge Plan Area Cost Allocation			
NewBridge Backbone Infrastructure	\$33,582,046	\$65,625,686	\$90,406,984
NewBridge's Fair Share of Jackson Corridor Regional Roadways	\$23,318,726	\$44,778,642	\$62,870,567
NewBridge Infrastructure CFD CREDIT	(\$14,750,340)	(\$29,496,119)	(\$38,170,294)
Fee Deferral to Extended Term CFD	\$0	\$0	\$0
Subtotal NewBridge Plan Area Cost Allocation	\$42,150,432	\$80,908,209	\$115,107,257
School Impact Fees			
Elk Grove USD	\$14,201,757	\$29,523,815	\$36,986,733
Subtotal School Impact Fees	\$14,201,757	\$29,523,815	\$36,986,733
Total Cost Burden	\$113,928,511	\$228,323,955	\$303,933,542

Source: See Table 26 for per unit/acre fees.

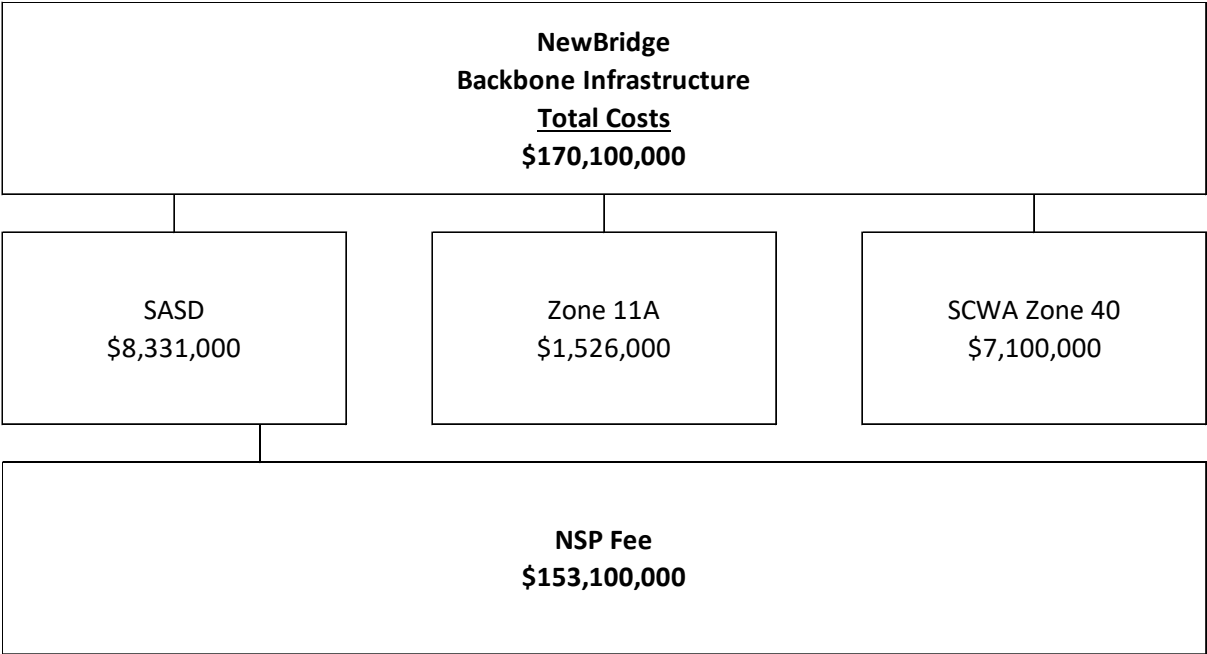
Fee programs allow fees to be collected over time and fee credits and/or reimbursements to be given for the construction of eligible facilities. In some instances, there may be a delay in the reimbursements based on the total fees collected and available. In **Tables 10, 13, 16, and 22** the total estimated credits and/or reimbursements have been netted out of the cost estimates, prior to allocating the remaining costs for the NSP Fee, as described below.

Fee Deferrals. Consistent with County Fee Deferral programs, fee deferrals may be requested for some or all fees.

NewBridge Specific Plan Fee (NSP Fee)

In some cases, fee revenues collected from existing and proposed fee programs mentioned above will not be sufficient to cover the total cost of backbone infrastructure and public facilities required for the NSP. For this reason, the NewBridge Specific Plan Fee (NSP Fee) is proposed to fund any unfunded improvements. The NSP Fee program provides the project with a funding mechanism to address facilities needed to serve the project that are not currently anticipated in existing fee programs. The NSP Fee would be in addition to existing County and agency fee programs.

The total backbone infrastructure obligation of the NSP is \$170.1 million (\$166.4 million and \$3.7 million for fee program formation/update). Existing fee programs including the, SASD fee (sewer), Zone 11A fee (drainage), and SCWA Zone 40 fee (water) account for \$17 million, resulting in an unfunded obligation of \$153.1 million. The total amount to be funded by the NSP Fee is approximately \$153.1 million, as illustrated below.



To size the NSP Fee, each land use type is allocated a fair share portion of the NSP backbone infrastructure costs (\$153.1 million), as shown in **Table 28**, and demand and use factors for each category of infrastructure are applied. The allocation of fees by phase is shown in **Table 29**.

Fee credits and/or reimbursements against the NSP Fee would be available for eligible constructed improvements. The NSP Fee would be paid prior to building permit issuance and a nexus study will be prepared to establish the NSP Fee program. The NSP Fee would be administered by the County or Developer; individual agencies would not administer the fee.

The estimates for the NSP Fee are preliminary and will be subject to change when the actual fee program is established. As is typical with similar fee programs, the NSP Fee program will require periodic updates as new infrastructure costs, land use, and revenue information becomes available. When updates occur, the NSP Fee will be adjusted to account for the updated information. A 2.5% estimate has been included in the fee to cover fee program formation and updates.

Community Facilities District for Backbone Infrastructure

The NewBridge Infrastructure Community Facilities District (CFD) is proposed for the NSP to fund backbone infrastructure. Net bond proceeds from the CFD would be used to fund construction of improvements or reimburse for infrastructure as approved. The debt financing could also be used to reimburse Developer for advance-funded public infrastructure. The CFD could also finance the portion of infrastructure constructed that is included in the NSP Fee. It is likely that the CFD would be structured to correspond to the project phases and would include a portion of the obligations for each of the phases. CFD formation is subject to review and approval of the Sacramento County Board of Supervisors. The project includes a CFD and project feasibility requires a CFD.

Bond Proceeds Estimate. An initial bond proceeds estimate was prepared based on a 30-year term, 5% interest rate (conservative assumption for illustrative purposes), and a 2% special tax escalator (per County policy). **Table 30** illustrates the assumptions and cash flow over build out of the NSP. The estimated proceeds from a bond issuance over the entire NSP are \$38.2 million. The proceeds estimate assumed that the CFD would also be authorized to fund infrastructure and/or fees (NSP Fee) on a pay-as-you-go basis with surplus special taxes (e.g., revenues collected in excess of that necessary to fund principal, interest, and administration) during the initial 30-year bond term. CFD proceeds are allocated on a fair share basis in the feasibility tables, as shown in **Table 31**.

Table 28
NewBridge Public Facilities Financing Plan
NSP Infrastructure Allocation - Net Costs
(NSP Fee Amounts)

	Formula ¹	Total	Residential				Non-Residential	
			LDR	MDR	HDR	MU	C & MU	Office
Acres	A	413.5	224.2	106.5	37.3	4.6	27.1	13.8
Units	B	3,075	1,124	880	911	160	-	-
Square Feet	C	500,000	-	-	-	-	320,000	180,000
Local Roadway	D	\$48,543,300	<i>pk hr trips/acre</i>				<i>pk hr trips/acre</i>	
Use Factor	E		4.10	6.50	14.40	14.40	16.30	13.50
Total Use	F = A * E	2,842.86	919	692	537	66	442	186
Allocation per Land Use	G = (D / 2,842.86) * F		15,696,155	11,820,526	9,171,601	1,131,082	7,542,767	3,181,169
Roadway Allocation per Unit/Sq.Ft.	H = G / (B or C)		\$13,964.55	\$13,432.42	\$10,067.62	\$7,069.26	\$23.57	\$17.67
Cross Jurisdictional Improvements		\$1,445,595	<i>SCTDF DUE rate per unit</i>				<i>SCTDF DUE rate per sqft</i>	
Use Factor			1.00	1.00	0.57	0.57	0.00109	0.00096
Total Use ²		3,129.23	1,117	880	519	91	349	173
Allocation per Land Use			516,089	406,529	239,885	42,131	161,133	79,828
Other Roadway Allocation per Unit/Sq.Ft.			\$461.97	\$461.97	\$263.32	\$263.32	\$0.50	\$0.44
Transit Center		\$65,000	<i>pk hr trips/acre</i>				<i>pk hr trips/acre</i>	
Use Factor			4.10	6.50	38.10	38.10	52.80	36.90
Total Use		5,147.96	919	692	1,421	175	1,431	509
Allocation per Land Use			11,606	8,741	17,944	2,213	18,067	6,430
Transit Center Allocation per Unit/Sq.Ft.			\$10.33	\$9.93	\$19.70	\$13.83	\$0.06	\$0.04
Sanitary Sewer		\$4,861,000	<i>per SASD allocation</i>				<i>per SASD allocation 1,00sf</i>	
Use Factor			1.00	1.00	0.75	0.17	0.10	0.20
Total Use		2,781.99	1,124	880	683	27	32	36
Allocation per Land Use			1,963,978	1,537,634	1,193,851	46,720	55,914	62,903
Sewer Allocation per Unit/Sq.Ft.			\$1,747.31	\$1,747.31	\$1,310.48	\$292.00	\$0.17	\$0.35
Storm Drainage		\$10,623,000	<i>effective percent impervious</i>				<i>effective % imperv.</i>	
Use Factor			0.40	0.50	0.70	0.90	0.90	0.90
Total Use		209.99	90	53	26	4	24.39	12.42
Allocation per Land Use			4,536,743	2,693,818	1,320,856	209,435	1,233,844	628,304
Storm Drainage Allocation per Unit/Sq.Ft.			\$4,036.25	\$3,061.16	\$1,449.90	\$1,308.97	\$3.86	\$3.49
Potable Water		\$9,791,000	<i>per Zone 40 allocation</i>				<i>per Zone 40 allocation</i>	
Use Factor			1.00	1.00	0.75	0.75	0.57	0.57
Total Use		2,830.55	1,124	880	683	120	15	8
Allocation per Land Use			3,887,962	3,043,956	2,363,390	415,085	53,409	27,197
Potable Water Allocation per Unit/Sq.Ft.			\$3,459.04	\$3,459.04	\$2,594.28	\$2,594.28	\$0.17	\$0.15
Trails (Local and Regional)		\$11,373,373	<i>pk hr trips/acre</i>				<i>pk hr trips/acre</i>	
Use Factor			4.50	6.30	11.70	11.70	2.50	3.20
Total Use		2,185.23	1,009	671	436	54	11	4
Allocation per Land Use			5,250,973	3,492,061	2,271,362	280,114	56,418	22,445
Trails Allocation per Unit/Sq.Ft.			\$4,671.68	\$3,968.25	\$2,493.26	\$1,750.71	\$0.18	\$0.12
Fee Program Formation & Update (2.5%)		\$3,698,128	\$1,198.16	\$1,142.89	\$733.57	\$611.06	\$1.24	\$1.03
NSP Plan Area Fee Per Unit/Sq.Ft.		\$90,400,396	\$29,549	\$27,283	\$18,932	\$13,903	\$29.75	\$23.29
Jackson Corridor Regional Roadway		\$62,733,442	<i>SCTDF DUE rate per unit</i>				<i>SCTDF DUE rate per sqft</i>	
Use Factor			1.00	1.00	0.57	0.57	0.00109	0.00096
Total Use ²		3,129.23	1,117	880	519	91	349	173
Allocation per Land Use			22,396,338	17,641,857	10,410,099	1,828,338	6,992,591	3,464,219
Roadway Allocation per Unit/Sq.Ft.			\$20,047.57	\$20,047.57	\$11,427.11	\$11,427.11	\$21.85	\$19.25
NSP Infrastructure Obligation Fee Per Unit/Sq.Ft.		\$153,133,838	\$49,597	\$47,331	\$30,359	\$25,331	\$51.60	\$42.54

Source: DUE factors from comparable PFFP, North Vineyards Station Specific Plan.

Footnotes:

¹Sample formula for on-site roadways is similar for all infrastructure fee allocations.

²Total LDR use has been adjusted down by 6.84 DUE to account for the credit for existing industrial use.

Table 29
NewBridge Public Facilities Financing Plan
NSP Fee Allocation - Collection by Phase

	Land Use						
	LDR	MDR	HDR	MU	C & MU	Office	Total
Units/SQ by Phase							
Phase A	455	440	241	0	120,000	0	
Phase A & B	984	705	726	0	120,000	0	
Buildout	1,124	880	911	160	320,000	180,000	
Fee by Unit/SQ							
Local Roadway	\$13,964.55	\$13,432.42	\$10,067.62	\$7,069.26	\$23.57	\$17.67	
Transit Center	\$10.33	\$9.93	\$19.70	\$13.83	\$0.06	\$0.04	
Jackson Corridor Regional Roadways	\$20,047.57	\$20,047.57	\$11,427.11	\$11,427.11	\$21.85	\$19.25	
Cross Jurisdictional Improvements	\$461.97	\$461.97	\$263.32	\$263.32	\$0.50	\$0.44	
Sanitary Sewer	\$1,747.31	\$1,747.31	\$1,310.48	\$292.00	\$0.17	\$0.35	
Storm Drainage	\$4,036.25	\$3,061.16	\$1,449.90	\$1,308.97	\$3.86	\$3.49	
Potable Water	\$3,459.04	\$3,459.04	\$2,594.28	\$2,594.28	\$0.17	\$0.15	
Trails (Local and Regional)	\$4,671.68	\$3,968.25	\$2,493.26	\$1,750.71	\$0.18	\$0.12	
NSP Fee Program Formation/Update	\$1,198.16	\$1,142.89	\$733.57	\$611.06	\$1.24	\$1.03	
Total Fee	\$49,596.85	\$47,330.53	\$30,359.24	\$25,330.55	\$51.60	\$42.54	
Phase A Fee Revenue							
Local Roadway	\$6,353,871	\$5,910,263	\$2,426,296	\$0	\$2,828,538	\$0	\$17,518,967
Transit Center	\$4,698	\$4,370	\$4,747	\$0	\$6,775	\$0	\$20,591
Jackson Corridor Regional Roadways	\$8,984,517	\$8,820,929	\$2,753,934	\$0	\$2,622,222	\$0	\$23,181,601
Cross Jurisdictional Improvements	\$207,034	\$203,265	\$63,460	\$0	\$60,425	\$0	\$534,184
Sanitary Sewer	\$795,027	\$768,817	\$315,827	\$0	\$20,968	\$0	\$1,900,638
Storm Drainage	\$1,836,493	\$1,346,909	\$349,425	\$0	\$462,692	\$0	\$3,995,518
Potable Water	\$1,573,864	\$1,521,978	\$625,222	\$0	\$20,028	\$0	\$3,741,092
Trails (Local and Regional)	\$2,125,616	\$1,746,030	\$600,876	\$0	\$21,157	\$0	\$4,493,680
NSP Fee Program Formation/Update	\$545,163	\$502,873	\$176,789	\$0	\$149,390	\$0	\$1,374,216
Phase A & B Fee Revenue							
Local Roadway	\$13,741,118	\$9,469,853	\$7,309,091	\$0	\$2,828,538	\$0	\$33,348,600
Transit Center	\$10,161	\$7,002	\$14,300	\$0	\$6,775	\$0	\$38,238
Jackson Corridor Regional Roadways	\$19,589,679	\$14,133,533	\$8,296,083	\$0	\$2,622,222	\$0	\$44,641,517
Cross Jurisdictional Improvements	\$451,414	\$325,685	\$191,170	\$0	\$60,425	\$0	\$1,028,695
Sanitary Sewer	\$1,719,355	\$1,231,855	\$951,411	\$0	\$20,968	\$0	\$3,923,588
Storm Drainage	\$3,971,668	\$2,158,115	\$1,052,625	\$0	\$462,692	\$0	\$7,645,100
Potable Water	\$3,403,697	\$2,438,624	\$1,883,448	\$0	\$20,028	\$0	\$7,745,797
Trails (Local and Regional)	\$4,596,937	\$2,797,617	\$1,810,108	\$0	\$21,157	\$0	\$9,225,819
NSP Fee Program Formation/Update	\$1,178,989	\$805,740	\$532,569	\$0	\$149,390	\$0	\$2,666,689
Buildout Fee Revenue							
Local Roadway	\$15,696,155	\$11,820,526	\$9,171,601	\$1,131,082	\$7,542,767	\$3,181,169	\$48,543,300
Transit Center	\$11,606	\$8,741	\$17,944	\$2,213	\$18,067	\$6,430	\$65,000
Jackson Corridor Regional Roadways	\$22,396,338	\$17,641,857	\$10,410,099	\$1,828,338	\$6,992,591	\$3,464,219	\$62,733,442
Cross Jurisdictional Improvements	\$516,089	\$406,529	\$239,885	\$42,131	\$161,133	\$79,828	\$1,445,595
Sanitary Sewer	\$1,963,978	\$1,537,634	\$1,193,851	\$46,720	\$55,914	\$62,903	\$4,861,000
Storm Drainage	\$4,536,743	\$2,693,818	\$1,320,856	\$209,435	\$1,233,844	\$628,304	\$10,623,000
Potable Water	\$3,887,962	\$3,043,956	\$2,363,390	\$415,085	\$53,409	\$27,197	\$9,791,000
Trails (Local and Regional)	\$5,250,973	\$3,492,061	\$2,271,362	\$280,114	\$56,418	\$22,445	\$11,373,373
NSP Fee Program Formation/Update	\$1,346,732	\$1,005,746	\$668,279	\$97,769	\$398,374	\$184,656	\$3,701,556

Table 30
NewBridge Public Facilities Financing Plan
CFD Bond Sizing and Estimated Annual Bond Debt Service

LAND USE INFORMATION				TOTAL TAX RATE ANALYSIS						BOND SIZING ANALYSIS	
Plan	Units/Acre	Unit Size	Estimated Home Price (a)	Ad Valorem Tax Rate 1.058% (b)	Other Charges, Assessment and Special Taxes (c)	Proposed CFD Tax per Unit (d)	Total Tax per Unit	Total Tax Rate	Total Proposed CFD Revenues		
Phase A										Phase A	Escalating Special Tax (2%)
<u>Residential</u>										Total Proposed Annual CFD Revenue (1) less 110% coverage (initial year FY 19/20) and administration (e)	\$ 971,518
LDR	455	2,499	\$ 495,000	\$ 5,164	\$ 2,436	\$ 1,325	\$ 8,925	1.80%	\$ 602,875	Bond Amount 5% Interest, 30 Year Term, 29 Year Amortization	\$ 17,905,000
MDR	440	2,000	415,000	4,317	2,436	725	7,479	1.80%	319,000	Underwriter Discount @ 2.0%:	\$ (358,100)
HDR	241	1,500	305,000	3,153	1,962	375	5,492	1.80%	90,375	Reserve Fund (Annual Debt Service)	(1,591,125)
MU	-	1,500	305,000	3,153	1,962	375	5,497	1.80%	-	Capitalized Interest (12 months)	(935,398)
	1,136	2,094	\$ 423,706	\$ 4,409	\$ 2,336	\$ 891	\$ 7,637	1.80%	\$ 1,012,250	Incidental Expense	(250,000)
<u>Non-Residential</u>											
C & MU	9.1					\$ 6,200			\$ 56,420	Construction Proceeds	\$ 14,770,377
Office	-					6,200			-		
	9.1					\$ 6,200			\$ 56,420		
				Total Annual Revenues						\$ 1,068,670	
Phase B										Phase B	Escalating Special Tax (2%)
<u>Residential</u>										Total Proposed Annual CFD Revenue (1) less 110% coverage (initial year FY 20/21) and administration (e)	\$ 977,205
LDR	529	2,499	\$ 495,000	\$ 5,164	\$ 2,436	\$ 1,325	\$ 8,925	1.80%	\$ 700,925	Bond Amount 5% Interest, 30 Year Term, 29 Year Amortization	\$ 18,010,000
MDR	265	2,000	415,000	4,317	2,436	725	7,479	1.80%	192,125	Underwriter Discount @ 2.0%:	\$ (360,200)
HDR	485	1,500	305,000	3,153	1,962	375	5,492	1.80%	181,875	Reserve Fund (Annual Debt Service)	(1,600,527)
MU	-	1,500	305,000	3,153	1,962	375	5,495	1.80%	-	Capitalized Interest (12 months)	(940,967)
	1,279	2,017	\$ 406,376	\$ 4,226	\$ 2,256	\$ 840	\$ 7,324	1.80%	\$ 1,074,925	Incidental Expense	(250,000)
<u>Non-Residential</u>											
C & MU	-					\$ 6,200			\$ -	Construction Proceeds	\$ 14,858,305
Office	-					6,200			-		
	-					\$ 6,200			\$ -		
				Total Annual Revenues						\$ 1,074,925	
Phase C										Phase C	Escalating Special Tax (2%)
<u>Residential</u>										Total Proposed Annual CFD Revenue (1) less 110% coverage (initial year FY 21/22) and administration (e)	\$ 580,827
LDR	140	2,499	\$ 495,000	\$ 5,164	\$ 2,436	\$ 1,325	\$ 8,925	1.80%	\$ 185,500	Bond Amount 5% Interest, 30 Year Term, 29 Year Amortization	\$ 10,480,000
MDR	175	2,000	415,000	4,317	2,436	725	7,479	1.80%	126,875	Underwriter Discount @ 2.0%:	\$ (209,600)
HDR	185	1,500	305,000	3,153	1,962	375	5,492	1.80%	69,375	Reserve Fund (Annual Debt Service)	(931,288)
MU	160	1,500	305,000	3,153	1,962	375	5,495	1.80%	60,000	Capitalized Interest (12 months)	(547,500)
	660	1,844	\$ 374,470	\$ 3,888	\$ 2,188	\$ 669	\$ 6,748	1.80%	\$ 441,750	Incidental Expense	(250,000)
<u>Non-Residential</u>											
C & MU	18					\$ 6,200			\$ 111,600	Construction Proceeds	\$ 8,541,612
Office	14					6,200			85,560		
	32					\$ 6,200			\$ 197,160		
				Total Annual Revenues						\$ 638,910	
										TOTAL CONSTRUCTION PROCEEDS	\$ 38,170,294

Footnotes:

(a) Based on 2017 market data.

(b) Ad Valorem taxes are information research and provided by Developer.

(c) Other charges and assessments based on information provided by Developer and tax bills.

(d) Annual Special Tax Rate for Residential is based on information from other similar Specific Plans.

(e) Includes administration of \$30,000 annually, escalated by 2% per year.

Table 31
NewBridge Public Facilities Financing Plan
CFD Bond Sizing and Estimated Annual Bond Debt Service

	CFD Tax Rate	Total Annual Revenue	Percent of Annual Revenue	Allocation of CFD Proceeds	Per Unit/ Acre Allocation
<u>Residential</u>					
LDR	\$1,325	\$1,489,300	54%	\$20,430,159	\$18,176
MDR	\$725	\$638,000	23%	\$8,752,059	\$9,946
HDR	\$375	\$401,625	14%	\$5,509,476	\$5,144
MU					
<u>Non-Residential</u>					
C & MU	\$6,200	\$168,020	6%	\$2,304,892	\$85,051
Office	\$6,200	\$85,560	3%	\$1,173,709	\$85,051
Total		\$2,782,505	100%	\$38,170,294	

5. Tax Burden

Ad Valorem Taxes

Property tax bills in California include two types of taxes and assessments. The first is an ad valorem tax that is a tax amount, or percentage, based on the value of the property. Local government assesses property for ad valorem tax purposes and includes two components: the improvement and/or building value, and the land value. The general ad valorem base tax is one percent of the assessed value of the property. Other public agencies may issue bonds, upon voter approval, for the funding of public improvements such as school sites, road improvements, or parks.

The NSP tax area has only a Los Rios College General Obligation Bond and Elk Grove Unified School District Measure M General Obligation Bond in excess of the one percent general property tax. For the 2019/2020 fiscal year, the additional ad valorem tax is at a rate of 0.0581%, for a total ad valorem tax in the NSP of 1.0581% of the assessed value.

Special Taxes/Assessments

The other type of charge is a special tax and/or assessment. Special taxes/assessments are levied by local government to provide funding for local improvements or public services resulting in a general or special benefit to the property being levied. These amounts are not ad valorem taxes and are not based on the value of the property. The methodology by which the taxes/assessments are levied against a property is determined in an engineer's report, rate and method of apportionment, or other document, which has been adopted or filed with the local agency providing the local improvement or service to the property.

The following are existing special taxes and assessments charged on the NSP property:

- Water & Drainage Studies – SCWA 13
- CSA 1 Lights Sac Unincorporated Zone 1
- Elk Grove Unified School District CFD 1
- Cordova Park Maintenance Assessment
- Cordova Recreation Park District – CFD No. 2016-1

With the implementation of the NSP, the existing special taxes and assessments would be modified to reflect the land use designations within the project and the project will be required to annex into Sacramento County Police Services CFD 2005-1 and a rate change proceeding would be required for CSA 1 in the Decorative Street and Safety Lights category.

In addition to the districts described above, the NSP will be included in four new financing districts:

- **NewBridge Infrastructure CFD.** The NewBridge Infrastructure CFD will finance construction of the backbone infrastructure required for the project. Total proceeds from the NewBridge Infrastructure CFD is estimated to be \$38.2 million, as shown in **Table 30**, as well as the proposed tax rates.
- **NewBridge Services/Maintenance District(s).** The NewBridge Services/Maintenance District(s) will fund maintenance of facilities, transit costs, and funding shortfalls. Total estimated maintenance, services shortfalls, and transit costs that will be included in the NewBridge Services/Maintenance District(s) are detailed in **Table 32**, and allocated on a per unit and square foot basis on **Table 33**, indicating the proposed CFD rate.

Maintenance: The NewBridge Services/Maintenance District(s) will include maintenance of the following facilities:

- Roadways, signals, and medians
 - Culverts
 - Sidewalks
 - Streetlights
 - Landscape corridors
 - Project entries
 - Landscape in open space areas other than open preserves, including areas adjacent to detention basins
 - Enhanced operations and maintenance of detention basins
- **County Services Area 10:** Under County General Plan Policy LU-120, the NSP, is required to provide enhanced transit services. Operations and maintenance costs for transit service (\$1.4 million, **Appendix I**) and Transportation Management Association (TMA) services (\$92,250) are included in the County Services Area 10, as shown in **Table 8**.

Fiscal Impact Shortfalls: The NewBridge Fiscal Impact Analysis (July 2019) concluded that the NSP would result in a net surplus in excess of \$2.2 million to the County General Fund but would result in annual funding shortfalls for roadway maintenance (\$115,692). In addition, the NSP Urban Services Plan (Nov. 2019) identified a shortfall for library (\$110,359) services. To compensate for the annual funding shortfalls for roadway maintenance and library funding, funding is included in the NewBridge Services/Maintenance District(s) (**Table 33**).

- **Cordova Recreation and Park District Park Maintenance CFD.** The NSP will be included in the CRPD CFD for park maintenance. The annual cost of park maintenance is estimated to

Table 32
NewBridge Public Facilities Financing Plan
Ongoing Maintenance and Transit Costs

	Quantity	Cost per Unit	Total Annual Cost
Cost Estimate			
Streetscape Maintenance⁶			
Residential Roads	490,446 square feet	\$0.19	\$93,185
Arterial and Collector Roads	245,100 square feet	\$0.27	\$66,177
County Road Fund Revenues (per Fiscal)	- -	-	(\$43,670)
Subtotal Roadway Maintenance			\$115,692
Culverts	3 each	\$771.00	\$2,313
Retaining/Sound Walls	608 linear feet	\$1.50	\$912
Signal Maintenance	10 each	\$5,463.00	\$54,630
Sidewalk Maintenance	220,132 square feet	\$0.06	\$12,988
Regional Roadway Landscape Median Maintenance	340,768 square feet	\$0.58	\$197,645
Project Specific Landscape Maintenance	1,667,292 square feet	\$0.58	\$967,029
Project Specific Streetlight Maintenance ⁵	309 pole	\$0.00	\$0
Subtotal Streetscape Maintenance			\$1,351,209
Open Space Maintenance			
Open Space Preserve	331.0 acres	N/A ²	\$0
Folsom South Canal	58.9 acres	N/A ⁴	\$0
Multi-Use Area Landscaping (Drainage features) ³	1.5 acres	\$25,264.80	\$38,150
Multi-Use Area Landscaping (Non-Drainage features) ³	27.2 acres	\$2,613.60	\$71,142
Detention Basin Operations & Maintenance ¹	2,552 EDUs	\$174.52	\$445,375
Post and Cable Fencing	22,820 linear feet	\$0.50	\$11,410
Detention Basin Landscaping ³	172,850 square feet	\$0.58	\$100,253
Subtotal Open Space Maintenance			\$666,330
Library Funding	- -	-	\$110,359
Subtotal Costs			\$2,127,898
Repair/Replacement (sinking fund) (15%)			\$319,185
County Assessor Roll Administration (1%)			\$24,471
Services District Administration (10%) ⁷			\$244,708
Total Community Facilities District Costs			\$2,716,262

Source: MacKay & Soms, Sacramento County

Footnotes:

¹The cost estimate and information provided by Detention Basin O&M Cost/Fee Estimate (Urban Services Plan - Appendix E).

²South Sacramento Conservation Agency (SSCA) will manage the open space preserves. Average of \$1,772 per unit SSHCP fee. The fee has been estimated by the SSHCP Fee Calculator, and the one-time fee will generate funds for management and preservation.

³Per Preliminary Landscape Operations and Maintenance Annual Cost Estimate, November 2019 prepared by MacKay & Soms. (Urban Services Plan - Appendix G)

⁴The Folsom South Canal (FSC) is owned by the U.S. Bureau of Reclamation, and the project is not obligated to maintain any facilities related to the FSC.

⁵The cost for additional street light maintenance is included in CSA-1.

⁶Roadway maintenance contained in the Roadway Operations and Maintenance Cost Estimates (Urban Services Plan - Appendix F).

⁷Administration includes both funding for administration of CFD and administration of district (maintenance, contracts, etc.).

Table 33
NewBridge Public Facilities Financing Plan
Allocation of Ongoing Maintenance and Transit Costs

	Land Uses		Cost Allocation Basis			Annual Maintenance Cost Allocation		
	Developable Acres	Units/Sq. Ft.	Persons Per HH/Sq. Ft. per Emp.	Total Persons/Emps.	Distribution of Persons	Res/Nonres. Cost	per Acre	per Unit/Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D=B*C</i>	<i>E=D/Total Persons</i>	<i>F=Cost*E</i>	<i>G = F/A</i>	<i>H = F/B</i>
Residential		<i>units</i>	<i>persons per HH</i>					<i>per unit</i>
Low Density (LDR)	224.2	1,124	2.84	3,192	31.2%	\$846,822	\$3,777	\$753.40
Medium Density (MDR)	106.5	880	2.84	2,499	24.4%	\$662,992	\$6,225	\$753.40
High Density (HDR)	37.3	911	2.38	2,167	21.2%	\$574,849	\$15,411	\$631.01
Mixed Use (MU)2	4.6	160	2.38	381	3.7%	\$100,961	\$21,948	\$631.01
Subtotal Residential	372.6	3,075		8,238	80.5%	\$2,185,624		
Nonresidential		<i>sq. ft.</i>	<i>sq.ft. per employee</i>					<i>per sq. ft.</i>
Commercial (C & MU)	27.1	320,000	250	1,280	12.5%	\$339,608	\$12,532	\$1.06
Office (O)	13.8	180,000	250	720	7.0%	\$191,030	\$13,843	\$1.06
Subtotal Nonresidential	40.9	500,000		2,000	19.5%	\$530,638		
Total NewBridge	413.5			10,238	100.0%	\$2,716,262		

be \$1.3 million (**Table 34**), and the allocation per unit is calculated in **Table 35**. The Cordova Recreation and Park District Maintenance CFD assessment will replace the existing assessments (Cordova Park Maintenance Assessment CFD and Cordova Recreation Park District – CFD No. 2016-01) for the property.

- **Jackson Corridor Trails CFD.** The NSP will be included the Jackson Corridor Trails CFD to fund operations and maintenance of Regional, Conventional, and Local Class I trails and the landscape areas adjacent to the trails. The County is defining the structure of the Jackson Corridor Trails CFD. Costs for maintenance of trails and adjacent landscape are included in the Jackson Corridor Trail CFD. The estimated annual cost of trail maintenance is \$350,245 (**Table 36**), and the allocation per unit is shown on **Table 37**.

Summary

The purpose of estimating the total taxes and assessments as a percentage of sales price is to ensure that current and proposed taxes and assessments are no more than approximately 1.8 percent of the value of the property. Although the State guideline is two percent, this PFFP utilizes a target of 1.8 percent to allow 0.2 percent gap for fluctuation in residential product pricing.

The NewBridge Infrastructure CFD is sized so that the total taxes and assessments for the NSP are approximately 1.8% for all land uses. **Table 38** lists the ad valorem and special taxes and assessments for residential land uses.

Table 34
NewBridge Public Facilities Financing Plan
Park Maintenance Costs

Parcel	Land Use	Acres	Service Level	Attention	Land Use Description	Annual Cost Per Acre ¹	Total Annual Cost
Neighborhood/Community Park							
N-50	P (Park)	5.6	Level 2	Weekly	Neighborhood Park	\$ 18,136	\$ 101,562
N-51	P (Park)	3.3	Level 2	Weekly	Neighborhood Park	\$ 18,136	\$ 59,849
N-52	P (Park)	4.5	Level 2	Weekly	Neighborhood Park	\$ 18,136	\$ 81,612
N-53	P (Park)	11.5	Level 1	Daily	Community Park	\$ 27,204	\$ 312,847
N-54	P (Park)	3.5	Level 2	Weekly	Neighborhood Park	\$ 18,136	\$ 63,476
N-55	P (Park)	4.3	Level 1	Daily	Community Park	\$ 27,204	\$ 116,978
S-50	P (Park)	5.7	Level 1	Daily	Community Park	\$ 27,204	\$ 155,063
S-51	P (Park)	2.9	Level 2	Weekly	Neighborhood Park	\$ 18,136	\$ 52,595
Total		41.3					\$ 943,982
Repair/Replacement (sinking fund) (0.5% of construction cost)							\$ 247,130
Park District Administration (10%)							\$ 94,398
County Assessor Roll Administration (1%)							\$ 10,384
Total Parks		41.3					\$ 1,295,894

Footnotes:

¹Assumes maintenance cost estimate of \$16,520 per acre (2015\$) for neighborhood parks and \$24,780 for community parks which has been escalated to 2018\$ using October 2018 CCI.

Table 35
NewBridge Public Facilities Financing Plan
Allocation of Parks Maintenance Costs

	Land Uses		Cost Allocation Basis			Annual Maintenance Cost Allocation		
	Developable Acres	Units/Sq. Ft.	Persons Per HH/Sq. Ft. per Emp.	Total Persons/Emps.	Distribution of Persons	Total Cost	per Acre	per Unit/Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D=B*C</i>	<i>E=D/Total Persons</i>	<i>F=Cost*E</i>	<i>G = F/A</i>	<i>H = F/B</i>
Residential		<i>units</i>	<i>persons per HH</i>					<i>per unit</i>
Low Density (LDR)	224.2	1,124	2.84	3,192	31.2%	\$403,961	\$1,802	\$359.40
Medium Density (MDR)	106.5	880	2.84	2,499	24.4%	\$316,269	\$2,970	\$359.40
High Density (HDR)	37.3	911	2.38	2,168	21.2%	\$274,379	\$7,356	\$301.18
Mixed Use (MU)	4.6	160	2.38	381	3.7%	\$48,189	\$10,476	\$301.18
Subtotal Residential	372.6	3,075		8,240	80.5%	\$1,042,798		
Nonresidential		<i>sq. ft.</i>	<i>sq.ft. per employee</i>					<i>per sq. ft.</i>
Commercial (C & MU)	27.1	320,000	250	1,280	12.5%	\$161,981	\$5,977	\$0.51
Office (O)	13.8	180,000	250	720	7.0%	\$91,115	\$6,603	\$0.51
Subtotal Nonresidential	40.9	500,000		2,000	19.5%	\$253,096		
Total NewBridge	413.5			10,240	100.0%	\$1,295,894		

Table 36
NewBridge Public Facilities Financing Plan
Annual Trail Maintenance Costs

	Quantity	Cost per Unit	Total Annual Cost
<u>Cost Estimate</u>			
Trail Maintenance			
Regional Class 1 Trail -12' Pavement and 4' decomposed granite	332,800 square feet	\$0.10	\$33,280
Conventional Class 1 Trail - 10' Pavement and 4' decomposed granite	185,500 square feet	\$0.10	\$18,550
Local Class 1 Trail - 8' Pavement and 4' decomposed granite	297,840 square feet	\$0.10	\$29,784
Landscaping	126,720 square feet	\$0.58	\$73,498
Regional Pedestrian Bridge	1 each	\$5,000.00	\$5,000
Enhanced Crossing	13 each	\$100.00	<u>\$1,300</u>
Subtotal Trail Maintenance			\$161,412
Repair/Replacement (sinking fund) (1% of construction cost)			\$113,734
Services District Administration (10%) ¹			\$27,515
Regional Park District Administration ²			\$44,117
County Assessor Roll Administration (1%)			\$3,468
Total Trail Community Facilities District Costs			<u><u>\$350,245</u></u>

Source: Trails Operations and Maintenance Annual Cost Estimate, MacKay & Soms November 2019.

Footnotes:

¹Administration includes both funding for administration of CFD.

²Assumes share of cost of Regional Park District Administration of CFD.

Table 37
NewBridge Public Facilities Financing Plan
Allocation of Annual Trail Maintenance Costs

	Land Uses		Cost Allocation Basis			Annual Maintenance Cost Allocation		
	Developable Acres	Units/Sq. Ft.	Persons Per HH/Sq. Ft. per Emp.	Total Persons/Emps.	Distribution of Persons	Res/Nonres. Cost	per Acre	per Unit/Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D=B*C</i>	<i>E=D/Total Persons</i>	<i>F=Cost*E</i>	<i>G = F/A</i>	<i>H = F/B</i>
Residential		<i>units</i>	<i>persons per HH</i>					<i>per unit</i>
Low Density (LDR)	224.2	1,124	2.84	3,192	31.2%	\$109,192	\$487	\$97.15
Medium Density (MDR)	106.5	880	2.84	2,499	24.4%	\$85,489	\$803	\$97.15
High Density (HDR)	37.3	911	2.38	2,167	21.2%	\$74,123	\$1,987	\$81.36
Mixed Use (MU)	4.6	160	2.38	381	3.7%	\$13,018	\$2,830	\$81.36
Subtotal Residential	372.6	3,075		8,238	80.5%	\$281,822		
Nonresidential		<i>sq. ft.</i>	<i>sq.ft. per employee</i>					<i>per sq. ft.</i>
Commercial (C & MU)	27.1	320,000	250	1,280	12.5%	\$43,790	\$1,616	\$0.14
Office (O)	13.8	180,000	250	720	7.0%	\$24,632	\$1,785	\$0.14
Subtotal Nonresidential	40.9	500,000		2,000	19.5%	\$68,422		
Total NewBridge	413.5			10,238	100.0%	\$350,245		

Table 38
NewBridge Public Facilities Financing Plan
Annual Special Taxes and Assessments

	Rate	Residential			
		LDR	MDR	HDR	MU
Unit Price Estimate		\$495,000	\$415,000	\$305,000	\$305,000
Homeowner's Exemption		(\$7,000)	(\$7,000)	(\$7,000)	(\$7,000)
Assessed Value		\$488,000	\$408,000	\$298,000	\$298,000
<hr/>					
<u>Property Taxes</u>					
General Property Tax	1.0000%	\$4,880.00	\$4,080.00	\$2,980.00	\$2,980.00
Other Ad Valorem Taxes					
Los Rios College General Obligation Bonds	0.0232%	\$113.22	\$94.66	\$69.14	\$69.14
EGUSD Measure M General Obligation Bonds	0.0349%	\$170.31	\$142.39	\$104.00	\$104.00
Total Property Taxes	1.0581%	\$5,163.53	\$4,317.05	\$3,153.14	\$3,153.14
<hr/>					
<u>Special Taxes and Assessments</u>					
Water & Drainage Studies - SCWA 13		\$6.94	\$6.94	\$6.94	\$6.94
Elk Grove USD CFD #1		\$200.00	\$200.00	\$120.00	\$120.00
Sacramento County CFD 2005-1 (Police Services)		\$414.81	\$414.81	\$304.20	\$304.20
CSA 1 Lights Sac Unincorp Zone 1		\$66.94	\$66.94	\$66.94	\$66.94
CSA 10 Transit		\$537.57	\$537.57	\$450.50	\$450.50
Placeholder Cordova Recreation and Park CFD		\$359.40	\$359.40	\$301.18	\$301.18
Proposed NewBridge CFD (Project Specific Maintenance)		\$753.40	\$753.40	\$631.01	\$631.01
Proposed Jackson Corridor Trail Maintenance CFD		\$97.15	\$97.15	\$81.36	\$81.36
Proposed NewBridge CFD (Infrastructure)		\$1,325.00	\$725.00	\$375.00	\$375.00
Total Special Taxes and Assessments		\$3,761.20	\$3,161.20	\$2,337.13	\$2,337.13
<hr/>					
Total Tax Burden		\$8,924.73	\$7,478.25	\$5,490.27	\$5,490.27
Tax Burden as % of Home Price		1.80%	1.80%	1.80%	1.80%

Source: Sacramento County.

6. Implementation

After approval of the NSP, implementation of the project will require additional entitlements including a rezone to uses shown in the specific plan, Large Lot Tentative Subdivision Map(s) and Small Lot Tentative Subdivision Map(s). In the future, as the project is refined in the entitlement process, there are additional steps necessary to implement the strategies described in this PFFP, including:

Updates to Cost Estimates. The backbone infrastructure cost estimates contained in **Appendices A-G** may require additional review and require updates in the future. Cost estimates will be adjusted for inflation or revised based on more detailed engineering information during the development process.

Updates to Existing Development Impact Fee Programs. Existing development impact fee programs may require updates and/or revisions to include new information and facilities. Some fee programs may be updated to include NSP facilities.

Creation of the NewBridge Specific Plan Fee (NSP Fee) Program. The NSP Fee program will need to be created and implemented. The components of the fee program will be further defined and a nexus study will be prepared in support of the NSP Fee.

Formation of Financing Districts. Four financing districts will be formed for or adjusted to accommodate the NSP:

- **NewBridge Infrastructure CFD.** Additional discussions are required with County staff regarding the structure of the CFD.
- **NewBridge Services/Maintenance District(s).** Additional discussions will be required regarding the scope of facilities to be included in the district(s). In the event the Jackson Corridor Trail CFD is not formed, trail maintenance will be included in the NewBridge Services/Maintenance District(s).
- **Cordova Recreation and Park District Park Maintenance CFD.** The CRPD is in the process of defining the project-specific maintenance obligations that will be included in the CFD.
- **Jackson Corridor Trails CFD.** The County is in the process of defining the scope of facilities to be included in the Jackson Corridor Trails CFD including the minimum trail facilities, the frequency of trail maintenance, and definition of landscape corridors that will be maintained. In addition, the County is identifying a funding source/structure for capital costs of trail amenities that provide regional connections.

Creation of Cordova Recreation and Park District Fee (CRPD Fee). The County is currently in the process of reviewing the proposed CRPD Fee for park impacts. Although the CRPD Fee has not been adopted by the County, it is assumed that the NSP would be subject to the proposed fee.

Updates to the Impact Fee Programs

As implementation of the PFFP and development occurs, infrastructure costs and available funding sources will change. As a result, the PFFP must be flexible enough to accommodate these changes appropriately. Changes in the actual or assumed facilities cost estimates or funding of the facilities should be re-evaluated in the context of the overall financing strategy to ensure required funding is available when needed. Possible refinements to the PFFP may include the following:

- New or revised infrastructure projects;
- New cost information based on actual construction costs, updated engineering estimates, or changes in the land use plan;
- New funding source data;
- Inflation adjustments to cost and funding data; and
- Land use changes to the project.

Changes in the financing program could include higher or lower cost estimates, as well as changes in funding sources. Costs and funding sources will be adjusted annually to reflect inflation.

7. Conclusion

The NSP PFFP demonstrates a strategy to fund the costs required to develop the NSP. Costs and funding sources for three sources (Phase A, Phases A and B, and Buildout) are shown in **Tables 39, 40, and 41**, respectively.

Phase A. With buildout of Phase A, the costs exceed revenues by \$23.1 million, as shown in **Table 39**. Fee credits are applied and the shortfall could be funded by an owner equity contribution, formation of a CFD, or other funding source. The estimated construction proceeds from the Phase A CFD would be \$14.8 million (**Table 39**) which could be used to finance other eligible facilities.

Phases A and B. Under the combined buildout of Phases A and B, costs exceed revenues by \$10.2 million (**Table 40**) resulting from the application of the NSP Fee and credits from fee programs. Estimated construction proceeds from a Phase A and B CFD would be \$29.6 million (**Table 40**) which could be used to finance other eligible facilities.

Buildout. At buildout of the NSP, all costs and funding sources balance and all credits and reimbursements are applied. The NSP Fee and other fees cover costs, as shown in **Table 41**. At buildout, the NSP Infrastructure CFD will generate \$38.2 million (**Table 41**) to provide reimbursements for eligible facilities.

Table 39
NewBridge Public Facilities Financing Plan
Estimated Infrastructure and Source of Funding (Phase A)

	Estimated Costs	Potential Reimbursement/Finance Source				Funding	
		NSP Fee	Existing Fee Programs Credits	Reimbursements	TOTAL	Surplus	(Shortfall) ³
<i>Source</i>	<i>Table 3</i>	<i>Table 29</i>	<i>Various Tables²</i>				
Backbone Infrastructure							
Local Roadway	\$24,000,300	\$17,518,967	-	-	\$17,518,967	-	(\$6,481,333)
Transit Center	\$22,000	\$20,591	-	-	\$20,591	-	(\$1,409)
Jackson Corridor Regional Roadways	\$23,181,601	\$23,181,601	-	-	\$23,181,601	-	-
Cross Jurisdictional Improvements	\$534,242	\$534,184	-	-	\$534,184	-	(\$58)
Sanitary Sewer	\$10,793,000	\$1,900,638	\$2,635,601	-	\$4,536,239	-	(\$6,256,761)
Storm Drainage	\$9,177,000	\$3,995,518	\$1,310,000	-	\$5,305,518	-	(\$3,871,482)
Potable Water	\$12,330,000	\$3,741,092	\$5,869,000	-	\$9,610,092	-	(\$2,719,908)
Trails (Local and Regional)	\$4,260,000	\$4,493,680	-	-	\$4,493,680	\$233,680	-
NSP Fee Program Formation/Update	\$1,374,216	\$1,374,216	-	-	\$1,374,216	-	-
Subtotal Backbone Infrastructure Costs	\$85,672,358	\$56,760,487	\$9,814,601	\$0	\$66,575,087	\$233,680	(\$19,330,950)
Public Facilities							
Parks - Neighborhood	\$6,400,352	-	\$4,738,593	-	\$4,738,593	-	(\$1,661,759)
Parks - Community	\$8,160,081	-	\$6,041,433	-	\$6,041,433	-	(\$2,118,648)
Fire	\$1,334,488	-	\$1,334,488	-	\$1,334,488	-	-
Sheriff	-	-	-	-	-	-	-
Library	\$954,850	-	\$954,850	-	\$954,850	-	-
Schools	\$14,201,757	-	\$14,201,757	-	\$14,201,757	-	-
Subtotal Public Facilities	\$31,051,528	\$0	\$27,271,121	\$0	\$27,271,121	\$0	(\$3,780,407)
Total Phase A	\$116,723,886	\$56,760,487	\$37,085,722	\$0	\$93,846,209	\$233,680	(\$23,111,357)
Phase A CFD Revenues¹		\$14,770,377					

Footnotes:

¹CFD funds can be used to finance any authorized facilities.

²Fees by facility and phases are included in Table 10 (Sewer), Table 13 (Storm Drainage), Table 16 (Water), and Table 22 (Parks).

³Shortfall in the development phase illustrates the carry cost associated with that phase and any previously developed phase(s).

Table 40
NewBridge Public Facilities Financing Plan
Estimated Infrastructure and Source of Funding (Phase A & B)

	Estimated Costs	Potential Reimbursement/Finance Source				Funding	
		NSP Fee	Existing Fee Programs Credits	Reimbursements	TOTAL	Surplus	(Shortfall) ³
<i>Source</i>	<i>Table 3</i>	<i>Table 29</i>	<i>Various Tables²</i>				
Backbone Infrastructure							
Local Roadway	\$39,492,900	\$33,348,600	-	-	\$33,348,600	-	(\$6,144,300)
Transit Center	\$22,000	\$38,238	-	-	\$38,238	\$16,238	-
Jackson Corridor Regional Roadways	\$44,641,517	\$44,641,517	-	-	\$44,641,517	-	-
Cross Jurisdictional Improvements	\$1,028,739	\$1,028,695	-	-	\$1,028,695	-	(\$44)
Sanitary Sewer	\$11,722,000	\$3,923,588	\$5,165,309	-	\$9,088,897	-	(\$2,633,103)
Storm Drainage	\$10,088,000	\$7,645,100	\$1,362,000	-	\$9,007,100	-	(\$1,080,900)
Potable Water	\$15,177,000	\$7,745,797	\$7,099,000	-	\$14,844,797	-	(\$332,203)
Trails (Local and Regional)	\$8,443,488	\$9,225,819	\$0	-	\$9,225,819	\$782,331	-
NSP Fee Program Formation/Update	\$2,666,689	\$2,666,689	-	-	\$2,666,689	-	-
Subtotal Backbone Infrastructure Costs	\$133,282,332	\$110,264,043	\$13,626,309	\$0	\$123,890,351	\$798,569	(\$10,190,550)
Public Facilities							
Parks - Neighborhood	\$8,072,086	-	\$8,072,086	-	\$8,072,086	-	-
Parks - Community	\$11,211,241	-	\$11,211,241	-	\$11,211,241	-	-
Fire	\$2,779,266	-	\$2,779,266	-	\$2,779,266	-	-
Sheriff	-	-	-	-	-	-	-
Library	\$1,961,952	-	\$1,961,952	-	\$1,961,952	-	-
Schools	\$29,523,815	-	\$29,523,815	-	\$29,523,815	-	-
Subtotal Public Facilities	\$53,548,360	\$0	\$53,548,360	\$0	\$53,548,360	\$0	\$0
Total Phase A & B	\$186,830,692	\$110,264,043	\$67,174,669	\$0	\$177,438,712	\$798,569	(\$10,190,550)
Phase A & B CFD Revenues¹		\$29,628,682					

Footnotes:

¹CFD funds can be used to finance any authorized facilities.

²Fees by facility and phases are included in Table 10 (Sewer), Table 13 (Storm Drainage), Table 16 (Water), and Table 22 (Parks).

³Shortfall in the development phase illustrates the carry cost associated with that phase and any previously developed phase(s).

Table 41
NewBridge Public Facilities Financing Plan
Estimated Infrastructure and Source of Funding (Buildout)

	Estimated Costs	Potential Reimbursement/Finance Source				Funding	
		NSP Fee	Existing Fee Programs Credits	Reimbursements	TOTAL	Surplus	(Shortfall) ³
<i>Source</i>	<i>Table 3</i>	<i>Table 29</i>	<i>Various Tables²</i>				
Backbone Infrastructure							
Local Roadway	\$48,543,300	\$48,543,300	-	-	\$48,543,300	-	-
Transit Center	\$65,000	\$65,000	-	-	\$65,000	-	-
Jackson Corridor Regional Roadways	\$62,733,442	\$62,733,442	-	-	\$62,733,442	-	-
Cross Jurisdictional Improvements	\$1,445,595	\$1,445,595	-	-	\$1,445,595	-	-
Sanitary Sewer	\$13,192,000	\$4,861,000	\$6,643,745	\$1,687,255	\$13,192,000	-	-
Storm Drainage	\$12,149,000	\$10,623,000	\$1,526,000	-	\$12,149,000	-	-
Potable Water	\$16,890,000	\$9,791,000	\$7,099,000	-	\$16,890,000	-	-
Trails (Local and Regional)	\$11,373,373	\$11,373,373	\$0	-	\$11,373,373	-	-
NSP Fee Program Formation/Update	\$3,701,556	\$3,701,556	-	-	\$3,701,556	-	-
Subtotal Backbone Infrastructure Costs	\$170,093,266	\$153,137,266	\$15,268,745	\$1,687,255	\$170,093,266	\$0	\$0
Public Facilities							
Parks - Neighborhood	\$9,457,237	-	\$9,457,237	-	\$9,457,237	-	-
Parks - Community	\$15,255,803	-	\$15,255,803	-	\$15,255,803	-	-
Fire	\$3,900,473	-	\$3,900,473	-	\$3,900,473	-	-
Sheriff	-	-	-	-	-	-	-
Library	\$2,451,522	-	\$2,451,522	-	\$2,451,522	-	-
Schools	\$36,986,733	-	\$36,986,733	-	\$36,986,733	-	-
Subtotal Public Facilities	\$68,051,768	\$0	\$68,051,768	\$0	\$68,051,768	\$0	\$0
Total	\$238,145,034	\$153,137,266	\$83,320,513	\$1,687,255	\$238,145,034	\$0	\$0
Build Out CFD Revenues¹		\$38,170,294					

Footnotes:

¹CFD funds can be used to finance any authorized facilities.

²Fees by facility and phases are included in Table 10 (Sewer), Table 13 (Storm Drainage), Table 16 (Water), and Table 22 (Parks).

³Shortfall in the development phase illustrates the carry cost associated with that phase and any previously developed phase(s).

Appendix A:

Mackay & Somps NewBridge Infrastructure Cost Summary

DRAFT

NEWBRIDGE

PRELIMINARY

BACKBONE INFRASTRUCTURE CIP

COST ESTIMATES

November 2019

MACKay & SOMPS
ENGINEERS PLANNERS SURVEYORS

**Preliminary Cost Estimate
NewBridge Specific Plan
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NOTES

1. This estimate is prepared as a guide only and is subject to possible change. It has been prepared to a standard of accuracy which, to the best of our knowledge and judgment, is sufficient to satisfy our understanding of the purpose of this estimate. MacKay & Soms makes no warranty, either expressed or implied, as to the accuracy of this estimate.
2. This estimate is based on NewBridge Infrastructure Master Plans (2014 Updates), Storm Drainage Master Plan Errata dated March 22, 2017 and the Newbridge Specific Plan dated July 2018.
3. This estimate does not consider the following:
 - a. Cost associated with environmental (wetland) mitigations or biological surveys
 - b. Phased construction or out-of-regular-sequence construction
 - c. Costs associated with ground water or inclement weather conditions
 - d. Financial Charges
 - e. Bonds
 - f. Land costs, acquisition of right of way, easements, and/or rights of entry
 - g. Assessments from assessment, lighting & landscaping, Mello-Roos districts or the like
 - h. Relocation of existing above- or underground utilities, unless noted.
 - i. In-tract development cost, unless noted.
 - j. On-site development cost for minor (non-trunk) infrastructure and roadways.
 - k. Off-site development costs, including regional sewer, water, drainage, and roadway improvements, unless otherwise noted.
4. Costs presented herein represent an opinion based on historical information. No provision has been made for inflation.
5. The "cash flow" situation may be different than the fees, credits, and reimbursements itemized in this estimate.
6. Interim improvements may be required depending on development timing of individual units.
7. Cost for unsuitable material removal is not included in this estimate.
8. Costs are preliminary and subject to change upon more detailed design and analysis.
9. Cost for rock excavation is not included in this estimate.
10. Except as noted in the summary estimate, this estimate does not reflect cost contingencies, typically ranging from 15 to 40% of hard construction costs, or cost for engineering, testing, and inspection, typically ranging from 10-15% of hard construction costs.
11. The Cordova Recreation and Park District (CRPD) Park Impact Fee Nexus Study uses different soft cost percentages than what is used in this estimate.
12. Cost of local drainage, sewer, water, and roadway facilities are accounted for in respective on-site development cost estimates and thus are not reflected in this Capital Improvement Program / Backbone Infrastructure cost estimate.
13. Major road cross section estimates do not include the cost of potential top soil import as may be required for viable median and frontage landscaping, including LID bio swales.
14. Roadway excavation based on depth of proposed pavement section across ROW, not incl. frontages - no additional accounting ("undercut") has been made for trench spoils.

**Preliminary Cost Estimate
NewBridge Specific Plan**

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Improvements Fees

Phase	Regional Roadway ¹	Local Roadway ²	Potable Water ²	Drainage ²	Sanitary Sewer ²	Local Trails ²	Regional Trails ¹	Transit Center ²	Total
A	\$ 18,069,000	\$ 24,000,000	\$ 12,330,000	\$ 9,177,000	\$ 10,793,000	\$ 1,940,000	\$ 2,320,000	\$ 22,000	\$ 78,651,000
B	\$ 19,982,000	\$ 15,493,000	\$ 2,847,000	\$ 911,000	\$ 929,000	\$ 2,869,000	\$ 1,314,488	\$ -	\$ 44,345,488
C	\$ 13,836,000	\$ 9,050,000	\$ 1,713,000	\$ 2,061,000	\$ 1,470,000	\$ 1,364,000	\$ 1,566,000	\$ 43,000	\$ 31,103,000
Total	\$ 51,887,000	\$ 48,543,000	\$ 16,890,000	\$ 12,149,000	\$ 13,192,000	\$ 6,173,000	\$ 5,200,488	\$ 65,000	\$ 154,099,488

Fee Credits

Phase	Regional Roadway ¹	Local Roadway ²	Potable Water ³	Drainage ³	Sanitary Sewer ³	Local Trails ²	Regional Trails ¹	Transit Center	Total
A	\$ 18,069,000	\$ -	\$ 5,869,000	\$ 1,310,000	\$ 8,061,000	\$ -	\$ -	\$ -	\$ 33,309,000
B	\$ 19,982,000	\$ -	\$ 1,230,000	\$ 52,000	\$ 84,000	\$ -	\$ -	\$ -	\$ 21,348,000
C	\$ 13,836,000	\$ -	\$ -	\$ 164,000	\$ 186,000	\$ -	\$ -	\$ -	\$ 14,186,000
Total	\$ 51,887,000	\$ -	\$ 7,099,000	\$ 1,526,000	\$ 8,331,000	\$ -	\$ -	\$ -	\$ 68,843,000

Net of Credit

Phase	Regional Roadway ¹	Local Roadway	Potable Water	Drainage	Sanitary Sewer	Local Trails ²	Regional Trails ¹	Transit Center
A	\$ 18,069,000	\$ 24,000,000	\$ 12,330,000	\$ 9,177,000	\$ 10,793,000	\$ 1,940,000	\$ 2,320,000	\$ 22,000
A Credits	\$ 18,069,000	\$ -	\$ 5,869,000	\$ 1,310,000	\$ 8,061,000	\$ -	\$ -	\$ -
Sub-Total	\$ -	\$ 24,000,000	\$ 6,461,000	\$ 7,867,000	\$ 2,732,000	\$ 1,940,000	\$ 2,320,000	\$ 22,000
B	\$ 19,982,000	\$ 15,493,000	\$ 2,847,000	\$ 911,000	\$ 929,000	\$ 2,869,000	\$ 1,314,488	\$ -
B Credits	\$ 19,982,000	\$ -	\$ 1,230,000	\$ 52,000	\$ 84,000	\$ -	\$ -	\$ -
Sub-Total	\$ -	\$ 15,493,000	\$ 1,617,000	\$ 859,000	\$ 845,000	\$ 2,869,000	\$ 1,314,488	\$ -
C	\$ 13,836,000	\$ 9,050,000	\$ 1,713,000	\$ 2,061,000	\$ 1,470,000	\$ 1,364,000	\$ 1,566,000	\$ 43,000
C Credits	\$ 13,836,000	\$ -	\$ -	\$ 164,000	\$ 186,000	\$ -	\$ -	\$ -
Sub-Total	\$ -	\$ 9,050,000	\$ 1,713,000	\$ 1,897,000	\$ 1,284,000	\$ 1,364,000	\$ 1,566,000	\$ 43,000
Total Cost	\$ 154,099,488							
Total Credit	\$ 68,843,000							
Net Cost	\$ 85,256,488							

Notes:

- 1 Contingencies and Soft costs included in the individual estimate sheets.
- 2 Cost includes 5% mobilization, 15% contingency and 15% engineering cost
- 3 Soft cost credit vary per utility agency. See cost estimate by phase for soft cost breakdown for each utility.

**Preliminary Cost Estimate
NewBridge Specific Plan
Appendix A - Cost per Phase**

**New Bridge
Backbone Infrastructure Development Cost Estimate
Development Phase A**

<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL COST</u>
A. REGIONAL ROADWAY FACILITIES				
Roadways				
Kiefer Blvd Widening - Eagles Nest Rd to MS-1 (SCTDF 268)	240	LF	\$ 1,482	\$ 355,680
Kiefer Blvd Widening - W MS-1 to Northbridge Dr (SCTDF 269)	750	LF	\$ 1,482	\$ 1,111,500
Kiefer Blvd Widening - Northbridge Dr to MS-1 (SCTDF 270)	175	LF	\$ 1,482	\$ 259,350
Kiefer Blvd Widening - E MS-1 to Sunrise Blvd (SCTDF 271)	590	LF	\$ 1,482	\$ 874,380
Eagles Nest Rd Widening - Kiefer Blvd to Bridgewater Drive (north)(SCTDF 76)	520	LF	\$ 701	\$ 364,612
Roadway Sub-Total:				\$ 2,966,000
Intersection				
Sunrise Blvd & Kiefer Blvd (SCTDF 69)	1	LS	\$ 3,973,378	\$ 3,973,378
Kiefer Blvd & W MS-1 (SCTDF 202)	1	LS	\$ 2,310,263	\$ 2,310,263
Kiefer Blvd & Northbridge Dr (SCTDF 203)	1	LS	\$ 2,122,760	\$ 2,122,760
Kiefer Blvd & E MS-1 (SCTDF 204)	1	LS	\$ 2,149,360	\$ 2,149,360
Eagles Nest and Kiefer Blvd (SCTDF 59)	1	LS	\$ 2,422,636	\$ 2,422,636
Eagles Nest and Bridgewater Dr (SCTDF 501)	1	LS	\$ 2,124,696	\$ 2,124,696
Intersection Sub-Total:				\$ 15,103,000
Regional Roadway Sub-Total:				\$ 18,069,000
B. LOCAL ROADWAY FACILITIES				
Roadways				
Collector - Bridgewater from Eagles Nest Rd (walk both sides) to St. B ¹²	3,260	LF	\$ 1,270	\$ 4,140,200
Collector - Bridgewater from Eagles Nest Rd (walk single side) to St. B ¹³	1,555	LF	\$ 1,200	\$ 1,866,000
Collector - Northbridge Drive (walk single side)	555	LF	\$ 1,200	\$ 666,000
Primary Res. Spine - Street "A" & Street "B"	3,530	LF	\$ 940	\$ 3,318,200
Primary Residential - Adjacent to School Site	1,830	LF	\$ 750	\$ 1,372,500
Primary Residential - Kiefer Blvd to Parcel N-52 (walk single	1,420	LF	\$ 680	\$ 965,600
Frontage: Eagles Nest Road - Kiefer Blvd to Bridgewater Drive N	520	LF	\$ 1,210	\$ 629,200
Frontage: Kiefer Blvd - Eagles Nest Road to W MS-1	240	LF	\$ 370	\$ 88,800
Frontage: Kiefer Blvd - W MS-1 to Northbridge Drive	750	LF	\$ 370	\$ 277,500
Frontage: Kiefer Blvd - Northbridge Drive to E MS-1	175	LF	\$ 370	\$ 64,750
Frontage: Kiefer Blvd - E MS-1 to Sunrise Blvd	590	LF	\$ 370	\$ 218,300
Intersection				
Kiefer Blvd & Eagles Nest Road Improvement(SCTDF 59)	1	LS	\$ 577,730	\$ 577,730
Sunrise Blvd & Kiefer Blvd (SCTDF 69)	1	LS	\$ 166,850	\$ 166,850
Kiefer Blvd & W MS-1 (SCTDF 202)	1	LS	\$ 608,020	\$ 608,020
Kiefer Blvd & Northbridge Dr (SCTDF 203)	1	LS	\$ 634,410	\$ 634,410
Kiefer Blvd & E MS-1 (SCTDF 204)	1	LS	\$ 634,410	\$ 634,410
Eagles Nest and Kiefer Blvd (SCTDF 59)	1	LS	\$ 577,730	\$ 577,730
Eagles Nest and Bridgewater Dr (SCTDF 501)	1	LS	\$ 971,560	\$ 971,560
Local Roadway Facilities Total:				\$ 17,778,000

**Preliminary Cost Estimate
NewBridge Specific Plan
Appendix A - Cost per Phase**

<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL COST</u>
C. POTABLE WATER FACILITIES				
Off-Site Water System				
20" Pipe (Eagles Nest from Kiefer to Phase A Bndy)	1,210	LF	\$ 350	\$ 423,500
20" Pipe (Eagles Nest from Jackson to Bridgewater)	1,530	LF	\$ 350	\$ 535,500
18" Pipe (Kiefer Blvd)	1,410	LF	\$ 290	\$ 408,900
16" Pipe (Sunrise from Kiefer to Jackson)	7,230	LF	\$ 280	\$ 2,024,400
16" Pipe (Jackson from Eagles Nest to Rockbridge)	2,400	LF	\$ 280	\$ 672,000
16" Pipe (Jackson from Rockbridge to Sunrise)	3,050	LF	\$ 280	\$ 854,000
12" Pipe (Kiefer Blvd)	1,670	LF	\$ 260	\$ 434,200
Water Facilities (off-site) Sub-Total:			\$	5,353,000
On-Site Water System				
18" Pipe	6,000	LF	\$ 250	\$ 1,500,000
12" Pipe	9,700	LF	\$ 235	\$ 2,279,500
Water Facilities (on-site) Sub-Total:			\$	3,780,000
Water Facilities Sub-Total:			\$	9,133,000

D. DRAINAGE FACILITIES**Basin #4**

Detention/Hydromod./WQ Basin #4	1	LS	\$ 388,228	\$ 388,228
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Basin #5A

Detention/Hydromod./WQ Basin #5A	1	LS	\$ 921,173	\$ 921,173
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Basin #7

Detention/Hydromod./WQ Basin #7	1	LS	\$ 2,759,506	\$ 2,759,506
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Basin #8

Detention/Hydromod./WQ Basin #8	1	LS	\$ 414,004	\$ 414,004
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Basin #9

Detention/Hydromod./WQ Basin #9	1	LS	\$ 499,591	\$ 499,591
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Basin #3

Detention/Hydromod./WQ Basin #3	1	LS	\$ 294,635	\$ 294,635
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Basin #10

Detention/Hydromod./WQ Basin #10	1	LS	\$ 702,422	\$ 702,422
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Basin #11

Detention/Hydromod./WQ Basin #11	1	LS	\$ 448,114	\$ 448,114
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Basin #5B

Detention/Hydromod./WQ Basin #5B	1	LS	\$ 258,791	\$ 258,791
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Preliminary Cost Estimate
NewBridge Specific Plan
Appendix A - Cost per Phase

<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL COST</u>
F1				
Post and Cable Fence	3,060	LF	\$ 13.12	\$ 40,147
F3				
Post and Cable Fence	710	LF	\$ 13.12	\$ 9,315
F4				
Post and Cable Fence	1,990	LF	\$ 13.12	\$ 26,109
F5				
Post and Cable Fence	2,730	LF	\$ 13.12	\$ 35,818
Drainage Facilities Sub-Total:				\$6,798,000.00
E. SANITARY SEWER FACILITIES				
Gravity Sewer System				
8" San. Sewer Pipe, incl. appurtenances	10,545	LF	\$ 80	\$ 843,600
10" San. Sewer Pipe, incl. appurtenances	2,320	LF	\$ 100	\$ 232,000
15" San. Sewer Pipe, incl. appurtenances	3,910	LF	\$ 150	\$ 586,500
18" San. Sewer Pipe, incl. appurtenances	270	LF	\$ 180	\$ 48,600
Sub-Total:				\$ 1,711,000
Force Main System				
6" Sewer Force Main, incl. appurtenances	8,969	LF	\$ 60	\$ 538,140
10" Sewer Force Main, incl. appurtenances	8,969	LF	\$ 100	\$ 896,900
Sub-Total:				\$ 1,435,000
Sanitary Sewer Pump Station				
3.23 mgd Pump Station	3.23	EA	\$ 1,000,000	\$ 3,230,000
Sub-Total:				\$ 3,230,000
Sanitary Sewer (on-site) Sub-Total:				\$ 6,376,000
Off-site Gravity Sewer System (Kiefer Blvd to N. Mather Blvd)				
24" San. Sewer Pipe, incl. appurtenances	4,530	LF	\$ 240	\$ 1,087,200
27" San. Sewer Pipe, incl. appurtenances	1,970	LF	\$ 270	\$ 531,900
Sanitary Sewer (off-site) Sub-Total:				\$ 1,619,000
Sanitary Sewer Facilities Sub-Total:				\$ 7,995,000

**Preliminary Cost Estimate
NewBridge Specific Plan
Appendix A - Cost per Phase**

<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL COST</u>
F. LOCAL TRAILS				
Local Trails				
Conventional Class 1 Trail	3,490	LF	\$ 84	\$ 293,160
Local Class 1 Trail	13,670	LF	\$ 72	\$ 984,240
Enhanced Crossing Locations	8	EA	\$ 20,000	\$ 160,000
Local Trails Sub-Total				\$ 1,437,400
G. REGIONAL TRAILS				
Regional Trails				
Regional Class 1 Trail	5,230	LF	\$ 240.53	\$ 1,257,964
Regional Class 1 Trail Through Parcel W-30	3,890	LF	\$ 240.53	\$ 935,656
Regional Trails Sub-Total				\$ 2,194,000
Wildlife Crossing				
Kiefer Blvd crossing west of Eagles Nest Road	88	LF	\$ 635.21	\$ 55,898
Eagles Nest Road crossing south of Bridgewater Drive (north)	110	LF	\$ 635.21	\$ 69,873
Wildlife Crossing Sub-Total				\$ 126,000
Regional Trails Sub-Total				\$ 2,320,000
H. TRANSIT CENTERS				
Transit Center	1	EA	\$ 16,000	\$ 16,000
Transit Center Sub-Total				\$ 16,000

**Preliminary Cost Estimate
NewBridge Specific Plan
Appendix A - Cost per Phase**

<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL COST</u>
Credits and Reimbursements				
I. REGIONAL ROADWAY - CREDITS AND REIMBURSEMENTS				
Roadway				
Kiefer Blvd Widening - Eagles Nest Rd to MS-1 (SCTDF 268)	240	LF	\$ 1,482	\$ 355,680
Kiefer Blvd Widening - W MS-1 to Northbridge Dr (SCTDF 269)	750	LF	\$ 1,482	\$ 1,111,500
Kiefer Blvd Widening - Northbridge Dr to MS-1 (SCTDF 270)	175	LF	\$ 1,482	\$ 259,350
Kiefer Blvd Widening - E MS-1 to Sunrise Blvd (SCTDF 271)	590	LF	\$ 1,482	\$ 874,380
Eagles Nest Rd Widening - Kiefer Blvd to Bridgewater Drive (north)	520	LF	\$ 701	\$ 364,612
Roadways Credits Sub-Total				\$ 2,966,000
Intersection				
Sunrise Blvd & Kiefer Blvd (SCTDF 69)	1	LS	\$ 3,973,378	\$ 3,973,378
Kiefer Blvd & W MS-1 (SCTDF 202)	1	LS	\$ 2,310,263	\$ 2,310,263
Kiefer Blvd & Northbridge Dr (SCTDF 203)	1	LS	\$ 2,122,760	\$ 2,122,760
Kiefer Blvd & E MS-1 (SCTDF 204)	1	LS	\$ 2,149,360	\$ 2,149,360
Eagles Nest and Kiefer Blvd (SCTDF 59)	1	LS	\$ 2,422,636	\$ 2,422,636
Eagles Nest and Bridgewater Dr (SCTDF 501)	1	LS	\$ 2,124,696	\$ 2,124,696
Intersection Credits Sub-Total				\$ 15,103,000
Regional Roadway Credits Subtotal				\$ 18,069,000
J. POTABLE WATER OFF-SITE SYSTEM - CREDITS AND REIMBURSEMENTS				
20" Pipe (Eagles Nest from Kiefer to Phase A Bndy)	1,210	LF	\$ 294	\$ 356,103
20" Pipe (Eagles Nest from Jackson to Bridgewater Bndy)	1,530	LF	\$ 294	\$ 450,279
18" Pipe (On-Site)	6,000	LF	\$ 171	\$ 1,024,800
18" Pipe (Kiefer Blvd)	1,410	LF	\$ 287	\$ 404,106
16" Pipe (Sunrise from Kiefer to Jackson)	7,230	LF	\$ 252	\$ 1,824,129
16" Pipe (Jackson from Eagles Nest to Rockbridge)	2,400	LF	\$ 252	\$ 605,520
16" Pipe (Jackson from Rockbridge to Sunrise)	3,050	LF	\$ 252	\$ 769,515
Water Facilities (off-site) Credit Sub-Total:				\$ 5,434,452
8% Contingency Credit				\$ 434,756
Potable Water Off-Site System Credits Subtotal				\$ 5,869,000
K. TRUNK DRAINAGE FACILITIES - CREDITS AND REIMBURSEMENTS				
Basin #4				
Reimbursable Trunk Drainage Facilities and Appurt.	1	LS	\$ 104,500	\$ 104,500
Basin #5A				
Reimbursable Trunk Drainage Facilities and Appurt.	1	LS	\$ -	\$ -
Basin #7				
Reimbursable Trunk Drainage Facilities and Appurt.	1	LS	\$ 818,400	\$ 818,400
Basin #8				
Reimbursable Trunk Drainage Facilities and Appurt.	1	LS	\$ -	\$ -
Basin #9				
Reimbursable Trunk Drainage Facilities and Appurt.	1	LS	\$ 107,100	\$ 107,100
Basin #3				

Preliminary Cost Estimate
NewBridge Specific Plan
Appendix A - Cost per Phase

<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL COST</u>
Reimbursable Trunk Drainage Facilities and Appurt.	1	LS	\$ -	\$ -
Basin #10				
Reimbursable Trunk Drainage Facilities and Appurt.	1	LS	\$ 197,100	\$ 197,100
Basin #11				
Reimbursable Trunk Drainage Facilities and Appurt.	1	LS	\$ 83,000	\$ 83,000
Basin #5B				
Reimbursable Trunk Drainage Facilities and Appurt.	1	LS	\$ -	\$ -
Trunk Drainage Credit Subtotal				\$ 1,310,000

L. TRUNK SEWER FACILITIES - CREDITS AND REIMBURSEMENTS**Gravity Sewer System**

15" San. Sewer Pipe, incl. appurtenances	3,910	LF	\$ 150	\$ 586,500
18" San. Sewer Pipe, incl. appurtenances	270	LF	\$ 180	\$ 48,600

Force Main System

6" Sewer Force Main, incl. appurtenances	8,969	LF	\$ 60	\$ 538,140
10" Sewer Force Main, incl. appurtenances	8,969	LF	\$ 100	\$ 896,900

Sanitary Sewer Pump Station

3.23 mgd Pump Station	3.23	EA	\$ 1,000,000	\$ 3,230,000
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Off-site Gravity Sewer System (Kiefer Blvd to N. Mather Blvd)

24" San. Sewer Pipe, incl. appurtenances	4,530	LF	\$ 240	\$ 1,087,200
27" San. Sewer Pipe, incl. appurtenances	1,970	LF	\$ 270	\$ 531,900

Sanitary Sewer Credit Sub-Total \$ 6,919,240

10% Contingency Credit \$ 691,924

6.5% Engineering and Staking Service Credit \$ 449,751

Sanitary Sewer Total Credit \$ 8,061,000

M. REGIONAL TRAILS - CREDITS AND REIMBURSEMENTS**Regional Trail**

Regional Trail Sub-Total \$ -

**Preliminary Cost Estimate
NewBridge Specific Plan
Appendix A - Cost per Phase**

CONSTRUCTION COST SUMMARY- DEVELOPMENT PHASE A

	Total Cost (not including soft cost, mobilization and contingencies)	Soft cost and contingencies	Total Cost (including soft cost, mobilization and contingencies)
A. REGIONAL ROADWAY FACILITIES			
(Includes soft cost and contingencies in the individual estimate sheets)			\$ 18,069,000
B. LOCAL ROADWAY FACILITIES	\$ 17,778,000		
5% Mobilization		\$ 888,900	
15% Contingency		\$ 2,666,700	
15% Engineering/ Permits/ Inspection		\$ 2,666,700	
LOCAL ROADWAY FACILITIES TOTAL			\$ 24,000,000
C. POTABLE WATER FACILITIES	\$ 9,133,000		
5% Mobilization		\$ 456,650	
15% Contingency		\$ 1,369,950	
15% Engineering/ Permits/ Inspection		\$ 1,369,950	
POTABLE WATER FACILITIES TOTAL			\$ 12,330,000
D. DRAINAGE FACILITIES	\$ 6,798,000		
5% Mobilization		\$ 339,900	
15% Contingency		\$ 1,019,700	
15% Engineering/ Permits/ Inspection		\$ 1,019,700	
DRAINAGE FACILITIES TOTAL			\$ 9,177,000
E. SANITARY SEWER FACILITIES	\$ 7,995,000		
5% Mobilization		\$ 399,750	
15% Contingency		\$ 1,199,250	
15% Engineering/ Permits/ Inspection		\$ 1,199,250	
SANITARY SEWER FACILITIES TOTAL			\$ 10,793,000
F. LOCAL TRAILS	\$ 1,437,400		
5% Mobilization		\$ 71,870	
15% Contingency		\$ 215,610	
15% Engineering/ Permits/ Inspection		\$ 215,610	
LOCAL TRAILS TOTAL			\$ 1,940,000
G. REGIONAL TRAILS			
(Includes soft cost and contingencies in the individual estimate sheets)			\$ 2,320,000
H. TRANSIT CENTERS	\$ 16,000		
5% Mobilization		\$ 800	
15% Contingency		\$ 2,400	
15% Engineering/ Permits/ Inspection		\$ 2,400	
TRANSIT CENTERS TOTAL			\$22,000
GRAND TOTAL CONSTRUCTION COST (A-H)			\$ 78,651,000

**Preliminary Cost Estimate
NewBridge Specific Plan
Appendix A - Cost per Phase**

ATTACHMENT 6

7945.SRC
November 2019
by: NT

CREDIT SUMMARY - DEVELOPMENT PHASE A

	<u>Total Credits and Reimbursements</u>	
I. REGIONAL ROADWAY - CREDITS AND REIMBURSEMENTS	\$	18,069,000
J. POTABLE WATER OFF-SITE SYSTEM - CREDITS AND REIMBURSEMENTS	\$	5,869,000
K. TRUNK DRAINAGE FACILITIES - CREDITS AND REIMBURSEMENTS	\$	1,310,000
L. TRUNK SEWER FACILITIES - CREDITS AND REIMBURSEMENTS	\$	8,061,000
M. REGIONAL TRAILS - CREDITS AND REIMBURSEMENTS	\$	-
GRAND TOTAL CREDIT (I-M)	\$	<u><u>33,309,000</u></u>

**Preliminary Cost Estimate
NewBridge Specific Plan
Appendix A - Cost per Phase**

**NewBridge
Backbone Infrastructure Development Cost Estimate
Development Phase B**

<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL COST</u>
A. REGIONAL ROADWAY FACILITIES				
Roadway				
Eagles Nest Road Widening from Bridgewater (north) to Bridgewater (South) (SCTDF 77)	2,935	LF	\$ 701	\$ 2,057,952
Eagles Nest Road Widening from Bridgewater (south) to Jackson Rd (SCTDF 78)	726	LF	\$ 701	\$ 509,054
Jackson Road - South Watt Ave to Hedge Ave	1	LS	\$ 2,401,064	\$ 2,401,064
Jackson Road - Bradshaw Road to Excelsior Road	1	LS	\$ 2,673,304	\$ 2,673,304
Roadway Sub-Total:				\$ 7,641,000
Intersection				
Jackson Road & Eagles Nest Road Improvement (SCTDF 60)	1	LS	\$ 3,492,105	\$ 3,492,105
Eagles Nest Rd & Bridgewater Dr south (SCTDF 502)	1	LS	\$ 2,742,715	\$ 2,742,715
Jackson Road & Hedge Ave	1	LS	\$ 1,391,933	\$ 1,391,933
Jackson Road & South Watt Ave	1	LS	\$ 1,604,168	\$ 1,604,168
Jackson Road & Bradshaw Road	1	LS	\$ 3,110,140	\$ 3,110,140
Intersection Sub-Total:				\$ 12,341,000
Regional Roadway Sub-Total:				\$ 19,982,000
B. LOCAL ROADWAY FACILITIES				
Roadway Facilities				
Collector -Bridgewater Drive from Street B to Eagles Nest	1,880	LF	\$ 1,270	\$ 2,387,600
Primary Res. Spine - Rockbridge Drive from Phase B boundary to Phase C Boundary (walk single side)	1,620	LF	\$ 680	\$ 1,101,600
Primary Residential - Stonebridge Drive	940	LF	\$ 730	\$ 686,200
Primary Residential - Stonebridge to Phase B Boundary	600	LF	\$ 730	\$ 438,000
Primary Residential - Stonebridge to Parcel N-56 (walk single	1,180	LF	\$ 680	\$ 802,400
Frontage: Eagles Nest Road - Bridgewater Drive N to Bridge	2,935	LF	\$ 1,210	\$ 3,551,350
Frontage: Eagles Nest Road - Bridge Water S to Jackson Road	726	LF	\$ 1,210	\$ 878,460
Roadway Facilities Sub-Total:				\$ 9,846,000
Intersection				
Frontage: Eagles Nest Road & Bridgewater S	1	LS	\$ 1,052,680	\$ 1,052,680
Frontage: Eagles Nest Road & Jackson Road	1	LS	\$ 577,590	\$ 577,590
Intersection Facilities Sub-Total:				\$ 1,630,000
Local Roadway Facilities Total:				\$ 11,476,000

**Preliminary Cost Estimate
NewBridge Specific Plan
Appendix A - Cost per Phase**

<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL COST</u>
C. POTABLE WATER FACILITIES				
Off-Site Water System				
20" Pipe (Eagles Nest from Bridgewater [north] to Bridgewater [south])	3,870	LF	\$ 350	\$1,354,500
Water Facilities (off-site) Sub-Total:				\$1,355,000
On-Site Water System				
12" Pipe	3,210	LF	\$ 235	\$754,350
Water Facilities (on-site) Sub-Total:				\$754,000
Water Facilities Sub-Total:				\$2,109,000
D. DRAINAGE FACILITIES				
Basin #1				
Detention/Hydromod./WQ Basin #1	1	LS	\$ 263,015	\$263,015
Basin #2				
Detention/Hydromod./WQ Basin #2	1	LS	\$ 233,541	\$233,541
F2				
Post and Cable Fence	9,610	LF	\$ 13.12	\$126,083
F6				
Post and Cable Fence	2,070	LF	\$ 13.12	\$27,158
F7				
Post and Cable Fence	470	LF	\$ 13.12	\$6,166
F8				
Post and Cable Fence	520	LF	\$ 13.12	\$6,822
F9				
Post and Cable Fence	490	LF	\$ 13.12	\$6,429
F10				
Post and Cable Fence	470	LF	\$ 13.12	\$6,166
Drainage Facilities Sub-Total:				\$675,000
E. SANITARY SEWER FACILITIES				
Gravity Sewer System				
8" San. Sewer Pipe, incl. appurtenances	5,658	LF	\$ 80	\$452,640
10" San. Sewer Pipe, incl. appurtenances	1,630	LF	\$ 100	\$163,000
18" San. Sewer Pipe, incl. appurtenances	400	LF	\$ 180	\$72,000
Sub-Total:				\$688,000
Sanitary Sewer (on-site) Sub-Total				\$688,000
Offsite Gravity Sewer System				
Sanitary Sewer (off-site) Sub-Total				\$0
Sanitary Sewer Facilities Sub-Total:				\$688,000

**Preliminary Cost Estimate
NewBridge Specific Plan
Appendix A - Cost per Phase**

<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL COST</u>
F. LOCAL TRAILS				
Landscaping for Regional Class 1 Trail	131,112	SF	\$ 6	\$786,672
Conventional Class 1 Trail	9,299	LF	\$ 84	\$781,116
Local Class 1 Trail	6,905	LF	\$ 72	\$497,160
Enhanced Crossing Locations	3	EA	\$ 20,000	\$60,000
Trails Sub-Total				\$2,125,000
G. REGIONAL TRAILS				
Regional Class 1 Trail	5,465	LF	\$ 240.53	\$ 1,314,488
Regional Trails Sub-Total				\$ 1,314,488

**Preliminary Cost Estimate
NewBridge Specific Plan
Appendix A - Cost per Phase**

<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL COST</u>
Credits and Reimbursement				
H. REGIONAL ROADWAYS - CREDITS AND REIMBURSEMENTS				
Roadways				
Eagles Nest Road Widening from Bridgewater (north) to Bridgewater (South) (SCTDF 77)	2935	LF	\$ 701	\$ 2,057,952
Eagles Nest Road Widening from Bridgewater (south) to Jackson Rd (SCTDF 78)	726	LF	\$ 701	\$ 509,054
Jackson Road - South Watt Ave to Hedge Ave	1	LS	\$ 2,401,064	\$ 2,401,064
Jackson Road - Bradshaw Road to Excelsior Road	1	LS	\$ 2,673,304	\$ 2,673,304
Roadways Credits Sub-Total				\$7,641,000
Intersections				
Jackson Road & Eagles Nest Road Improvement (SCTDF 60)	1	LS	\$ 3,492,105	\$3,492,105
Eagles Nest Rd & Bridgewater Dr south (SCTDF 502)	1	LS	\$ 2,742,715	\$2,742,715
Jackson Road & Hedge Ave	1	LS	\$ 1,391,933	\$1,391,933
Jackson Road & South Watt Ave	1	LS	\$ 1,604,168	\$1,604,168
Jackson Road & Bradshaw Road	1	LS	\$ 3,110,140	\$3,110,140
Intersection Credits Sub-Total				\$12,341,000
Regional Roadway Credits Subtotal				\$19,982,000
I. POTABLE WATER OFF-SITE SYSTEM - CREDITS AND REIMBURSEMENTS				
20" Pipe (Eagles Nest from Bridgewater [north] to Bridgewater [south])	3,870	LF	\$ 294	\$1,138,941
Water Facilities (off-site) Credit Sub-Total:				\$1,138,941
8% Contingency Credit				\$91,115
Water Facilities (off-site) Credit Total:				\$1,230,000
J. TRUNK DRAINAGE FACILITIES - CREDITS AND REIMBURSEMENTS				
Basin #1				
Reimbursable Trunk Drainage Facilities and Appurt.	1	LS	\$ 52,100	\$52,100
Basin #2				
Reimbursable Trunk Drainage Facilities and Appurt.	1	LS	\$ -	\$0
Trunk Drainage Credit Subtotal				\$52,000

**Preliminary Cost Estimate
NewBridge Specific Plan
Appendix A - Cost per Phase**

<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL COST</u>
K. TRUNK SEWER FACILITIES - CREDITS AND REIMBURSEMENTS				
Gravity Sewer System				
18" San. Sewer Pipe, incl. appurtenances	400	LF	\$ 180	\$72,000
Sanitary Sewer Credit Sub-Total				\$72,000
10% Contingency Credit				\$7,200
6.5% Engineering and Staking Service Credit				\$4,680
Sanitary Sewer Total Credit				\$84,000
L. REGIONAL TRAILS - CREDITS AND REIMBURSEMENTS				
Regional Trail				
Regional Trail Sub-Total				\$ -

**Preliminary Cost Estimate
NewBridge Specific Plan
Appendix A - Cost per Phase**

CONSTRUCTION COST SUMMARY - DEVELOPMENT PHASE B

	Total Cost (not including soft cost, mobilization and contingencies)	Soft cost and contingencies	Total Cost (including soft cost, mobilization and contingencies)
A. REGIONAL ROADWAY FACILITIES			
(Includes soft cost and contingencies in the individual estimate sheets)			\$ 19,982,000
B. LOCAL ROADWAYS FACILITIES	\$ 11,476,000		
5% Mobilization		\$ 573,800	
15% Contingency		\$ 1,721,400	
15% Engineering/ Permits/ Inspection		\$ 1,721,400	
LOCAL ROADWAY FACILITIES TOTAL			\$ 15,493,000
C. POTABLE WATER FACILITIES	\$ 2,109,000		
5% Mobilization		\$ 105,450	
15% Contingency		\$ 316,350	
15% Engineering/ Permits/ Inspection		\$ 316,350	
POTABLE WATER FACILITIES TOTAL			\$ 2,847,000
D. DRAINAGE FACILITIES	\$ 675,000		
5% Mobilization		\$ 33,750	
15% Contingency		\$ 101,250	
15% Engineering/ Permits/ Inspection		\$ 101,250	
DRAINAGE FACILITIES TOTAL			\$ 911,000
E. SANITARY SEWER FACILITIES	\$ 688,000		
5% Mobilization		\$ 34,400	
15% Contingency		\$ 103,200	
15% Engineering/ Permits/ Inspection		\$ 103,200	
SANITARY SEWER FACILITIES TOTAL			\$ 929,000
F. LOCAL TRAILS	\$ 2,125,000		
5% Mobilization		\$ 106,250	
15% Contingency		\$ 318,750	
15% Engineering/ Permits/ Inspection		\$ 318,750	
LOCAL TRAILS TOTAL			\$ 2,869,000
G. REGIONAL TRAILS			
(Includes soft cost and contingencies in the individual estimate sheets)			\$ 1,314,488
GRAND TOTAL CONSTRUCTION COST (A-G)			\$ 44,345,488

**Preliminary Cost Estimate
NewBridge Specific Plan
Appendix A - Cost per Phase**

ATTACHMENT 6

7945.SRC
November 2019
by: NT

CREDIT SUMMARY - DEVELOPMENT PHASE B

Total Credits and Reimbursements

H. REGIONAL ROADWAYS - CREDITS AND REIMBURSEMENTS	\$	19,982,000
I. POTABLE WATER OFF-SITE SYSTEM - CREDITS AND REIMBURSEMENTS	\$	1,230,000
J. TRUNK DRAINAGE FACILITIES - CREDITS AND REIMBURSEMENTS	\$	52,000
K. TRUNK SEWER FACILITIES - CREDITS AND REIMBURSEMENTS	\$	84,000
L. REGIONAL TRAILS - CREDITS AND REIMBURSEMENTS	\$	-
GRAND TOTAL CREDIT (H-L)	\$	<u>21,348,000</u>

**Preliminary Cost Estimate
NewBridge Specific Plan
Appendix A - Cost per Phase**

**NewBridge
Backbone Infrastructure Development Cost Estimate
Development Phase C**

<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL COST</u>
A. REGIONAL ROADWAY FACILITIES				
Roadway				
Jackson Road - Eagles Nest Road to Sunrise Blvd (SCTDF 251, 252)	1	LS	\$ 5,429,053	\$ 5,429,053
Jackson Road - Excelsior to Eagles Nest Road	1	LS	\$ 1,759,291	\$ 1,759,291
Roadway Sub-Total:			\$	7,188,000
Intersection				
Jackson Road & Sunrise Blvd (SCTDF 70)	1	LS	\$ 4,271,354	\$ 4,271,354
Jackson Road & RockBridge (SCTDF 500)	1	LS	\$ 2,377,056	\$ 2,377,056
Intersection Total:			\$	6,648,000
Regional Roadways Facilities Sub-Total:			\$	13,836,000
B. LOCAL ROADWAY FACILITIES				
Roadway Facilities				
Collector - Rockbridge Drive from Phase B Boundary to Jackson Rd (single walk)	680	LF	\$ 1,200	\$ 816,000
Primary Res. Spine - Rockbridge Drive (single walk)	500	LF	\$ 680	\$ 340,000
Primary Residential (single walk)	920	LF	\$ 680	\$ 625,600
Primary Residential (walk both sides)	3,210	LF	\$ 730	\$ 2,343,300
Frontage: Jackson Rd - Eagles Nest to Sunrise Blvd	3,590	LF	\$ 460	\$ 1,651,400
Roadway Sub-Total:			\$	5,776,000
Intersection				
Frontage: Jackson Road and Rockbridge Drive	1	LS	\$ 710,130	\$ 710,130
Frontage: Jackson Road and Sunrise Blvd	1	LS	\$ 217,950	\$ 217,950
Intersection Total:			\$	928,000
Local Roadway Facilities Sub-Total:			\$	6,704,000
C. POTABLE WATER FACILITIES				
On-Site Water System				
12" Pipe	5,400	LF	\$ 235	\$ 1,269,000
Water Facilities (on-site) Sub-Total:			\$	1,269,000
Water Facilities Sub-Total:			\$	1,269,000

**Preliminary Cost Estimate
NewBridge Specific Plan
Appendix A - Cost per Phase**

<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL COST</u>
D. DRAINAGE FACILITIES				
Basin #12				
Detention/Hydromod./WQ Basin #12	1	LS	\$ 261,836.25	\$ 261,836
Basin #13				
Detention/Hydromod./WQ Basin #13	1	LS	\$ 465,218.40	\$ 465,218
Basin #14				
Detention/Hydromod./WQ Basin #14	1	LS	\$ 359,076.76	\$ 359,077
Basin #15				
Detention/Hydromod./WQ Basin #15	1	LS	\$ 231,667.98	\$ 231,668
Basin #16				
Detention/Hydromod./WQ Basin #16	1	LS	\$ 199,611.08	\$ 199,611
F11				
Post and Cable Fence	700	LF	\$ 13.12	\$ 9,184
Drainage Facilities Sub-Total:				\$ 1,527,000
E. SANITARY SEWER FACILITIES				
Gravity Sewer System				
8" San. Sewer Pipe, incl. appurtenances	8,745	LF	\$ 80	\$ 699,600
10" San. Sewer Pipe, incl. appurtenances	2,300	LF	\$ 100	\$ 230,000
12" San. Sewer Pipe, incl. appurtenances	1,330	LF	\$ 120	\$ 159,600
Sub-Total				\$ 1,089,000
Sanitary Sewer (on-site) Sub-Total				\$ 1,089,000
Offsite Gravity Sewer System				\$ -
Sanitary Sewer (off-site) Sub-Total				\$ -
Sanitary Sewer Facilities Sub-Total				\$ 1,089,000
F. LOCAL TRAILS				
Local Trail System				
Landscaping for Regional Class 1 Trail	20,976	SF	\$ 6	\$ 125,856
Conventional Class 1 Trail	460	LF	\$ 84	\$ 38,640
Local Class 1 Trail	4,245	LF	\$ 72	\$ 305,640
Enhanced Crossing Locations	2	EA	\$ 20,000	\$ 40,000
Folsom South Canal Regional Pedestrian Bridge	1	EA	\$ 500,000	\$ 500,000
Local Trails Sub-Total				\$ 1,010,000

**Preliminary Cost Estimate
NewBridge Specific Plan
Appendix A - Cost per Phase**

<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL COST</u>
G. REGIONAL TRAILS				
Regional Trails				
Regional Class 1 Trail	6,215	LF	\$ 240.53	\$ 1,494,885
Regional Trail Sub-Total				\$ 1,495,000
Wildlife Crossing				
Jackson Road crossing west of Eagles Nest Road	112	LF	\$ 635.21	\$ 71,143
Wildlife Crossing Sub-Total				\$ 71,000
Regional Trails Sub-Total				\$ 1,566,000
H. TRANSIT CENTERS				
Transit Center	2	EA	\$ 16,000	\$ 32,000
Transit Center Sub-Total				\$ 32,000

**Preliminary Cost Estimate
NewBridge Specific Plan
Appendix A - Cost per Phase**

<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL COST</u>
Credits and Reimbursements				
I. REGIONAL ROADWAYS FACILITIES - CREDITS AND REIMBURSEMENTS				
Roadways				
Jackson Road - Eagles Nest Road to Sunrise Blvd (SCTDF 251, 252)	1	LS	\$ 5,429,053	\$ 5,429,053
Jackson Road - Excelsior to Eagles Nest Road	1	LS	\$ 1,759,291	\$ 1,759,291
Roadways Credits Sub-Total				\$ 7,188,000
Intersection				
Jackson Road & Sunrise Blvd (SCTDF 70)	1	LS	\$ 4,271,354	\$ 4,271,354
Jackson Road & RockBridge (SCTDF 500)	1	LS	\$ 2,377,056	\$ 2,377,056
Intersection Credits Sub-Total				\$ 6,648,000
Regional Roadway Credits Subtotal				\$ 13,836,000
J. POTABLE WATER OFF-SITE SYSTEM - CREDITS AND REIMBURSEMENTS				
Water Facilities (off-site) Credit Sub-Total:				\$ -
8% Contingency Credit				\$ -
Water Facilities (off-site) Credit Total:				\$ -
K. TRUNK DRAINAGE FACILITIES - CREDITS AND REIMBURSEMENTS				
Basin #12				
Reimbursable Trunk Drainage Facilities and Appurt.	1	LS	\$ -	\$ -
Basin #13				
Reimbursable Trunk Drainage Facilities and Appurt.	1	LS	\$ 164,200	\$ 164,200
Basin #14				
Reimbursable Trunk Drainage Facilities and Appurt.	1	LS	\$ -	\$ -
Basin #15				
Reimbursable Trunk Drainage Facilities and Appurt.	1	LS	\$ -	\$ -
Basin #16				
Reimbursable Trunk Drainage Facilities and Appurt.	1	LS	\$ -	\$ -
Trunk Drainage Credit Subtotal				\$ 164,000

**Preliminary Cost Estimate
NewBridge Specific Plan
Appendix A - Cost per Phase**

<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL COST</u>
L. TRUNK SEWER FACILITIES - CREDITS AND REIMBURSEMENTS				
Gravity Sewer System				
12" San. Sewer Pipe, incl. appurtenances	1,330	LF	\$ 120	\$ 159,600
Sanitary Sewer Credit Sub-Total				\$ 159,600
10% Contingency Credit				\$ 15,960
6.5% Engineering and Staking Service Credit				\$ 10,374
Sanitary Sewer Total Credit				\$ 186,000
M. REGIONAL TRAILS - CREDITS AND REIMBURSEMENTS				
Regional Trail				
Regional Trail Sub-Total				\$ -

**Preliminary Cost Estimate
NewBridge Specific Plan
Appendix A - Cost per Phase**

ATTACHMENT 6

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November 2019
by: NT

CONSTRUCTION COST SUMMARY - DEVELOPMENT PHASE C

	Total Cost (not including soft cost, mobilization and contingencies)	Soft cost and contingencies	Total Cost (including soft cost, mobilization and contingencies)
A. REGIONAL ROADWAY FACILITIES			
(Includes soft cost and contingencies in the individual estimate sheets)			\$ 13,836,000
B. LOCAL ROADWAY FACILITIES	\$ 6,704,000		
5% Mobilization		\$ 335,200	
15% Contingency		\$ 1,005,600	
15% Engineering/ Permits/ Inspection		\$ 1,005,600	
LOCAL ROADWAY FACILITIES TOTAL			\$ 9,050,000
C. POTABLE WATER FACILITIES	\$ 1,269,000		
5% Mobilization		\$ 63,450	
15% Contingency		\$ 190,350	
15% Engineering/ Permits/ Inspection		\$ 190,350	
POTABLE WATER FACILITIES TOTAL			\$ 1,713,000
D. DRAINAGE FACILITIES	\$ 1,527,000		
5% Mobilization		\$ 76,350	
15% Contingency		\$ 229,050	
15% Engineering/ Permits/ Inspection		\$ 229,050	
DRAINAGE FACILITIES TOTAL			\$ 2,061,000
E. SANITARY SEWER FACILITIES	\$ 1,089,000		
5% Mobilization		\$ 54,450	
15% Contingency		\$ 163,350	
15% Engineering/ Permits/ Inspection		\$ 163,350	
SANITARY SEWER FACILITIES TOTAL			\$ 1,470,000
F. LOCAL TRAILS	\$ 1,010,000		
5% Mobilization		\$ 50,500	
15% Contingency		\$ 151,500	
15% Engineering/ Permits/ Inspection		\$ 151,500	
LOCAL TRAILS TOTAL			\$ 1,364,000
G. REGIONAL TRAILS			
(Includes soft cost and contingencies in the individual estimate sheets)			\$ 1,566,000
H. TRANSIT CENTERS	\$ 32,000		
5% Mobilization		\$ 1,600	
15% Contingency		\$ 4,800	
15% Engineering/ Permits/ Inspection		\$ 4,800	
TRANSIT CENTERS TOTAL			\$ 43,000
GRAND TOTAL CONSTRUCTION COST (A-H)			\$ 31,103,000

**Preliminary Cost Estimate
NewBridge Specific Plan
Appendix A - Cost per Phase**

ATTACHMENT 6

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November 2019
by: NT

CREDIT SUMMARY - DEVELOPMENT PHASE C

Total Credits and Reimbursements

I. REGIONAL ROADWAYS FACILITIES - CREDITS AND REIMBURSEMENTS	\$	13,836,000
J. POTABLE WATER OFF-SITE SYSTEM - CREDITS AND REIMBURSEMENTS	\$	-
K. TRUNK DRAINAGE FACILITIES - CREDITS AND REIMBURSEMENTS	\$	164,000
L. TRUNK SEWER FACILITIES - CREDITS AND REIMBURSEMENTS	\$	186,000
M. REGIONAL TRAILS - CREDITS AND REIMBURSEMENTS	\$	-
GRAND TOTAL CREDIT (I-M)	\$	<u>14,186,000</u>

Appendix B:

Cost Estimates for Jackson Corridor Regional Roadways

**Preliminary Cost Estimate
NewBridge Specific Plan**

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**New Bridge
Backbone Infrastructure Development Cost Estimate
Appendix B - Regional Roadway**

<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL COST</u>
Phase A Regional Roadway - Cost				
Roadways				
Kiefer Blvd Widening - Eagles Nest Rd to MS-1 (SCTDF 268)	240	LF	\$ 1,482	\$ 355,680
Kiefer Blvd Widening - W MS-1 to Northbridge Dr (SCTDF 269)	750	LF	\$ 1,482	\$ 1,111,500
Kiefer Blvd Widening - Northbridge Dr to MS-1 (SCTDF 270)	175	LF	\$ 1,482	\$ 259,350
Kiefer Blvd Widening - E MS-1 to Sunrise Blvd (SCTDF 271)	590	LF	\$ 1,482	\$ 874,380
Eagles Nest Rd Widening - Kiefer Blvd to Bridgewater Drive (north)(SCTDF 76)	520	LF	\$ 701	\$ 364,612
Roadway Sub-Total:				\$ 2,966,000
Intersection				
Sunrise Blvd & Kiefer Blvd (SCTDF 69)	1	LS	\$ 3,973,378	\$ 3,973,378
Kiefer Blvd & W MS-1 (SCTDF 202)	1	LS	\$ 2,310,263	\$ 2,310,263
Kiefer Blvd & Northbridge Dr (SCTDF 203)	1	LS	\$ 2,122,760	\$ 2,122,760
Kiefer Blvd & E MS-1 (SCTDF 204)	1	LS	\$ 2,149,360	\$ 2,149,360
Eagles Nest and Kiefer Blvd (SCTDF 59)	1	LS	\$ 2,422,636	\$ 2,422,636
Eagles Nest and Bridgewater Dr (SCTDF 501)	1	LS	\$ 2,124,696	\$ 2,124,696
Intersection Sub-Total:				\$ 15,103,000
Phase A Regional Roadway Total				\$ 18,069,000
Phase A Regional Roadway -Credit				
Roadway				
Kiefer Blvd Widening - Eagles Nest Rd to MS-1 (SCTDF 268)	240	LF	\$ 1,482	\$ 355,680
Kiefer Blvd Widening - W MS-1 to Northbridge Dr (SCTDF 269)	750	LF	\$ 1,482	\$ 1,111,500
Kiefer Blvd Widening - Northbridge Dr to MS-1 (SCTDF 270)	175	LF	\$ 1,482	\$ 259,350
Kiefer Blvd Widening - E MS-1 to Sunrise Blvd (SCTDF 271)	590	LF	\$ 1,482	\$ 874,380
Eagles Nest Rd Widening - Kiefer Blvd to Bridgewater Drive (north)(SCTDF 76)	520	LF	\$ 701	\$ 364,612
Roadways Credits Sub-Total				\$ 2,966,000
Intersection				
Sunrise Blvd & Kiefer Blvd (SCTDF 69)	1	LS	\$ 3,973,378	\$ 3,973,378
Kiefer Blvd & W MS-1 (SCTDF 202)	1	LS	\$ 2,310,263	\$ 2,310,263
Kiefer Blvd & Northbridge Dr (SCTDF 203)	1	LS	\$ 2,122,760	\$ 2,122,760
Kiefer Blvd & E MS-1 (SCTDF 204)	1	LS	\$ 2,149,360	\$ 2,149,360
Eagles Nest and Kiefer Blvd (SCTDF 59)	1	LS	\$ 2,422,636	\$ 2,422,636
Eagles Nest and Bridgewater Dr (SCTDF 501)	1	LS	\$ 2,124,696	\$ 2,124,696
Intersection Credits Sub-Total				\$ 15,103,094
Phase A Regional Roadway Credits Subtotal				\$ 18,069,000

Preliminary Cost Estimate
NewBridge Specific Plan**ITEM****QTY UNIT UNIT PRICE TOTAL COST****Phase B Regional Roadway - Cost****Roadway**

Eagles Nest Road Widening from Bridgewater (north) to Bridgewater (South) (SCTDF 77)	2,935	LF	\$	701	\$	2,057,952
Eagles Nest Road Widening from Bridgewater (south) to Jackson Rd (SCTDF 78)	726	LF	\$	701	\$	509,054
Jackson Road - South Watt Ave to Hedge Ave	1	LS	\$	2,401,064	\$	2,401,064
Jackson Road - Bradshaw Road to Excelsior Road	1	LS	\$	2,673,304	\$	2,673,304

Roadway Sub-Total: \$ 7,641,000**Intersection**

Jackson Road & Eagles Nest Road Improvement (SCTDF 60)	1	LS	\$	3,492,105	\$	3,492,105
Eagles Nest Rd & Bridgewater Dr south (SCTDF 502)	1	LS	\$	2,742,715	\$	2,742,715
Jackson Road & Hedge Ave	1	LS	\$	1,391,933	\$	1,391,933
Jackson Road & South Watt Ave	1	LS	\$	1,604,168	\$	1,604,168
Jackson Road & Bradshaw Road	1	LS	\$	3,110,140	\$	3,110,140

Intersection Sub-Total: \$ 12,341,000**Phase B Regional Roadway Sub-Total: \$ 19,982,000****Phase B Regional Roadway - Credit****Roadways**

Eagles Nest Road Widening from Bridgewater (north) to Bridgewater (South) (SCTDF 77)	2,935	LS	\$	701	\$	2,057,952
Eagles Nest Road Widening from Bridgewater (south) to Jackson Rd (SCTDF 78)	726	LS	\$	701	\$	509,054
Jackson Road - South Watt Ave to Hedge Ave	1	LS	\$	2,401,064	\$	2,401,064
Jackson Road - Bradshaw Road to Excelsior Road	1	LS	\$	2,673,304	\$	2,673,304

Roadways Credits Sub-Total \$ 7,641,000**Intersections**

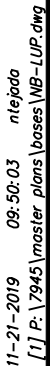
Jackson Road & Eagles Nest Road Improvement (SCTDF 60)	1	LS	\$	3,492,105	\$	3,492,105
Eagles Nest Rd & Bridgewater Dr south (SCTDF 502)	1	LS	\$	2,742,715	\$	2,742,715
Jackson Road & Hedge Ave	1	LS	\$	1,391,933	\$	1,391,933
Jackson Road & South Watt Ave	1	LS	\$	1,604,168	\$	1,604,168
Jackson Road & Bradshaw Road	1	LS	\$	3,110,140	\$	3,110,140

Intersection Credits Sub-Total \$ 12,341,000**Phase B Regional Roadway Credits Subtotal \$ 19,982,000**

**Preliminary Cost Estimate
NewBridge Specific Plan**

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by: NT

<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL COST</u>
Phase C Regional Roadway - Cost				
Roadway				
Jackson Road - Eagles Nest Road to Sunrise Blvd (SCTDF 251, 252)	1	LS	\$ 5,429,053	\$ 5,429,053
Jackson Road - Excelsior to Eagles Nest Road	1	LS	\$ 1,759,291	\$ 1,759,291
Roadway Sub-Total:				\$ 7,188,000
Intersection				
Jackson Road & Sunrise Blvd (SCTDF 70)	1	LS	\$ 4,271,354	\$ 4,271,354
Jackson Road & RockBridge (SCTDF 500)	1	LS	\$ 2,377,056	\$ 2,377,056
Intersection Total:				\$ 6,648,000
Phase C Regional Roadways Facilities Sub-Total:				\$ 13,836,000
Phase C Regional Roadway - Credit				
Roadways				
Jackson Road - Eagles Nest Road to Sunrise Blvd (SCTDF 251, 252)	1	LS	\$ 5,429,053	\$ 5,429,053
Jackson Road - Excelsior to Eagles Nest Road	1	LS	\$ 1,759,291	\$ 1,759,291
Roadways Credits Sub-Total				\$ 7,188,000
Intersection				
Jackson Road & Sunrise Blvd (SCTDF 70)	1	LS	\$ 4,271,354	\$ 4,271,354
Jackson Road & RockBridge (SCTDF 500)	1	LS	\$ 2,377,056	\$ 2,377,056
Intersection Credits Sub-Total				\$ 6,648,000
Phase C Regional Roadway Credits Subtotal				\$ 13,836,000
Grand Total Regional Roadway Infrastructure Cost				\$ 51,887,000
Grand Total Regional Roadway Infrastructure Credit				\$ 51,887,000
Grand Total Regional Roadway Infrastructure Net				\$ -



Newbridge

MAC KAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

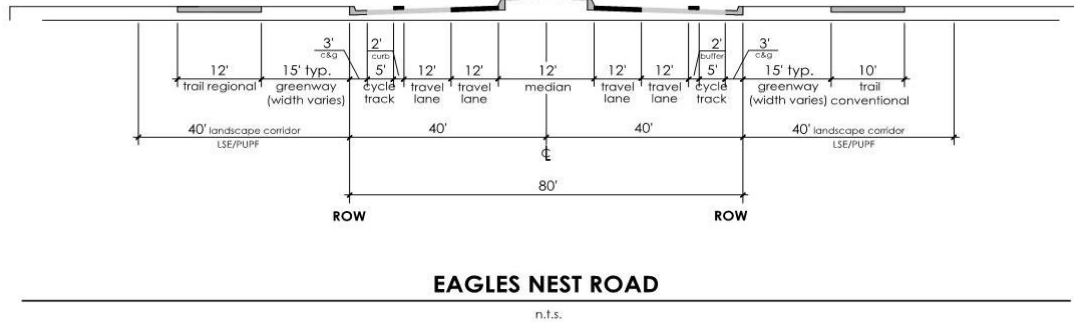
California
April 2018
Rev Nov. 2019
Job No 7945.000

PRELIMINARY - Subject to Revision

Preliminary Cost Estimate NewBridge Specific Plan

Eagles Nest Road from Kiefer Blvd to Jackson Blvd
4 lane arterial
Regional Roadways Improvement Cost Estimate
Segment Length= 5670'

Roadway Description - Regional roadway creditable portion of Eagles Nest Road , (12' inside Travel Lanes)



ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
1 Earthwork				
ROADWAY EXCAVATION	CY	\$ 50.00	1.6	\$ 81.48
TOTAL FOR ITEM 1 EARTHWORK				\$ 81.48
2 DRAINAGE				
DRAINAGE	LF	\$ 45.00	1	\$ 45.00
TOTAL FOR ITEM 2 DRAINAGE				\$ 45.00
3 PAVEMENT				
ASPHALT CONCRETE (5.5" AC)	TON	\$ 120.00	0.8	\$ 99.00
AGGREGATE BASE (16.5" AB)	CY	\$ 70.00	1.2	\$ 85.56
SIDEWALK	SF	\$ 8.00	0	\$ -
CURB & GUTTER	LF	\$ 35.00	0	\$ -
MEDIAN CURB & 16" CONC LANDSCAPE STRIP	LF	\$ 17.00	0	\$ -
TOTAL OR ITEM 3 PAVEMENT				\$ 184.56
4 MISCELLANEOUS				
TRAFFIC SIGNAL MODIFICATIONS	INT	\$ 150,000.00	0	\$ -
STREET LIGHTS / ELECTROLIERS	LF	\$ 63.64	0	\$ -
LANDSCAPING	SF	\$ 10.00	0	\$ -
TOTAL FOR ITEM 4 MISCELLANEOUS				\$ -
5 MINOR ITEMS				
MINOR ITEMS	%	25.0%	\$ 311	\$ 77.76
TOTAL FOR ITEM 5 MINOR ITEMS				\$ 77.76

**Preliminary Cost Estimate
NewBridge Specific Plan**

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ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
6 STRUCTURES				
BRIDGES	SF	\$ 175.00	0	\$ -
CULVERTS	LF	\$ 375.00	0	\$ -
RAILROAD CROSSING	LS	\$ 800,000.00	0	\$ -
TOTAL FOR ITEM 6 STRUCTURES				\$ -
7 CONTINGENCY				
SUBTOTAL CONSTRUCTION COST				\$ 388.80
CONTINGENCY	%	15.0%	\$ 388.80	\$ 58.32
TOTAL CONSTRUCTION COST				\$ 447.12
8 ENGINEERING & MANAGEMENT				
ENGINEERING STUDIES	%	3.0%	\$ 447.12	\$ 13.41
ENVIROMENTAL DOCUMENTS	%	1.5%	\$ 447.12	\$ 6.71
DESIGN ENGINEERING	%	12.0%	\$ 447.12	\$ 53.65
DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	\$ 447.12	\$ 6.71
CONSTRUCTION STAKING	%	2.5%	\$ 447.12	\$ 11.18
CONSTRUCTION MANAGEMENT	%	13.0%	\$ 447.12	\$ 58.13
TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$ 149.78
(THE ABOVE EXCLUDES LAND AND RIGHT OF WAY & MAJOR STRUCTURES WORK)				
9 RIGHT OF WAY				
RIGHT OF WAY	SF	\$ 2.25	0	\$ -
EASEMENT	SF	\$ 2.25	0	\$ -
ACQUISITION SOFT COST	LF	\$ 40.00	1	\$ 40.00
TOTAL FOR ITEM 9 RIGHT OF WAY				\$ 40.00
10 UTILITIES				
UTILITIES RELOCATION	%	2.0%	\$ 447.12	\$ 8.94
TOTAL FOR ITEM 10 UTILITIES				\$ 8.94
11 ENVIROMENTAL MITIGATION				
ENVIROMENTAL MITIGATION	%	3.0%	\$ 447.12	\$ 13.41
TOTAL FOR ITEM 11 ENVIROMENTAL MITIGATION				\$ 13.41

TOTAL PER FOOT \$ 659.00

TOTAL PER FOOT WITH 6.4% INFLATOR \$ 701.18

NOTES:

- 1 Cost estimate assumes existing road pavement is not salvageable.
- 2 Estimate includes north and south legs of Bridgewater Drive intersections.
- 3 The "Minor Items" line item captures constructions costs that are not listed in other categories. Items such as 2' sawcut, signal interconnect, culverts smaller than 36" in diameter, etc. are considered minor items.
- 4 Future revisions to the non-SCTDF regional roadway fairshare may include the median. At that time this estimate will need to be revised accordingly

Preliminary Cost Estimate NewBridge Specific Plan

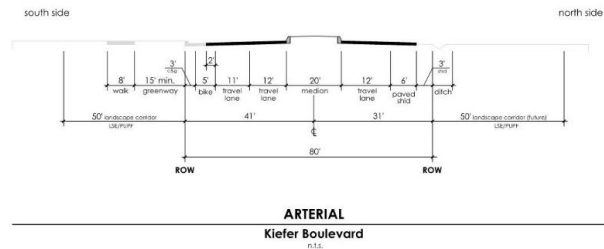
Kiefer Blvd between Eagles Nest Road to Folsom South Canal

Modified arterial with 20' median

Regional Roadway Improvement Cost Estimate

Segment Length: 4,410'

Project Description: Frontage Improvement (landscaping, curb, gutter) on south side only, Class C improvements on north side.. Two travel lanes and 5' bike lane on south side, one travel lane and 6' bike lane, 3' shoulder and ditch on north side, 20' wide median. Frontage improvements cost captured in local roadway cost estimates Folsom South Canal bridge included in Kiefer and Sunrise Intersection cost estimate.



ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
1 Earthwork				
ROADWAY EXCAVATION	CY	\$ 50.00	2.9	\$ 145.99
TOTAL FOR ITEM 1 EARTHWORK				\$ 145.99
2 DRAINAGE				
DRAINAGE	LF	\$ 45.00	1	\$ 45.00
TOTAL FOR ITEM 2 DRAINAGE				\$ 45.00
3 PAVEMENT				
ASPHALT CONCRETE (5 1/2" AC)	TON	\$ 120.00	1.5	\$ 177.38
AGGREGATE BASE (16 1/2" AB)	CY	\$ 70.00	2.2	\$ 153.29
SIDEWALK	SF	\$ 8.00	0	\$ -
CURB & GUTTER	LF	\$ 35.00	0	\$ -
MEDIAN CURB & 16" CONC LANDSCAPE STRIP	LF	\$ 17.00	2	\$ 34.00
TOTAL OR ITEM 3 PAVEMENT				\$ 364.66
4 MISCELLANEOUS				
TRAFFIC SIGNAL MODIFICATION	EA	\$ 300,000.00	0	\$ -
STREET LIGHTS / ELECTROLIERS	LF	\$ 31.82	0	\$ -
LANDSCAPING	SF	\$ 10.00	16	\$ 160.00
TOTAL FOR ITEM 4 MISCELLANEOUS				\$ 160.00
5 MINOR ITEMS				
MINOR ITEMS	%	30.0%	\$ 715.65	\$ 214.69
TOTAL FOR ITEM 5 MINOR ITEMS				\$ 214.69

**Preliminary Cost Estimate
NewBridge Specific Plan**

ATTACHMENT 6

7945.SRC
November 2019
by: NT

Kiefer Blvd between Eagles Nest Road to Folsom South Canal
Modified arterial with 20' median
Regional Roadway Improvement Cost Estimate
Segment Length: 4,410'

ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
6 STRUCTURES				
BRIDGES	SF	\$ 175.00	0	\$ -
TOTAL FOR ITEM 6 STRUCTURES				\$ -
7 CONTINGENCY				
SUBTOTAL CONSTRUCTION COST				\$ 930.34
CONTINGENCY	%	15.0%	\$ 930.34	\$ 139.55
TOTAL CONSTRUCTION COST				\$ 1,069.90
8 ENGINEERING & MANAGEMENT				
ENGINEERING STUDIES	%	3.0%	\$ 1,069.90	\$ 32.10
ENVIROMENTAL DOCUMENT	%	1.5%	\$ 1,069.90	\$ 16.05
DESIGN ENGINEERING	%	12.0%	\$ 1,069.90	\$ 128.39
DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	\$ 1,069.90	\$ 16.05
CONSTRUCTION STAKING	%	2.5%	\$ 1,069.90	\$ 26.75
CONSTRUCTION MANAGEMENT	%	13.0%	\$ 1,069.90	\$ 139.09
TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$ 358.42
(THE ABOVE EXCLUDES LAND AND RIGHT OF WAY & MAJOR STRUCTURES WORK)				
9 RIGHT OF WAY				
RIGHT OF WAY	SF	\$ 2.25	0	\$ -
EASEMENT	SF	\$ 2.25	0	\$ -
ACQUISITION SOFT COST	LF	\$ -	1	\$ -
TOTAL FOR ITEM 9 RIGHT OF WAY				\$ -
10 UTILITIES				
UTILITIES RELOCATION	%	2.0%	\$ 1,069.90	\$ 21.40
TOTAL FOR ITEM 10 UTILITIES				\$ 21.40
11 ENVIROMENTAL MITIGATION				
ENVIROMENTAL MITIGATION	%	3.0%	\$ 1,069.90	\$ 32.10
TOTAL FOR ITEM 11 ENVIROMENTAL MITIGATION				\$ 32.10

PER FOOT TOTAL WITH 6.4% INFLATOR \$ 1,482
GRAND TOTAL WITH 6.4% INFLATOR \$ 6,535,620

NOTES:

1. Regional trail cost captured in the trails estimate.

Preliminary Cost Estimate NewBridge Specific Plan

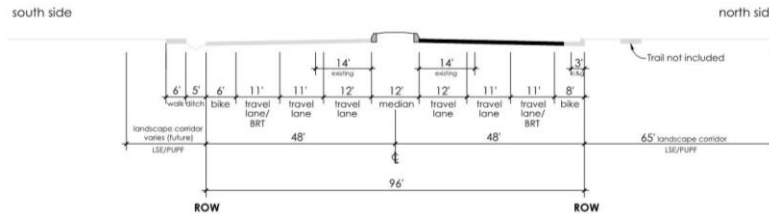
Jackson Road between Eagles Nest Road and Sunrise Blvd

6 lane plus center median

Regional Roadway Improvement Cost Estimate

Segment Length: 5,440' - 450' (Eagles Nest I/S) - 500' (Sunrise I/S) - 900' (Rockbridge I/S) = 3,5

Project Description: Existing roadway section consist of 40' of pavement with two 12' lanes and 8' paved shoulders. Center line of existing roadway located within the existing 120' R/W, 50' to the south and 70' to the north. As the roadway approaches Sunrise Blvd, the R/W width expands to 200'. Propose to shift the roadway centerline 18' north, maintaining the existing roadway for the eastbound number 1 and 2 lanes. New roadway pavement for three westbound lanes, class II bikeway, and raised center landscape median. Construct a new bridge over the Folsom South Canal just north of existing bridge to accommodate three westbound travel lanes, bike lane, sidewalk on north side, and railings. Frontage improvement cost captured in onsite roads section.



ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
1 Earthwork				
ROADWAY EXCAVATION	CY	\$ 50.00	12625.5	\$ 631,274.69
TOTAL FOR ITEM 1 EARTHWORK				\$ 631,274.69
2 DRAINAGE				
DRAINAGE (Class A)	LF	\$ 45.00	2220	\$ 99,900.00
TOTAL FOR ITEM 2 DRAINAGE				\$ 99,900.00
3 PAVEMENT				
ASPHALT CONCRETE (6 1/2" AC)	TON	\$ 120.00	5,059.7	\$ 607,158.75
AGGREGATE BASE (17 1/2" AB)	CY	\$ 70.00	7,495.8	\$ 524,705.09
SIDEWALK	SF	\$ 8.00	0	\$ -
CURB & GUTTER	LF	\$ 35.00	0	\$ -
MEDIAN CURB & 16" CONC LANDSCAPE STRIP	LF	\$ 17.00	2	\$ 34.00
TOTAL OR ITEM 3 PAVEMENT				\$ 1,131,897.84
4 MISCELLANEOUS				
TRAFFIC SIGNAL MODIFICATION	EA	\$ 300,000.00	0	\$ -
LANDSCAPING	SF	\$ 10.00	8	\$ 80.00
TOTAL FOR ITEM 4 MISCELLANEOUS				\$ 80.00
5 MINOR ITEMS				
MINOR ITEMS	%	30.0%	\$ 1,863,152.53	\$ 558,945.76
TOTAL FOR ITEM 5 MINOR ITEMS				\$ 558,945.76

**Preliminary Cost Estimate
NewBridge Specific Plan**

Jackson Road between Eagles Nest Road and Sunrise Blvd
6 lane plus center median
Regional Roadway Improvement Cost Estimate

Segment Length: 5,440' - 450' (Eagles Nest I/S) - 500' (Sunrise I/S) - 900' (Rockbridge I/S) = 3,5

ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
6 STRUCTURES				
BRIDGES L=100, W=50	SF	\$ 175.00	5000	\$ 875,000.00
TOTAL FOR ITEM 6 STRUCTURES				\$ 875,000.00
7 CONTINGENCY				
SUBTOTAL CONSTRUCTION COST				\$ 3,297,098.29
CONTINGENCY	%	15.0%	\$ 3,297,098.29	\$ 494,564.74
TOTAL CONSTRUCTION COST				\$ 3,791,663.04
8 ENGINEERING & MANAGEMENT				
ENGINEERING STUDIES	%	3.0%	\$ 3,791,663.04	\$ 113,749.89
ENVIROMENTAL DOCUMENT	%	1.5%	\$ 3,791,663.04	\$ 56,874.95
DESIGN ENGINEERING	%	12.0%	\$ 3,791,663.04	\$ 454,999.56
DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	\$ 3,791,663.04	\$ 56,874.95
CONSTRUCTION STAKING	%	2.5%	\$ 3,791,663.04	\$ 94,791.58
CONSTRUCTION MANAGEMENT	%	13.0%	\$ 3,791,663.04	\$ 492,916.19
TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$ 1,270,207.12
(THE ABOVE EXCLUDES LAND AND RIGHT OF WAY & MAJOR STRUCTURES WORK)				
9 RIGHT OF WAY				
RIGHT OF WAY	SF	\$ 2.25	0	\$ -
EASEMENT	SF	\$ 2.25	0	\$ -
ACQUISITION SOFT COST	LF	\$ 40.00	4440	\$ 177,600.00
TOTAL FOR ITEM 9 RIGHT OF WAY				\$ 177,600.00
10 UTILITIES				
UTILITIES RELOCATION	%	2.0%	\$ 3,791,663.04	\$ 75,833.26
TOTAL FOR ITEM 10 UTILITIES				\$ 75,833.26
11 ENVIROMENTAL MITIGATION				
ENVIROMENTAL MITIGATION	%	3.0%	\$ 3,791,663.04	\$ 113,749.89
TOTAL FOR ITEM 11 ENVIROMENTAL MITIGATION				\$ 113,749.89

GRAND TOTAL WITH 6.4% INFLATOR \$ 5,429,053.00
 TAL PER FOOT WITH 6.4% INFLATOR \$ 1,301.02

NOTES:

- 1 One 24" CMP cross culvert

Preliminary Cost Estimate NewBridge Specific Plan

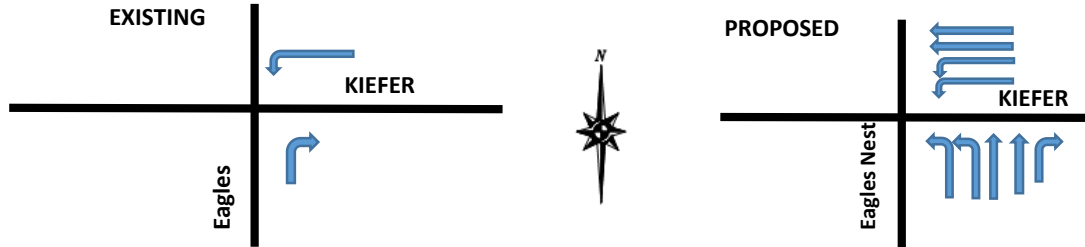
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7945.SRC
November 2019
by: NT

Eagles Nest Rd & Kiefer Blvd
Modified 4x4 intx, SCTDF #59
Regional Roadway Cost Estimate

Roadway Description - Existing conditions consist of 2 lane, 90 degree elbow.

Proposed Improvements **WB Approach:** Dual lefts, 2 through lanes, class D improvements. Improvement end 450' from CR. **EB Departure:** 2 through lanes, bike lane, bus turn out, class A improvements. South Leg: Complete buildout of County standard arterial with class A improvements. Improvement end 450' from CR The improvement does not include the north and west leg of the intersection.



ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
1 Earthwork				
ROADWAY EXCAVATION	CY	\$ 50.00	4446	\$ 222,314.81
TOTAL FOR ITEM 1 EARTHWORK				\$ 222,314.81
2 DRAINAGE				
DRAINAGE	LF	\$ 45.00	900	\$ 40,500.00
TOTAL FOR ITEM 2 DRAINAGE				\$ 40,500.00
3 PAVEMENT				
ASPHALT CONCRETE (5.5" AC)	TON	\$ 120.00	2176	\$ 261,112.50
AGGREGATE BASE (16.5" AB)	CY	\$ 70.00	3224	\$ 225,652.78
SIDEWALK	SF	\$ 8.00	0	\$ -
CURB & GUTTER	LF	\$ 35.00	0	\$ -
MEDIAN CURB & 16" CONC LANDSCAPE STRIP	LF	\$ 17.00	900	\$ 15,300.00
TOTAL OR ITEM 3 PAVEMENT				\$ 502,065.28
4 MISCELLANEOUS				
TRAFFIC SIGNAL	INT	\$ 300,000.00	1	\$ 300,000.00
TRAFFIC SIGNAL MODIFICATIONS	INT	\$ 150,000.00	0	\$ -
STREET LIGHTS / ELECTROLIERS	LF	\$ 31.82	0	\$ -
LANDSCAPING	SF	\$ 10.00	0	\$ -
TOTAL FOR ITEM 4 MISCELLANEOUS				\$ 300,000.00
5 MINOR ITEMS				
MINOR ITEMS	%	30.0%	\$ 1,064,880	\$ 319,464.03
TOTAL FOR ITEM 5 MINOR ITEMS				\$ 319,464.03

**Preliminary Cost Estimate
NewBridge Specific Plan**

ATTACHMENT 6

7945.SRC
November 2019
by: NT

ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
6 STRUCTURES				
BRIDGES	SF	\$ 175.00	0	\$ -
CULVERTS	LF	\$ 375.00	0	\$ -
RAILROAD CROSSING	LS	\$ 800,000.00	0	\$ -
TOTAL FOR ITEM 6 STRUCTURES				\$ -
7 CONTINGENCY				
SUBTOTAL CONSTRUCTION COST				\$ 1,384,344.12
CONTINGENCY	%	15.0%	\$ 1,384,344.12	\$ 207,651.62
TOTAL CONSTRUCTION COST				\$ 1,591,995.74
8 ENGINEERING & MANAGEMENT				
ENGINEERING STUDIES	%	3.0%	\$ 1,591,995.74	\$ 47,759.87
ENVIROMENTAL DOCUMENTS	%	1.5%	\$ 1,591,995.74	\$ 23,879.94
DESIGN ENGINEERING	%	12.0%	\$ 1,591,995.74	\$ 191,039.49
DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	\$ 1,591,995.74	\$ 23,879.94
CONSTRUCTION STAKING	%	2.5%	\$ 1,591,995.74	\$ 39,799.89
CONSTRUCTION MANAGEMENT	%	13.0%	\$ 1,591,995.74	\$ 206,959.45
TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$ 533,318.57
(THE ABOVE EXCLUDES LAND AND RIGHT OF WAY & MAJOR STRUCTURES WORK)				
9 RIGHT OF WAY				
RIGHT OF WAY	SF	\$ 2.25	0	\$ -
EASEMENT	SF	\$ 2.25	0	\$ -
ACQUISITION SOFT COST	LF	\$ 40.00	1800	\$ 72,000.00
TOTAL FOR ITEM 9 RIGHT OF WAY				\$ 72,000.00
10 UTILITIES				
UTILITIES RELOCATION	%	2.0%	\$ 1,591,995.74	\$ 31,839.91
TOTAL FOR ITEM 10 UTILITIES				\$ 31,839.91
11 ENVIROMENTAL MITIGATION				
ENVIROMENTAL MITIGATION	%	3.0%	\$ 1,591,995.74	\$ 47,759.87
TOTAL FOR ITEM 11 ENVIROMENTAL MITIGATION				\$ 47,759.87

TOTAL \$ 2,276,914.00
TOTAL WITH 6.4% INFLATOR \$ 2,422,636.50

NOTES:

- The "Minor Items" line item captures construction costs that are not listed in other categories. Items such as 2' sawcut, signal interconnect, culverts smaller than 36" in diameter, etc. are considered minor items.

**Preliminary Cost Estimate
NewBridge Specific Plan**

ATTACHMENT 6

7945.SRC
November 2019
by: NT

Sunrise Blvd & Kiefer Blvd
Modified 4x6 intersection
Regional Roadway Cost Estimate

Project Description: Intersection widening to accommodate: N/B - 2LT, 2TH, 1RT (same as existing); S/B - 2LT, 2TH, 1RT; E/B - 2LT, 2TH, 1RT; W/B - 1TH/LT, 1RT (same as existing). Widen existing bridge over Folsom South canal to accommodate widening.

ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
1 Earthwork				
ROADWAY EXCAVATION	CY	\$ 50.00	1304.6	\$ 65,231.48
TOTAL FOR ITEM 1 EARTHWORK				\$ 65,231.48
2 DRAINAGE				
DRAINAGE (Class C)	LF	\$ 15.00	450	\$ 6,750.00
TOTAL FOR ITEM 2 DRAINAGE				\$ 6,750.00
3 PAVEMENT				
ASPHALT CONCRETE (5 1/2" AC)	TON	\$ 120.00	510.5	\$ 61,256.25
AGGREGATE BASE (17 1/2" AB)	CY	\$ 70.00	802.08	\$ 56,145.60
SIDEWALK	SF	\$ 8.00	500	\$ 4,000.00
CURB & GUTTER	LF	\$ 35.00	100	\$ 3,500.00
MEDIAN CURB & 16" CONC LANDSCAPE STRIP	LF	\$ 17.00	1000	\$ 17,000.00
TOTAL OR ITEM 3 PAVEMENT				\$ 141,901.85
4 MISCELLANEOUS				
TRAFFIC SIGNAL MODIFICATION	EA	\$ 150,000.00	1	\$ 150,000.00
LANDSCAPING	SF	\$ 10.00	0	\$ -
TOTAL FOR ITEM 4 MISCELLANEOUS				\$ 150,000.00
5 MINOR ITEMS				
MINOR ITEMS	%	30.0%	\$ 363,883.33	\$ 109,165.00
TOTAL FOR ITEM 5 MINOR ITEMS				\$ 109,165.00

**Preliminary Cost Estimate
NewBridge Specific Plan**

ATTACHMENT 6

7945.SRC
November 2019
by: NT

**Sunrise Blvd & Kiefer Blvd
Modified 4x6 intersection
Regional Roadway Cost Estimate**

ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
6 STRUCTURES				
BRIDGES	SF	\$ 175.00	10,400	\$ 1,820,000.00
TOTAL FOR ITEM 6 STRUCTURES				\$ 1,820,000.00
7 CONTINGENCY				
SUBTOTAL CONSTRUCTION COST				\$ 2,293,048.33
CONTINGENCY	%	15.0%	\$ 2,293,048.33	\$ 343,957.25
TOTAL CONSTRUCTION COST				\$ 2,637,005.58
8 ENGINEERING & MANAGEMENT				
ENGINEERING STUDIES	%	3.0%	\$ 2,637,005.58	\$ 79,110.17
ENVIROMENTAL DOCUMENT	%	1.5%	\$ 2,637,005.58	\$ 39,555.08
DESIGN ENGINEERING	%	12.0%	\$ 2,637,005.58	\$ 316,440.67
DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	\$ 2,637,005.58	\$ 39,555.08
CONSTRUCTION STAKING	%	2.5%	\$ 2,637,005.58	\$ 65,925.14
CONSTRUCTION MANAGEMENT	%	13.0%	\$ 2,637,005.58	\$ 342,810.73
TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$ 883,396.87
(THE ABOVE EXCLUDES LAND AND RIGHT OF WAY & MAJOR STRUCTURES WORK)				
9 RIGHT OF WAY				
RIGHT OF WAY	SF	\$ 2.25	12500	\$ 28,125.00
EASEMENT	SF	\$ 2.25	0	\$ -
ACQUISITION SOFT COSTS	LF	\$ 120.00	450	\$ 54,000.00
TOTAL FOR ITEM 9 RIGHT OF WAY				\$ 82,125.00
10 UTILITIES				
UTILITIES RELOCATION	%	2.0%	\$ 2,637,006	\$ 52,740.11
TOTAL FOR ITEM 10 UTILITIES				\$ 52,740.11
11 ENVIROMENTAL MITIGATION				
ENVIROMENTAL MITIGATION	%	3.0%	\$ 2,637,006	\$ 79,110.17
TOTAL FOR ITEM 11 ENVIROMENTAL MITIGATION				\$ 79,110.17
GRAND TOTAL				\$ 3,734,378.00
GRAND TOTAL WITH INFLATOR				\$ 3,973,378.19

NOTES:

- 1 One 18" conc cross culvert

Preliminary Cost Estimate NewBridge Specific Plan

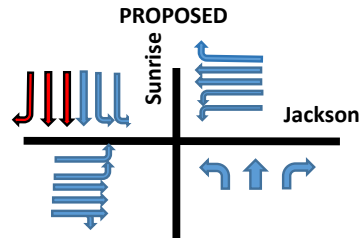
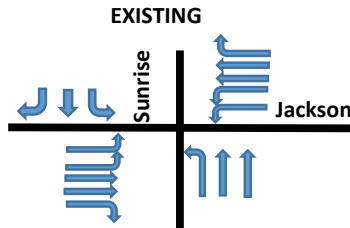
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7945.SRC
November 2019
by: NT

Jackson Road and Sunrise Blvd SCTDF #70
Modified 6x6 intersection
Regional Roadway Cost Estimate
Segment Length: 500' on west leg, 2,410' on east leg

Project Description:

PROPOSED



ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
1 Earthwork				
ROADWAY EXCAVATION	CY	\$ 50.00	6059.3	\$ 302,962.96
TOTAL FOR ITEM 1 EARTHWORK				\$ 302,962.96
2 DRAINAGE				
DRAINAGE (CLASS A)	LF	\$ 45.00	900	\$ 40,500.00
DRAINAGE (CLASS C)	LF	\$ 15.00	900	\$ 13,500.00
TOTAL FOR ITEM 2 DRAINAGE				\$ 54,000.00
3 PAVEMENT				
ASPHALT CONCRETE (5 1/2" AC)	TON	\$ 120.00	2870	\$ 344,370.00
AGGREGATE BASE (17 1/2" AB)	CY	\$ 70.00	3815	\$ 267,080.25
SIDEWALK	SF	\$ 8.00	0	\$ -
CURB & GUTTER	LF	\$ 35.00	0	\$ -
MEDIAN CURB & 16" CONC LANDSCAPE STRIP	LF	\$ 17.00	450	\$ 7,650.00
TOTAL OR ITEM 3 PAVEMENT				\$ 619,100.25
4 MISCELLANEOUS				
TRAFFIC SIGNAL MODIFICATION	EA	\$ 150,000.00	1	\$ 150,000.00
STREET LIGHT / ELECTROLIERS	EA	\$ 31.82	0	\$ -
LANDSCAPING	SF	\$ 10.00	0	\$ -
TOTAL FOR ITEM 4 MISCELLANEOUS				\$ 150,000.00
5 MINOR ITEMS				
MINOR ITEMS	%	30.0%	\$ 1,126,063.21	\$ 337,818.96
TOTAL FOR ITEM 5 MINOR ITEMS				\$ 337,818.96

Preliminary Cost Estimate NewBridge Specific Plan

Jackson Road and Sunrise Blvd SCTDF #70

Modified 6x6 intersection

Regional Roadway Cost Estimate

Segment Length: 500' on west leg, 2,410' on east leg

ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
6 STRUCTURES				
BRIDGES	SF	\$ 175.00	5650	\$ 988,750.00
TOTAL FOR ITEM 6 STRUCTURES				\$ 988,750.00
7 CONTINGENCY				
SUBTOTAL CONSTRUCTION COST				\$ 2,452,632.17
CONTINGENCY	%	15.0%	\$ 2,452,632.17	\$ 367,894.83
TOTAL CONSTRUCTION COST				\$ 2,820,527.00
8 ENGINEERING & MANAGEMENT				
ENGINEERING STUDIES	%	3.0%	\$ 2,820,527.00	\$ 84,615.81
ENVIROMENTAL DOCUMENT	%	1.5%	\$ 2,820,527.00	\$ 42,307.90
DESIGN ENGINEERING	%	12.0%	\$ 2,820,527.00	\$ 338,463.24
DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	\$ 2,820,527.00	\$ 42,307.90
CONSTRUCTION STAKING	%	2.5%	\$ 2,820,527.00	\$ 70,513.17
CONSTRUCTION MANAGEMENT	%	13.0%	\$ 2,820,527.00	\$ 366,668.51
TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$ 944,876.54
(THE ABOVE EXCLUDES LAND AND RIGHT OF WAY & MAJOR STRUCTURES WORK)				
9 RIGHT OF WAY				
RIGHT OF WAY	SF	\$ 2.25	0	\$ -
EASEMENT	SF	\$ 2.25		\$ -
ACQUISITION SOFT COSTS	LF	\$ 120.00	900	\$ 108,000.00
TOTAL FOR ITEM 9 RIGHT OF WAY				\$ 108,000.00
10 UTILITIES				
UTILITIES RELOCATION	%	2.0%	\$ 2,820,527.00	\$ 56,410.54
TOTAL FOR ITEM 10 UTILITIES				\$ 56,410.54
11 ENVIROMENTAL MITIGATION				
ENVIROMENTAL MITIGATION	%	3.0%	\$ 2,820,527.00	\$ 84,615.81
TOTAL FOR ITEM 11 ENVIROMENTAL MITIGATION				\$ 84,615.81

GRAND TOTAL \$ 4,014,430.00

GRAND TOTAL \$ 4,271,353.52

NOTES:

- 1 Existing 200' R/W width on Jackson Road. Propose to shift the roadway centerline 18' to the north, maintaining the existing 2-lane roadway for the eastbound number 1 and 2 lanes, no pavement widening on the south side of Jackson Road. Pavement widening to occur on north side of Jackson Road. Jackson Road eastbound geometry consist of right-turn lane, two through lanes, dual left-turn lanes, plus two receiving through lanes. Westbound geometry consist of right-turn lane, two through lanes, dual left turn lanes, plus 3 receiving lanes with bus turn out, curb and gutter (sidewalk cost captured in trails estimate). Existing Laguna Creek bridge (east of Sunrise) remains to accommodate the eastbound two through lanes. New bridge constructed on Laguna Creek to accommodate three westbound lanes (right-turn, bike lane, two through lanes). Folsom South canal bridge included in segment widening. Existing north and south leg geometry to remain as is.

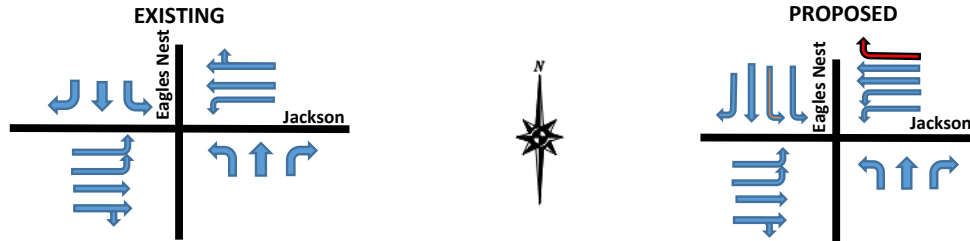
Preliminary Cost Estimate NewBridge Specific Plan

ATTACHMENT 6

7945.SRC
November 2019
by: NT

Eagles Nest & Jackson Road
Modified 4x6 Intersection SCTDF #60
Regional Roadway Cost Estimate

Project Description: See note 1



ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
1 Earthwork				
ROADWAY EXCAVATION	CY	\$ 50.00	6896.5	\$ 344,827.16
TOTAL FOR ITEM 1 EARTHWORK				\$ 344,827.16
2 DRAINAGE				
DRAINAGE (CLASS A)	LF	\$ 45.00	900	\$ 40,500.00
DRAINAGE (CLASS C)	LF	\$ 15.00	900	\$ 13,500.00
TOTAL FOR ITEM 2 DRAINAGE				\$ 54,000.00
3 PAVEMENT				
ASPHALT CONCRETE (5.5" AC) - Eagles Nest	TON	\$ 120.00	1523	\$ 182,737.50
AGGREGATE BASE (16.5" AB) - Eagles Nest	CY	\$ 70.00	2256	\$ 157,921.30
ASPHALT CONCRETE (6.5" AC) - Jackson	TON	\$ 100.00	1621	\$ 162,073.44
AGGREGATE BASE (17.5" AB) - Jackson	CY	\$ 70.00	2155	\$ 150,837.58
SIDEWALK	SF	\$ 8.00	0	\$ -
CURB & GUTTER	LF	\$ 35.00	0	\$ -
MEDIAN CURB & 16" CONC LANDSCAPE STRIP	LF	\$ 17.00	450	\$ 7,650.00
TOTAL OR ITEM 3 PAVEMENT				\$ 661,219.81
4 MISCELLANEOUS				
TRAFFIC SIGNAL	INT	\$ 300,000.00	1	\$ 300,000.00
TRAFFIC SIGNAL MODIFICATIONS	INT	\$ 150,000.00	0	\$ -
STREET LIGHTS / ELECTROLIERS	LF	\$ 31.82	0	\$ -
LANDSCAPING	SF	\$ 10.00	0	\$ -
TOTAL FOR ITEM 4 MISCELLANEOUS				\$ 300,000.00
5 MINOR ITEMS				
MINOR ITEMS	%	30.0%	\$ 1,360,046.97	\$ 408,014.09
TOTAL FOR ITEM 5 MINOR ITEMS				\$ 408,014.09

Preliminary Cost Estimate NewBridge Specific Plan

ATTACHMENT 6

7945.SRC
November 2019
by: NT

Eagles Nest & Jackson Road
Modified 4x6 Intersection SCTDF #60
Regional Roadway Cost Estimate

ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
6 STRUCTURES				
Box Culvert Extension - 20'L, 2 cell 6' x 4'	SF	\$ 375.00	0	\$ -
TOTAL FOR ITEM 6 STRUCTURES				\$ -
7 CONTINGENCY				
SUBTOTAL CONSTRUCTION COST				\$ 1,768,061.06
CONTINGENCY	%	15.0%	\$ 1,768,061.06	\$ 265,209.16
TOTAL CONSTRUCTION COST				\$ 2,033,270.22
8 ENGINEERING & MANAGEMENT				
ENGINEERING STUDIES	%	3.0%	\$ 2,033,270.22	\$ 60,998.11
ENVIROMENTAL DOCUMENT	%	1.5%	\$ 2,033,270.22	\$ 30,499.05
DESIGN ENGINEERING	%	12.0%	\$ 2,033,270.22	\$ 243,992.43
DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	\$ 2,033,270.22	\$ 30,499.05
CONSTRUCTION STAKING	%	2.5%	\$ 2,033,270.22	\$ 50,831.76
CONSTRUCTION MANAGEMENT	%	13.0%	\$ 2,033,270.22	\$ 264,325.13
TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$ 681,145.52
(THE ABOVE EXCLUDES LAND AND RIGHT OF WAY & MAJOR STRUCTURES WORK)				
9 RIGHT OF WAY				
RIGHT OF WAY	SF	\$ 2.25	135100	\$ 303,975.00
EASEMENT	SF	\$ 2.25	0	\$ -
ACQUISITION SOFT COSTS	LF	\$ 120	1350	\$ 162,000.00
TOTAL FOR ITEM 9 RIGHT OF WAY				\$ 465,975.00
10 UTILITIES				
UTILITIES RELOCATION	%	2.0%	\$ 2,033,270.22	\$ 40,665.40
TOTAL FOR ITEM 10 UTILITIES				\$ 40,665.40
11 ENVIROMENTAL MITIGATION				
ENVIROMENTAL MITIGATION	%	3.0%	\$ 2,033,270.22	\$ 60,998.11
TOTAL FOR ITEM 11 ENVIROMENTAL MITIGATION				\$ 60,998.11

GRAND TOTAL \$ 3,282,054.00

GRAND TOTAL with 6.4% inflator \$ 3,492,105.46

- 1 Project Description: Existing roadway section consist of 40' of pavement with two 12' lanes and 8' paved shoulders. Center line of existing roadway located within the existing 120' R/W, 50' to the south and 70' to the north. Propose to shift the roadway centerline 18' north, maintaining the existing roadway for the eastbound number 1 and 2 lanes. Jackson Road/Eagles Nest Road geometry: west leg, dual-left, three through, one right; east leg, number 3 lane traps to a right-turn lane, two through, dual left-turn. North leg, right-turn, two through, dual left, one receiving lane; south leg, left-turn, through, right-turn.

**Preliminary Cost Estimate
NewBridge Specific Plan**

Jackson Road at Hedge Ave
Modified 6x6 intersection
Regional Roadway Cost Estimate and Credit Estimate

Date: 6/22/2017
Job #
By: DAB

Segment Length: 500' west leg + 1,100' east leg

Estimate provided by Dean Blank 06-28-17

Project Description: Widen westerly leg of intersection to accommodate 4 through lanes. Convert existing eastbound right turn lane into a through right-turn lane. Widen easterly leg of the intersection to accommodate 4 through lanes for a distance of 500'. Convert existing westbound right turn lane into a through right-turn lane. Eastbound 600' taper to drop number 2 lane. Traffic signal modification, assume signal poles foundations do not need to be relocated. Raised center median and landscaping on west leg only. Restripe existing westbound roadway segment between Hedge Ave and Olympiad Way to 2-lanes. Intersection geometry: **N/B:** 1LT, 1TH/RT (no change); **S/B:** 1LT, 1TH/RT (no change); **E/B:** 1LT, 1TH, 1TH/RT; **W/B:** 1LT, 1TH, 1TH/RT

ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
1 Earthwork				
ROADWAY EXCAVATION	CY	\$ 50.00	2537.3	\$ 126,867.28
TOTAL FOR ITEM 1 EARTHWORK				\$ 126,867.28
2 DRAINAGE				
DRAINAGE	LF	\$ 15.00	1300	\$ 19,500.00
TOTAL FOR ITEM 2 DRAINAGE				\$ 19,500.00
3 PAVEMENT				
ASPHALT CONCRETE (5 1/2" AC)	TON	\$ 120.00	961.8	\$ 115,417.50
AGGREGATE BASE (17 1/2" AB)	CY	\$ 70.00	1,511.3	\$ 105,788.58
SIDEWALK	SF	\$ 8.00	0	\$ -
CURB & GUTTER	LF	\$ 35.00	0	\$ -
MEDIAN CURB & 16" CONC LANDSCAPE STRIP	LF	\$ 17.00	1000	\$ 17,000.00
TOTAL OR ITEM 3 PAVEMENT				\$ 238,206.08
4 MISCELLANEOUS				
TRAFFIC SIGNAL MODIFICATION	EA	\$ 150,000.00	1	\$ 150,000.00
LANDSCAPING	SF	\$ 10.00	2000	\$ 20,000.00
TOTAL FOR ITEM 4 MISCELLANEOUS				\$ 170,000.00
5 MINOR ITEMS				
MINOR ITEMS	%	30.0%	\$ 554,573.36	\$ 166,372.01
TOTAL FOR ITEM 5 MINOR ITEMS				\$ 166,372.01

**Preliminary Cost Estimate
NewBridge Specific Plan**

Jackson Road at Hedge Ave
Modified 6x6 intersection
Regional Roadway Cost Estimate and Credit Estimate

Date: 6/22/2017
Job #
By: DAB

Segment Length: 500' west leg + 1,100' east leg
Estimate provided by Dean Blank 06-28-17

ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
6 STRUCTURES				
BRIDGES	SF	\$ 175.00	0	\$ -
TOTAL FOR ITEM 6 STRUCTURES				\$ -
7 CONTINGENCY				
SUBTOTAL CONSTRUCTION COST				\$ 720,945.37
CONTINGENCY	%	15.0%	\$ 720,945.37	\$ 108,141.81
TOTAL CONSTRUCTION COST				\$ 829,087.18
8 ENGINEERING & MANAGEMENT				
ENGINEERING STUDIES	%	3.0%	\$ 829,087.18	\$ 24,872.62
ENVIROMENTAL DOCUMENT	%	1.5%	\$ 829,087.18	\$ 12,436.31
DESIGN ENGINEERING	%	12.0%	\$ 829,087.18	\$ 99,490.46
DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	\$ 829,087.18	\$ 12,436.31
CONSTRUCTION STAKING	%	2.5%	\$ 829,087.18	\$ 20,727.18
CONSTRUCTION MANAGEMENT	%	13.0%	\$ 829,087.18	\$ 107,781.33
TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$ 277,744.21
(THE ABOVE EXCLUDES LAND AND RIGHT OF WAY & MAJOR STRUCTURES WORK)				
9 RIGHT OF WAY				
RIGHT OF WAY	SF	\$ 2.25	20410	\$ 45,922.50
EASEMENT	SF	\$ 2.25		\$ -
ACQUISITION SOFT COSTS	LF	\$ 120.00	950	\$ 114,000.00
TOTAL FOR ITEM 9 RIGHT OF WAY				\$ 159,922.50
10 UTILITIES				
UTILITIES RELOCATION	%	2.0%	\$ 829,087.18	\$ 16,581.74
TOTAL FOR ITEM 10 UTILITIES				\$ 16,581.74
11 ENVIROMENTAL MITIGATION				
ENVIROMENTAL MITIGATION	%	3.0%	\$ 829,087.18	\$ 24,872.62
TOTAL FOR ITEM 11 ENVIROMENTAL MITIGATION				\$ 24,872.62
Grand Total				\$ 1,308,208.00
GRAND TOTAL With 6.4% Inflator				\$ 1,391,933.31

NOTES:

- Option to shift improvements to the south side of Jackson so as to establish ultimate centerline, construct center median in ultimate location.

Preliminary Cost Estimate NewBridge Specific Plan

ATTACHMENT 6

7945.SRC
November 2019
by: NT

Jackson Road at South Watt Ave Modified 6x6 Intersection Regional Roadway Cost Estimate and Credit Estimate	Date: 6/22/2017 Job # By: DAB
Segment Length: 500' each leg, 500' + 600' taper west leg Estimate provided by Dean Blank 06-28-17	
Project Description: Widen easterly leg of the intersection (Jackson Road) to accommodate 4 travel lanes, right-turn lane, dual left-turn lanes, widening on southside only, hold existing curb on north side. Widen westerly leg of intersection to accommodate 4-lanes, right-turn lane, dual left-turn lane. Includes raised center median on Jackson Road. Traffic signal modification. NB: 2LT, 2TH, 1RT. SB: 2LT, 2TH, 1RT. EB: 2LT, 2TH, 1RT. WB: 2LT, 2TH, 1RT. Traffic signal modification.	

ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
1 Earthwork				
ROADWAY EXCAVATION	CY	\$ 50.00	3016.3	\$ 150,814.04
TOTAL FOR ITEM 1 EARTHWORK				\$ 150,814.04
2 DRAINAGE				
DRAINAGE	LF	\$ 15.00	1050	\$ 15,750.00
TOTAL FOR ITEM 2 DRAINAGE				\$ 15,750.00
3 PAVEMENT				
ASPHALT CONCRETE (5 1/2" AC)	TON	\$ 120.00	1,159.3	\$ 139,115.63
AGGREGATE BASE (17 1/2" AB)	CY	\$ 70.00	1,821.6	\$ 127,509.65
SIDEWALK	SF	\$ 8.00	750	\$ 6,000.00
CURB & GUTTER	LF	\$ 35.00	150	\$ 5,250.00
MEDIAN CURB & 16" CONC LANDSCAPE STRIP	LF	\$ 17.00	2000	\$ 34,000.00
TOTAL OR ITEM 3 PAVEMENT				\$ 311,875.27
4 MISCELLANEOUS				
TRAFFIC SIGNAL MODIFICATION	EA	\$ 150,000.00	1	\$ 150,000.00
LANDSCAPING	SF	\$ 10.00	800	\$ 8,000.00
TOTAL FOR ITEM 4 MISCELLANEOUS				\$ 158,000.00
5 MINOR ITEMS				
MINOR ITEMS	%	30.0%	\$ 636,439.31	\$ 190,931.79
TOTAL FOR ITEM 5 MINOR ITEMS				\$ 190,931.79

**Preliminary Cost Estimate
NewBridge Specific Plan**

Jackson Road at South Watt Ave
Modified 6x6 Intersection
Regional Roadway Cost Estimate and Credit Estimate

Date: 6/22/2017
Job #
By: DAB

Segment Length: 500' each leg, 500' + 600' taper west leg
Estimate provided by Dean Blank 06-28-17

ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
6 STRUCTURES				
BRIDGES	SF	\$ 175.00	0	\$ -
TOTAL FOR ITEM 6 STRUCTURES				\$ -
7 CONTINGENCY				
SUBTOTAL CONSTRUCTION COST				\$ 827,371.11
CONTINGENCY	%	15.0%	\$ 827,371.11	\$ 124,105.67
TOTAL CONSTRUCTION COST				\$ 951,476.77
8 ENGINEERING & MANAGEMENT				
ENGINEERING STUDIES	%	3.0%	\$ 951,476.77	\$ 28,544.30
ENVIROMENTAL DOCUMENT	%	1.5%	\$ 951,476.77	\$ 14,272.15
DESIGN ENGINEERING	%	12.0%	\$ 951,476.77	\$ 114,177.21
DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	\$ 951,476.77	\$ 14,272.15
CONSTRUCTION STAKING	%	2.5%	\$ 951,476.77	\$ 23,786.92
CONSTRUCTION MANAGEMENT	%	13.0%	\$ 951,476.77	\$ 123,691.98
TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$ 318,744.72
(THE ABOVE EXCLUDES LAND AND RIGHT OF WAY & MAJOR STRUCTURES WORK)				
9 RIGHT OF WAY				
RIGHT OF WAY	SF	\$ 2.25	33725	\$ 75,881.25
EASEMENT	SF	\$ 2.25		\$ -
ACQUISITION SOFT COSTS	LF	\$ 120.00	950	\$ 114,000.00
TOTAL FOR ITEM 9 RIGHT OF WAY				\$ 189,881.25
10 UTILITIES				
UTILITIES RELOCATION	%	2.0%	\$ 951,476.77	\$ 19,029.54
TOTAL FOR ITEM 10 UTILITIES				\$ 19,029.54
11 ENVIROMENTAL MITIGATION				
ENVIRONMENTAL MITIGATION	%	3.0%	\$ 951,476.77	\$ 28,544.30
TOTAL FOR ITEM 11 ENVIROMENTAL MITIGATION				\$ 28,544.30
Grand Total				\$ 1,507,677.00
GRAND TOTAL with 6.4% inflator				\$ 1,604,168

NOTES:

**Preliminary Cost Estimate
NewBridge Specific Plan**

ATTACHMENT 6

7945.SRC
November 2019
by: NT

Jackson Road and Bradshaw Road Modified 4x4 intersection Regional Roadway Cost Estimate and Credit Estimate	Date: 6/22/2017 Job # By: DAB
Segment Length: Estimate provided by Dean Blank 06-28-17	
Project Description: Widen intersection to accommodate a 4-lane by 4-lane intersection, dual left-turn lanes, 2 through lanes, and single right-turn lane on each leg (with exception of eastbound exclusive right turn lane). On eastbound and westbound Jackson Road, assume 500' receiving lane and a 600' taper.	

ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
1 Earthwork				
ROADWAY EXCAVATION	CY	\$ 50.00	6444.8	\$ 322,241.51
TOTAL FOR ITEM 1 EARTHWORK				\$ 322,241.51
2 DRAINAGE				
DRAINAGE	LF	\$ 15.00	2000	\$ 30,000.00
TOTAL FOR ITEM 2 DRAINAGE				\$ 30,000.00
3 PAVEMENT				
ASPHALT CONCRETE (5 1/2" AC)	TON	\$ 120.00	2,202.6	\$ 264,309.38
AGGREGATE BASE (17 1/2" AB)	CY	\$ 70.00	3,460.8	\$ 242,258.87
SIDEWALK	SF	\$ 8.00	320	\$ 2,560.00
CURB & GUTTER	LF	\$ 35.00	240	\$ 8,400.00
MEDIAN CURB & 16" CONC LANDSCAPE STRIP	LF	\$ 17.00	4000	\$ 68,000.00
TOTAL OR ITEM 3 PAVEMENT				\$ 585,528.25
4 MISCELLANEOUS				
TRAFFIC SIGNAL MODIFICATION	EA	\$ 300,000.00	1	\$ 300,000.00
LANDSCAPING	SF	\$ 10.00	0	\$ -
TOTAL FOR ITEM 4 MISCELLANEOUS				\$ 300,000.00
5 MINOR ITEMS				
MINOR ITEMS	%	30.0%	\$ 1,237,769.76	\$ 371,330.93
TOTAL FOR ITEM 5 MINOR ITEMS				\$ 371,330.93

**Preliminary Cost Estimate
NewBridge Specific Plan**

ATTACHMENT 6

7945.SRC
November 2019
by: NT

Jackson Road and Bradshaw Road		Date:	6/22/2017
Modified 4x4 intersection		Job #	
Regional Roadway Cost Estimate and Credit Estimate		By:	DAB
Segment Length:			
Estimate provided by Dean Blank 06-28-17			

ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
6 STRUCTURES				
BRIDGES	SF	\$ 175.00	0	\$ -
TOTAL FOR ITEM 6 STRUCTURES				\$ -
7 CONTINGENCY				
SUBTOTAL CONSTRUCTION COST				\$ 1,609,100.69
CONTINGENCY	%	15.0%	\$ 1,609,100.69	\$ 241,365.10
TOTAL CONSTRUCTION COST				\$ 1,850,465.79
8 ENGINEERING & MANAGEMENT				
ENGINEERING STUDIES	%	3.0%	\$ 1,850,465.79	\$ 55,513.97
ENVIROMENTAL DOCUMENT	%	1.5%	\$ 1,850,465.79	\$ 27,756.99
DESIGN ENGINEERING	%	12.0%	\$ 1,850,465.79	\$ 222,055.90
DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	\$ 1,850,465.79	\$ 27,756.99
CONSTRUCTION STAKING	%	2.5%	\$ 1,850,465.79	\$ 46,261.64
CONSTRUCTION MANAGEMENT	%	13.0%	\$ 1,850,465.79	\$ 240,560.55
TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$ 619,906.04
(THE ABOVE EXCLUDES LAND AND RIGHT OF WAY & MAJOR STRUCTURES WORK)				
9 RIGHT OF WAY				
RIGHT OF WAY	SF	\$ 2.25	64075	\$ 144,168.75
EASEMENT	SF	\$ 2.25		\$ -
ACQUISITION SOFT COSTS	LF	\$ 120.00	1800	\$ 216,000.00
TOTAL FOR ITEM 9 RIGHT OF WAY				\$ 360,168.75
10 UTILITIES				
UTILITIES RELOCATION	%	2.0%	\$ 1,850,465.79	\$ 37,009.32
TOTAL FOR ITEM 10 UTILITIES				\$ 37,009.32
11 ENVIROMENTAL MITIGATION				
ENVIROMENTAL MITIGATION	%	3.0%	\$ 1,850,465.79	\$ 55,513.97
TOTAL FOR ITEM 11 ENVIROMENTAL MITIGATION				\$ 55,513.97

Grand Total \$ 2,923,064.00
Grand Total with 6.4% Inflator \$ 3,110,140.10

**Preliminary Cost Estimate
NewBridge Specific Plan**

ATTACHMENT 6

7945.SRC
November 2019
by: NT

Jackson Road between Excelsior Road and Eagles Nest Road Functional Improvements Construction Cost Estimate and Regional Roadway Credit Estimate	Date: 6/22/2017 Job # By: DAB
Segment Length: 3,500' Estimate provided by Dean Blank 06-28-17	
Project Description: Widen roadway to accommodate 2-12' through lanes and 6' shoulders.	

ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
1 Earthwork				
ROADWAY EXCAVATION	CY	\$ 50.00	4861.1	\$ 243,055.56
TOTAL FOR ITEM 1 EARTHWORK				\$ 243,055.56
2 DRAINAGE				
DRAINAGE	LF	\$ 15.00	0	\$ -
TOTAL FOR ITEM 2 DRAINAGE				\$ -
3 PAVEMENT				
ASPHALT CONCRETE (4" AC)	TON	\$ 120.00	2,100.0	\$ 252,000.00
AGGREGATE BASE (17 1/2" AB)	CY	\$ 70.00	2,268.5	\$ 158,796.30
SIDEWALK	SF	\$ 8.00	0	\$ -
CURB & GUTTER	LF	\$ 35.00	0	\$ -
MEDIAN CURB & 16" CONC LANDSCAPE STRIP	LF	\$ 17.00	0	\$ -
TOTAL OR ITEM 3 PAVEMENT				\$ 410,796.30
4 MISCELLANEOUS				
TRAFFIC SIGNAL MODIFICATION	EA	\$ 300,000.00	0	\$ -
LANDSCAPING	SF	\$ 10.00	0	\$ -
TOTAL FOR ITEM 4 MISCELLANEOUS				\$ -
5 MINOR ITEMS				
MINOR ITEMS	%	30.0%	\$ 653,851.85	\$ 196,155.56
TOTAL FOR ITEM 5 MINOR ITEMS				\$ 196,155.56

Preliminary Cost Estimate
NewBridge Specific Plan

Jackson Road between Excelsior Road and Eagles Nest Road
Functional Improvements
Construction Cost Estimate and Regional Roadway Credit Estimate

Date: 6/22/2017
Job #
By: DAB

Segment Length: 3,500'

Estimate provided by Dean Blank 06-28-17

ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
6 STRUCTURES				
Conc box culvert 2' x 4'	SF	\$ 375.00	80	\$ 30,000.00
Conc box culvert 3' x 3'	SF	\$ 375.00	60	\$ 22,500.00
TOTAL FOR ITEM 6 STRUCTURES				\$ 52,500.00
7 CONTINGENCY				
SUBTOTAL CONSTRUCTION COST				\$ 902,507.41
CONTINGENCY	%	15.0%	\$ 902,507.41	\$ 135,376.11
TOTAL CONSTRUCTION COST				\$ 1,037,883.52
8 ENGINEERING & MANAGEMENT				
ENGINEERING STUDIES	%	3.0%	\$ 1,037,883.52	\$ 31,136.51
ENVIROMENTAL DOCUMENT	%	1.5%	\$ 1,037,883.52	\$ 15,568.25
DESIGN ENGINEERING	%	12.0%	\$ 1,037,883.52	\$ 124,546.02
DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	\$ 1,037,883.52	\$ 15,568.25
CONSTRUCTION STAKING	%	2.5%	\$ 1,037,883.52	\$ 25,947.09
CONSTRUCTION MANAGEMENT	%	13.0%	\$ 1,037,883.52	\$ 134,924.86
TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$ 347,690.98
(THE ABOVE EXCLUDES LAND AND RIGHT OF WAY & MAJOR STRUCTURES WORK)				
9 RIGHT OF WAY				
RIGHT OF WAY	SF	\$ 2.25	0	\$ -
EASEMENT	SF	\$ 2.25		\$ -
ACQUISITION SOFT COSTS	LF	\$ 120.00	1800	\$ 216,000.00
TOTAL FOR ITEM 9 RIGHT OF WAY				\$ 216,000.00
10 UTILITIES				
UTILITIES RELOCATION	%	2.0%	\$ 1,037,883.52	\$ 20,757.67
TOTAL FOR ITEM 10 UTILITIES				\$ 20,757.67
11 ENVIROMENTAL MITIGATION				
ENVIROMENTAL MITIGATION	%	3.0%	\$ 1,037,883.52	\$ 31,136.51
TOTAL FOR ITEM 11 ENVIROMENTAL MITIGATION				\$ 31,136.51

Grand Total \$ 1,653,469.00
GRAND TOTAL with 6.4% Inflator \$ 1,759,291.02

NOTES:

- 1 2' x 4' conc box culvert, 3' x 3' conc box culvert

Preliminary Cost Estimate NewBridge Specific Plan

Jackson Road between South Watt Avenue and Hedge Avenue

Existing 2 lane to 4 Lane widening

Existing Plus FOUR PROJECTS Roadway Segments Improvements

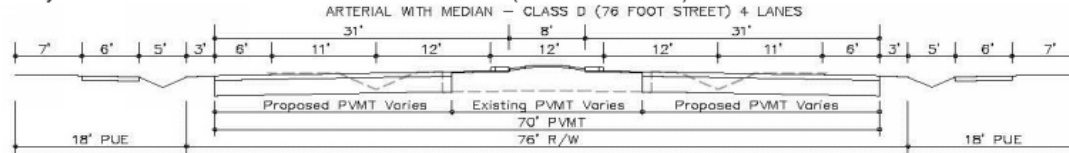
Pro. PVMT = 40 Feet

Ex. PVMT = 32 Feet

Project Description: Widen Existing 2-Lane Collector Class C Roadway along Jackson Road to 4-Lane Center Section of Thoroughfare with Median Class D Roadway

Segment Length: 1,386 Ft

Roadway Classification: ARTERIAL WITH MEDIAN CLASS D (76 FOOT STREET) 4 LANES



ITEM DESCRIPTION		UNIT	PRICE	QUANTITY	COST
1	Earthwork				
	ROADWAY EXCAVATION	CY	\$ 50.00	5715.0	\$ 285,750.00
	TOTAL FOR ITEM 1 EARTHWORK				\$ 285,750.00
2	DRAINAGE				
	DRAINAGE	LF	\$ 15.00	1386	\$ 20,790.00
	TOTAL FOR ITEM 2 DRAINAGE				\$ 20,790.00
3	PAVEMENT				
	ASPHALT CONCRETE (5 1/2" AC)	TON	\$ 120.00	2,348.0	\$ 281,760.00
	AGGREGATE BASE (17 1/2" AB)	CY	\$ 70.00	3,201.0	\$ 224,070.00
	SIDEWALK	SF	\$ 8.00	0	\$ -
	CURB & GUTTER	LF	\$ 35.00	0	\$ -
	MEDIAN CURB & 16" CONC LANDSCAPE STRIP	LF	\$ 17.00	2772	\$ 47,124.00
	TOTAL OR ITEM 3 PAVEMENT				\$ 552,954.00
4	MISCELLANEOUS				
	TRAFFIC SIGNAL MODIFICATION	EA	\$ 300,000.00	0	\$ -
	LANDSCAPING	SF	\$ 10.00	11088	\$ 110,880.00
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$ 110,880.00
5	MINOR ITEMS				
	MINOR ITEMS	%	30.0%	\$ 970,374.00	\$ 291,112.20
	TOTAL FOR ITEM 5 MINOR ITEMS				\$ 291,112.20

**Preliminary Cost Estimate
NewBridge Specific Plan**

ATTACHMENT 6

7945.SRC
November 2019
by: NT

ITEM DESCRIPTION		UNIT	PRICE	QUANTITY	COST
6	STRUCTURES				
	BRIDGES	SF	\$ 375.00	0	\$ -
	CULVERTS	SF	\$ 375.00	0	\$ -
	TOTAL FOR ITEM 6 STRUCTURES				\$ -
7	CONTINGENCY				
	SUBTOTAL CONSTRUCTION COST				\$ 1,261,486.20
	CONTINGENCY	%	15.0%	\$ 1,261,486.20	\$ 189,222.93
	TOTAL CONSTRUCTION COST				\$ 1,450,709.13
8	ENGINEERING & MANAGEMENT				
	ENGINEERING STUDIES	%	3.0%	\$ 1,450,709.13	\$ 43,521.27
	ENVIROMENTAL DOCUMENT	%	1.5%	\$ 1,450,709.13	\$ 21,760.64
	DESIGN ENGINEERING	%	12.0%	\$ 1,450,709.13	\$ 174,085.10
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	\$ 1,450,709.13	\$ 21,760.64
	CONSTRUCTION STAKING	%	2.5%	\$ 1,450,709.13	\$ 36,267.73
	CONSTRUCTION MANAGEMENT	%	13.0%	\$ 1,450,709.13	\$ 188,592.19
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$ 485,987.56
	(THE ABOVE EXCLUDES LAND AND RIGHT OF WAY & MAJOR STRUCTURES WORK)				
9	RIGHT OF WAY				
	RIGHT OF WAY	SF	\$ 2.25	0	\$ -
	EASEMENT	SF	\$ 2.25	30492	\$ 68,607.00
	ACQUISITION SOFT COSTS	LF	\$ 120.00	1490	\$ 178,800.00
	TOTAL FOR ITEM 9 RIGHT OF WAY				\$ 247,407.00
10	UTILITIES				
	UTILITIES RELOCATION	%	2.0%	\$ 1,450,709.13	\$ 29,014.18
	TOTAL FOR ITEM 10 UTILITIES				\$ 29,014.18
11	ENVIROMENTAL MITIGATION				
	ENVIROMENTAL MITIGATION	%	3.0%	\$ 1,450,709.13	\$ 43,521.27
	TOTAL FOR ITEM 11 ENVIROMENTAL MITIGATION				\$ 43,521.27

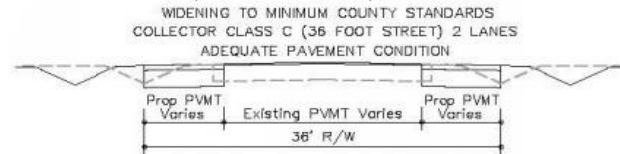
Grand Total \$ 2,256,639.00
GRAND TOTAL with 6.4% Inflator \$ 2,401,063.90

Preliminary Cost Estimate NewBridge Specific Plan

7945.SRC
November 2019
by: NT

Jackson Road between Bradshaw and Excelsior Road
Widen existing sub-standard Roadway to County Standard Collector
Construction Cost Estimate and Regional Roadway Credit Estimate

Project Description: Widen existing sub-standard Roadway along Jackson Road to County Standards
Segment Length: 9,300 Ft
Roadway Classification: COLLECTOR CLASS C (36 FOOT STREET)



ITEM DESCRIPTION		UNIT	PRICE	QUANTITY	COST
1	Earthwork				
	ROADWAY EXCAVATION	CY	\$ 50.00	11453.0	\$ 572,650.00
	TOTAL FOR ITEM 1 EARTHWORK				\$ 572,650.00
2	DRAINAGE				
	DRAINAGE	LF	\$ 15.00	1386	\$ 20,790.00
	TOTAL FOR ITEM 2 DRAINAGE				\$ 20,790.00
3	PAVEMENT				
	ASPHALT CONCRETE (4" AC)	TON	\$ 120.00	4,447.0	\$ 533,640.00
	AGGREGATE BASE (17 1/2" AB)	CY	\$ 70.00	0.0	\$ -
	SIDEWALK	SF	\$ 8.00	0	\$ -
	CURB & GUTTER	LF	\$ 35.00	0	\$ -
	MEDIAN CURB & 16" CONC LANDSCAPE STRIP	LF	\$ 17.00	0	\$ -
	TOTAL OR ITEM 3 PAVEMENT				\$ 533,640.00
4	MISCELLANEOUS				
	TRAFFIC SIGNAL MODIFICATION	EA	\$ 300,000.00	0	\$ -
	LANDSCAPING	SF	\$ 10.00	0	\$ -
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$ -
5	MINOR ITEMS				
	MINOR ITEMS	%	30.0%	\$ 1,127,080.00	\$ 338,124.00
	TOTAL FOR ITEM 5 MINOR ITEMS				\$ 338,124.00

**Preliminary Cost Estimate
NewBridge Specific Plan**

ATTACHMENT 6

7945.SRC
November 2019
by: NT

ITEM DESCRIPTION		UNIT	PRICE	QUANTITY	COST
6	STRUCTURES				
	Conc box culvert 2' x 4'	SF	\$ 375.00	0	\$ -
	Conc box culvert 3' x 3'	SF	\$ 375.00	0	\$ -
	TOTAL FOR ITEM 6 STRUCTURES				\$ -
7	CONTINGENCY				
	SUBTOTAL CONSTRUCTION COST				\$ 1,465,204.00
	CONTINGENCY	%	15.0%	\$ 1,465,204.00	\$ 219,780.60
	TOTAL CONSTRUCTION COST				\$ 1,684,984.60
8	ENGINEERING & MANAGEMENT				
	ENGINEERING STUDIES	%	3.0%	\$ 1,684,984.60	\$ 50,549.54
	ENVIROMENTAL DOCUMENT	%	1.5%	\$ 1,684,984.60	\$ 25,274.77
	DESIGN ENGINEERING	%	12.0%	\$ 1,684,984.60	\$ 202,198.15
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	\$ 1,684,984.60	\$ 25,274.77
	CONSTRUCTION STAKING	%	2.5%	\$ 1,684,984.60	\$ 42,124.62
	CONSTRUCTION MANAGEMENT	%	13.0%	\$ 1,684,984.60	\$ 219,048.00
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$ 564,469.84
	(THE ABOVE EXCLUDES LAND AND RIGHT OF WAY & MAJOR STRUCTURES WORK)				
9	RIGHT OF WAY				
	RIGHT OF WAY	SF	\$ 2.25	0	\$ -
	EASEMENT	SF	\$ 2.25	0	\$ -
	ACQUISITION SOFT COSTS	LF	\$ 120.00	1490	\$ 178,800.00
	TOTAL FOR ITEM 9 RIGHT OF WAY				\$ 178,800.00
10	UTILITIES				
	UTILITIES RELOCATION	%	2.0%	\$ 1,684,984.60	\$ 33,699.69
	TOTAL FOR ITEM 10 UTILITIES				\$ 33,699.69
11	ENVIROMENTAL MITIGATION				
	ENVIROMENTAL MITIGATION	%	3.0%	\$ 1,684,984.60	\$ 50,549.54
	TOTAL FOR ITEM 11 ENVIROMENTAL MITIGATION				\$ 50,549.54

Grand Total \$ 2,512,504.00
GRAND TOTAL with 6.4% \$ 2,673,304.26

NOTES:

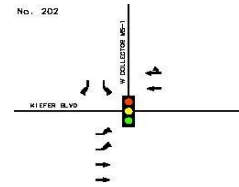
- 1 2' x 4' conc box culvert, 3' x 3' conc box culvert

INTERSECTION DETAILS

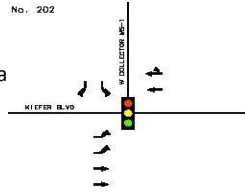
Name: INTERSECTION No. 202

Location: W Collector MS-1 & Kiefer Blvd

Description: Does not include pavement or frontage costs on N Leg, frontage costs on Kiefer Blvd, or traffic signal costs.

**TASK 2 – ENTIRE STUDY AREA**

1 EARTHWORK					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
1.1	ROADWAY EXCAVATION	CY	\$50.00	2,846	\$142,000
TOTAL FOR ITEM 1 EARTHWORK					\$142,000
2 DRAINAGE					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
2.1	DRAINAGE (CLASS A)	LF	\$45.00	0	\$0
2.2	DRAINAGE (CLASS C)	LF	\$15.00	855	\$12,825
TOTAL FOR ITEM 2 DRAINAGE					\$12,825
3 PAVEMENT					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
3.1	ASPHALT CONCRETE	TON	\$120.00	1,560	\$187,000
3.2	AGGREGATE BASE	CY	\$70.00	2,130	\$149,000
3.3	SIDEWALK	SF	\$8.00	2,000	\$16,000
3.4	CURB & GUTTER	LF	\$35.00	200	\$7,000
3.5	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	1,610	\$27,400
TOTAL FOR ITEM 3 PAVEMENT					\$386,000
4 MISCELLANEOUS					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
4.1	TRAFFIC SIGNAL	LS	\$300,000	0	\$0
4.2	TRAFFIC SIGNAL MODIFICATION	LS	\$150,000	0	\$0
4.3	STREET LIGHTS / ELECTROLIERS	EA	\$7,000	0	\$0
4.4	LANDSCAPING	SF	\$10.00	0	\$0
TOTAL FOR ITEM 4 MISCELLANEOUS					\$0
5 MINOR ITEMS					
	ITEM DESCRIPTION	UNIT	PERCENTAGE	OF	COST
5.1	MINOR ITEMS	LS	30%	Sections 1-4	\$162,000
TOTAL FOR ITEM 5 MINOR ITEMS					\$162,000
INTERSECTION DETAILS					

Name: INTERSECTION No. 202	No. 202
Location: W Collector MS-1 & Kiefer Blvd	
Description: Does not include pavement or frontage costs on N Leg, frontage costs on Kiefer Blvd, or traffic signa	

6 STRUCTURES					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
6.1	BRIDGES	SF	\$175.00	0	\$0
6.2	CULVERTS	LF	\$375.00	0	\$0
6.3	RAILROADS CROSSING	LS	\$4,000,000	0	\$0
TOTAL FOR ITEM 6 STRUCTURES					\$0

7 CONTINGENCY	
SUBTOTAL CONSTRUCTION COSTS:	\$702,825
CONTINGENCY: 15%	→ \$105,000
TOTAL CONSTRUCTION COSTS:	\$807,825

8 ENGINEERING & MANAGEMNET					
	ITEM DESCRIPTION	UNIT	PERCENTAGE	OF	COST
8.1	ENGINEERING STUDIES	LS	3.00%	CON. COST	\$24,200
8.2	ENVIRONMENTAL DOCUMENTS	LS	1.50%	CON. COST	\$12,100
8.3	DESIGN ENGINEERING	LS	12%	CON. COST	\$96,900
8.4	DESIGN SERVICES DURING CONSTRUCTION	LS	1.50%	CON. COST	\$12,100
8.5	CONSTRUCTION STAKING	LS	2.50%	CON. COST	\$20,200
8.6	CONSTRUCTION MANAGEMENT	LS	13%	CON. COST	\$105,000
TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT					\$270,500

TOTAL PROJECT COST *: **\$1,078,325**

* EXCLUDES LAND AND RIGHT-OF-WAY; AND MAJOR STRUCTURAL

TASK 3A – RIGHT-OF-WAY, UTILITY RELOCATION, AND ENVIRONMENTAL MITIGATION COST ANALYSIS

9 RIGHT-OF-WAY					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
9.1	RIGHT-OF-WAY	SF	\$9.25	68500	\$633,625
9.2	EASEMENT	SF	\$9.25	34200	\$316,350
9.3	ACQUISITION SOFT COSTS	LF	\$120	855	\$102,600
TOTAL FOR ITEM 9 RIGHT-OF-WAY					\$1,052,575
10 UTILITY RELOCATION					
	ITEM DESCRIPTION	UNIT	PERCENTAGE	OF	COST
10.1	UTILITY RELOCATION	LS	2.00%	CON. COST	\$16,200
TOTAL FOR ITEM 10 UTILITY RELOCATION					\$16,200
11 ENVIRONMENTAL MITIGATION					
	ITEM DESCRIPTION	UNIT	PERCENTAGE	OF	COST
11.1	ENVIRONMENTAL MITIGATION	LS	3.00%	CON. COST	\$24,200
TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION					\$24,200

TOTAL TASK 3A COST: **\$1,092,975**

TOTAL PROJECT COST: \$2,171,300

6.4% INFLATION: \$138,963

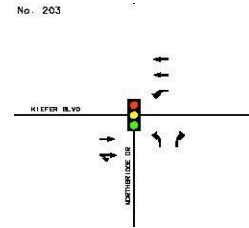
GRAND TOTAL: \$2,310,263

INTERSECTION DETAILS

Name: INTERSECTION No. 203

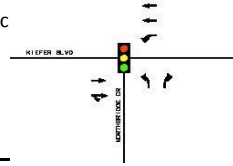
Location: Northbridge Dr & Kiefer Blvd

Description: Does not include pavement or frontage costs on Northbridge Dr, frontage costs on Kiefer Blvd, or traffic signal costs.

**TASK 2 – ENTIRE STUDY AREA**

1 EARTHWORK					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
1.1	ROADWAY EXCAVATION	CY	\$50.00	2,750	\$137,000
TOTAL FOR ITEM 1 EARTHWORK					\$137,000
2 DRAINAGE					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
2.1	DRAINAGE (CLASS A)	LF	\$45.00	0	\$0
2.2	DRAINAGE (CLASS C)	LF	\$15.00	925	\$13,875
TOTAL FOR ITEM 2 DRAINAGE					\$13,875
3 PAVEMENT					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
3.1	ASPHALT CONCRETE	TON	\$120.00	1,510	\$181,000
3.2	AGGREGATE BASE	CY	\$70.00	2,060	\$144,000
3.3	SIDEWALK	SF	\$8.00	2,000	\$16,000
3.4	CURB & GUTTER	LF	\$35.00	200	\$7,000
3.5	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
TOTAL FOR ITEM 3 PAVEMENT					\$348,000
4 MISCELLANEOUS					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
4.1	TRAFFIC SIGNAL	LS	\$300,000	0	\$0
4.2	TRAFFIC SIGNAL MODIFICATION	LS	\$150,000	0	\$0
4.3	STREET LIGHTS / ELECTROLIERS	EA	\$7,000	0	\$0
4.4	LANDSCAPING	SF	\$10.00	0	\$0
TOTAL FOR ITEM 4 MISCELLANEOUS					\$0
5 MINOR ITEMS					
	ITEM DESCRIPTION	UNIT	PERCENTAGE	OF	COST
5.1	MINOR ITEMS	LS	30%	Sections 1-4	\$150,000
TOTAL FOR ITEM 5 MINOR ITEMS					\$150,000
INTERSECTION DETAILS					

Name:	INTERSECTION No. 203	No. 203	
Location:	Northbridge Dr & Kiefer Blvd		
Description:	Does not include pavement or frontage costs on Northbridge Dr, frontage costs on Kiefer Blvd, or traffic		



6 STRUCTURES					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
6.1	BRIDGES	SF	\$175.00	0	\$0
6.2	CULVERTS	LF	\$375.00	0	\$0
6.3	RAILROADS CROSSING	LS	\$4,000,000	0	\$0
TOTAL FOR ITEM 6 STRUCTURES					\$0
7 CONTINGENCY					
SUBTOTAL CONSTRUCTION COSTS:					\$648,875
CONTINGENCY: 15%					→ \$97,000
TOTAL CONSTRUCTION COSTS:					\$745,875
8 ENGINEERING & MANAGEMENT					
	ITEM DESCRIPTION	UNIT	PERCENTAGE	OF	COST
8.1	ENGINEERING STUDIES	LS	3.00%	CON. COST	\$22,400
8.2	ENVIRONMENTAL DOCUMENTS	LS	1.50%	CON. COST	\$11,200
8.3	DESIGN ENGINEERING	LS	12%	CON. COST	\$89,500
8.4	DESIGN SERVICES DURING CONSTRUCTION	LS	1.50%	CON. COST	\$11,200
8.5	CONSTRUCTION STAKING	LS	2.50%	CON. COST	\$18,600
8.6	CONSTRUCTION MANAGEMENT	LS	13%	CON. COST	\$97,000
TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT					\$249,900

TOTAL PROJECT COST *: \$ 995,775

* EXCLUDES LAND AND RIGHT-OF-WAY; AND MAJOR STRUCTURAL

TASK 3A – RIGHT-OF-WAY, UTILITY RELOCATION, AND ENVIRONMENTAL MITIGATION COST ANALYSIS

9 RIGHT-OF-WAY					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
9.1	RIGHT-OF-WAY	SF	\$9.25	55000	\$508,750
9.2	EASEMENT	SF	\$9.25	37000	\$342,250
9.3	ACQUISITION SOFT COSTS	LF	\$120	925	\$111,000
TOTAL FOR ITEM 9 RIGHT-OF-WAY					\$962,000
10 UTILITY RELOCATION					
	ITEM DESCRIPTION	UNIT	PERCENTAGE	OF	COST
10.1	UTILITY RELOCATION	LS	2.00%	CON.	\$14,900
TOTAL FOR ITEM 10 UTILITY RELOCATION					\$14,900
11 ENVIRONMENTAL MITIGATION					
	ITEM DESCRIPTION	UNIT	PERCENTAGE	OF	COST
11.1	ENVIRONMENTAL MITIGATION	LS	3.00%	CON.	\$22,400
TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION					\$22,400

TOTAL TASK 3A COST: \$ 999,300

TOTAL PROJECT COST: \$1,995,075

6.4% INFLATION: \$127,685

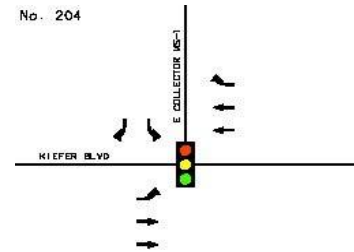
GRAND TOTAL: \$2,122,760

INTERSECTION DETAILS

Name: INTERSECTION No. 204

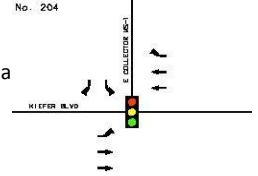
Location: E Collector MS-1 & Kiefer Blvd

Description: Does not include pavement or frontage costs on N Leg, frontage costs on Kiefer Blvd, or traffic signal costs.

**TASK 2 – ENTIRE STUDY AREA**

1 EARTHWORK					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
1.1	ROADWAY EXCAVATION	CY	\$50.00	2,820	\$141,000
TOTAL FOR ITEM 1 EARTHWORK					\$141,000
2 DRAINAGE					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
2.1	DRAINAGE (CLASS A)	LF	\$45.00	0	\$0
2.2	DRAINAGE (CLASS C)	LF	\$15.00	925	\$13,875
TOTAL FOR ITEM 2 DRAINAGE					\$13,875
3 PAVEMENT					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
3.1	ASPHALT CONCRETE	TON	\$120.00	1,540	\$184,800
3.2	AGGREGATE BASE	CY	\$70.00	2,110	\$147,700
3.3	SIDEWALK	SF	\$8.00	2,000	\$16,000
3.4	CURB & GUTTER	LF	\$35.00	200	\$7,000
3.5	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
TOTAL FOR ITEM 3 PAVEMENT					\$355,500
4 MISCELLANEOUS					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
4.1	TRAFFIC SIGNAL	LS	\$300,000	0	\$0
4.2	TRAFFIC SIGNAL MODIFICATION	LS	\$150,000	0	\$0
4.3	STREET LIGHTS / ELECTROLIERS	EA	\$7,000	0	\$0
4.4	LANDSCAPING	SF	\$10.00	0	\$0
TOTAL FOR ITEM 4 MISCELLANEOUS					\$0
5 MINOR ITEMS					
	ITEM DESCRIPTION	UNIT	PERCENTAGE	OF	COST
5.1	MINOR ITEMS	LS	30%	Sections 1-4	\$153,000
TOTAL FOR ITEM 5 MINOR ITEMS					\$153,000
INTERSECTION DETAILS					

Name:	INTERSECTION No. 204	No. 204	
Location:	E Collector MS-1 & Kiefer Blvd		
Description:	Does not include pavement or frontage costs on N Leg, frontage costs on Kiefer Blvd, or traffic signa		



6 STRUCTURES					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
6.1	BRIDGES	SF	\$175.00	0	\$0
6.2	CULVERTS	LF	\$375.00	0	\$0
6.3	RAILROADS CROSSING	LS	\$4,000,000	0	\$0
TOTAL FOR ITEM 6 STRUCTURES					\$0

7 CONTINGENCY					
			Subtotal Costs:		\$663,875
			15%	100,000	
			TOTAL CONSTRUCTION COST:		\$763,875

8 ENGINEERING & MANAGEMENT					
	ITEM DESCRIPTION	UNIT	PERCENTAGE	OF	COST
8.1	ENGINEERING STUDIES	LS	3.00%	CON. COST	\$22,900
8.2	ENVIRONMENTAL DOCUMENTS	LS	1.50%	CON. COST	\$11,500
8.3	DESIGN ENGINEERING	LS	12%	CON. COST	\$91,700
8.4	DESIGN SERVICES DURING CONSTRUCTION	LS	1.50%	CON. COST	\$11,500
8.5	CONSTRUCTION STAKING	LS	2.50%	CON. COST	\$19,100
8.6	CONSTRUCTION MANAGEMENT	LS	13%	CON. COST	\$99,300
TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT					\$256,000

TOTAL PROJECT COST *: **\$1,019,875**

* EXCLUDES LAND AND RIGHT-OF-WAY; AND MAJOR STRUCTURAL

TASK 3A – RIGHT-OF-WAY, UTILITY RELOCATION, AND ENVIRONMENTAL MITIGATION COST ANALYSIS

9 RIGHT-OF-WAY					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
9.1	RIGHT-OF-WAY	SF	\$9.25	55000	\$508,750
9.2	EASEMENT	SF	\$9.25	37000	\$342,250
9.3	ACQUISITION SOFT COSTS	LF	\$120	925	\$111,000
TOTAL FOR ITEM 9 RIGHT-OF-WAY					\$962,000

10 UTILITY RELOCATION					
	ITEM DESCRIPTION	UNIT	PERCENTAGE	OF	COST
10.1	UTILITY RELOCATION	LS	2.00%	CON. COST	\$15,300
TOTAL FOR ITEM 10 UTILITY RELOCATION					\$15,300

11 ENVIRONMENTAL MITIGATION					
	ITEM DESCRIPTION	UNIT	PERCENTAGE	OF	COST
11.1	ENVIRONMENTAL MITIGATION	LS	3.00%	CON. COST	\$22,900
TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION					\$22,900

TOTAL TASK 3A COST: **\$1,000,200**

TOTAL PROJECT COST: \$2,020,075

6.4% INFLATION: \$129,285

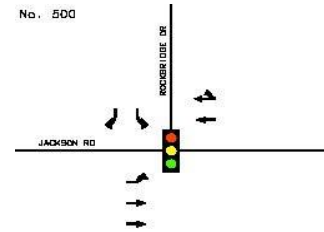
GRAND TOTAL: **\$2,149,360**

INTERSECTION DETAILS

Name: INTERSECTION No. 500

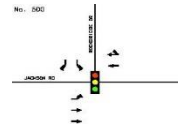
Location: Rockbridge Dr & Jackson Rd

Description: Does not include pavement or frontage costs on Rockbridge Dr, frontage costs on Jackson Rd, or traffic signal costs.

**TASK 2 – ENTIRE STUDY AREA**

1 EARTHWORK					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
1.1	ROADWAY EXCAVATION	CY	\$50.00	3,452	\$173,000
TOTAL FOR ITEM 1 EARTHWORK					\$173,000
2 DRAINAGE					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
2.1	DRAINAGE (CLASS A)	LF	\$45.00	0	\$0
2.2	DRAINAGE (CLASS C)	LF	\$15.00	925	\$13,875
TOTAL FOR ITEM 2 DRAINAGE					\$13,875
3 PAVEMENT					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
3.1	ASPHALT CONCRETE	TON	\$120.00	1,860	\$224,000
3.2	AGGREGATE BASE	CY	\$70.00	2,590	\$181,000
3.3	SIDEWALK	SF	\$8.00	2,000	\$16,000
3.4	CURB & GUTTER	LF	\$35.00	200	\$7,000
3.5	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
TOTAL FOR ITEM 3 PAVEMENT					\$428,000
4 MISCELLANEOUS					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
4.1	TRAFFIC SIGNAL	LS	\$300,000	0	\$0
4.2	TRAFFIC SIGNAL MODIFICATION	LS	\$150,000	0	\$0
4.3	STREET LIGHTS / ELECTROLIERS	EA	\$7,000	0	\$0
4.4	LANDSCAPING	SF	\$10.00	0	\$0
TOTAL FOR ITEM 4 MISCELLANEOUS					\$0
5 MINOR ITEMS					
	ITEM DESCRIPTION	UNIT	PERCENTAGE	OF	COST
5.1	MINOR ITEMS	LS	30%	Sections 1-4	\$184,000
TOTAL FOR ITEM 5 MINOR ITEMS					\$184,000
INTERSECTION DETAILS					

Name: INTERSECTION No. 500
 Location: Rockbridge Dr & Jackson Rd
 Description: Does not include pavement or frontage costs on Rockbridge Dr, frontage costs on Jackson Rd, or traffic signal costs.

**6 STRUCTURES**

	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
6.1	BRIDGES	SF	\$175.00	0	\$0
6.2	CULVERTS	LF	\$375.00	0	\$0
6.3	RAILROADS CROSSING	LS	\$4,000,000	0	\$0
TOTAL FOR ITEM 6 STRUCTURES					\$0

7 CONTINGENCY

SUBTOTAL CONSTRUCTION COSTS:					\$798,875
CONTINGENCY: 15%					→ \$120,000
TOTAL CONSTRUCTION COSTS:					\$918,875

8 ENGINEERING & MANAGEMENT

	ITEM DESCRIPTION	UNIT	PERCENTAGE	OF	COST
8.1	ENGINEERING STUDIES	LS	3.00%	CON. COST	\$27,600
8.2	ENVIRONMENTAL DOCUMENTS	LS	1.50%	CON. COST	\$13,800
8.3	DESIGN ENGINEERING	LS	12%	CON. COST	\$110,000
8.4	DESIGN SERVICES DURING CONSTRUCTION	LS	1.50%	CON. COST	\$13,800
8.5	CONSTRUCTION STAKING	LS	2.50%	CON. COST	\$23,000
8.6	CONSTRUCTION MANAGEMENT	LS	13%	CON. COST	\$119,000
TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT					\$307,200

TOTAL PROJECT COST *: **\$1,226,075**

* EXCLUDES LAND AND RIGHT-OF-WAY; AND MAJOR STRUCTURAL

TASK 3A – RIGHT-OF-WAY, UTILITY RELOCATION, AND ENVIRONMENTAL MITIGATION COST ANALYSIS

9 RIGHT-OF-WAY					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
9.1	RIGHT-OF-WAY	SF	\$9.25	55000	\$508,750
9.2	EASEMENT	SF	\$9.25	37000	\$342,250
9.3	ACQUISITION SOFT COSTS	LF	\$120	925	\$111,000
TOTAL FOR ITEM 9 RIGHT-OF-WAY					\$962,000
10 UTILITY RELOCATION					
	ITEM DESCRIPTION	UNIT	PERCENTAGE	OF	COST
10.1	UTILITY RELOCATION	LS	2.00%	CON. COST	\$18,400
TOTAL FOR ITEM 10 UTILITY RELOCATION					\$18,400
11 ENVIRONMENTAL MITIGATION					
	ITEM DESCRIPTION	UNIT	PERCENTAGE	OF	COST
11.1	ENVIRONMENTAL MITIGATION	LS	3.00%	CON. COST	\$27,600
TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION					\$27,600

TOTAL TASK 3A COST: **\$1,008,000**

TOTAL PROJECT COST: \$2,234,075
 6.4% INFLATION: \$142,981

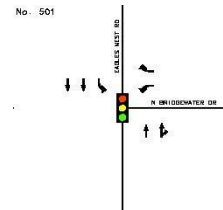
GRAND TOTAL: **\$2,377,056**

INTERSECTION DETAILS

Name: INTERSECTION No. 501

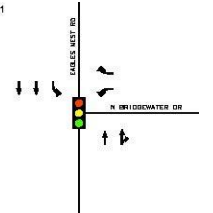
Location: Eagles Nest Rd & N Bridgewater Dr

Description: Does not include pavement or frontage costs on N Bridgewater Dr, frontage costs on Eagles Nest Rd, or traffic signal costs.

**TASK 2 – ENTIRE STUDY AREA**

1 EARTHWORK					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
1.1	ROADWAY EXCAVATION	CY	\$50.00	2,942	\$147,000
TOTAL FOR ITEM 1 EARTHWORK					\$147,000
2 DRAINAGE					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
2.1	DRAINAGE (CLASS A)	LF	\$45.00	0	\$0
2.2	DRAINAGE (CLASS C)	LF	\$15.00	819	\$12,285
TOTAL FOR ITEM 2 DRAINAGE					\$12,285
3 PAVEMENT					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
3.1	ASPHALT CONCRETE	TON	\$120.00	1,600	\$193,000
3.2	AGGREGATE BASE	CY	\$70.00	2,210	\$154,000
3.3	SIDEWALK	SF	\$8.00	2,000	\$16,000
3.4	CURB & GUTTER	LF	\$35.00	200	\$7,000
3.5	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
TOTAL FOR ITEM 3 PAVEMENT					\$370,000
4 MISCELLANEOUS					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
4.1	TRAFFIC SIGNAL	LS	\$300,000	0	\$0
4.2	TRAFFIC SIGNAL MODIFICATION	LS	\$150,000	0	\$0
4.3	STREET LIGHTS / ELECTROLIERS	EA	\$7,000	0	\$0
4.4	LANDSCAPING	SF	\$10.00	0	\$0
TOTAL FOR ITEM 4 MISCELLANEOUS					\$0
5 MINOR ITEMS					
	ITEM DESCRIPTION	UNIT	PERCENTAGE	OF	COST
5.1	MINOR ITEMS	LS	30%	Sections 1-4	\$159,000
TOTAL FOR ITEM 5 MINOR ITEMS					\$159,000
INTERSECTION DETAILS					

Name: INTERSECTION No. 501	No. 501
Location: Eagles Nest Rd & N Bridgewater Dr	
Description: Does not include pavement or frontage costs on N Bridgewater Dr, frontage costs on Eagles Nest Rd	



6 STRUCTURES					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
6.1	BRIDGES	SF	\$175.00	0	\$0
6.2	CULVERTS	LF	\$375.00	0	\$0
6.3	RAILROADS CROSSING	LS	\$4,000,000	0	\$0
TOTAL FOR ITEM 6 STRUCTURES					\$0

7 CONTINGENCY					
SUBTOTAL CONSTRUCTION COSTS:					\$688,285
CONTINGENCY: 15%					→ \$103,000
TOTAL CONSTRUCTION COSTS:					\$791,285

8 ENGINEERING & MANAGEMENT					
	ITEM DESCRIPTION	UNIT	PERCENTAGE	OF	COST
8.1	ENGINEERING STUDIES	LS	3.00%	CON. COST	\$23,700
8.2	ENVIRONMENTAL DOCUMENTS	LS	1.50%	CON. COST	\$11,900
8.3	DESIGN ENGINEERING	LS	12%	CON. COST	\$95,000
8.4	DESIGN SERVICES DURING CONSTRUCTION	LS	1.50%	CON. COST	\$11,900
8.5	CONSTRUCTION STAKING	LS	2.50%	CON. COST	\$19,800
8.6	CONSTRUCTION MANAGEMENT	LS	13%	CON. COST	\$103,000
TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT					\$265,300

TOTAL PROJECT COST *: **\$1,056,585**

* EXCLUDES LAND AND RIGHT-OF-WAY; AND MAJOR STRUCTURAL

TASK 3A – RIGHT-OF-WAY, UTILITY RELOCATION, AND ENVIRONMENTAL MITIGATION COST ANALYSIS

9 RIGHT-OF-WAY					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
9.1	RIGHT-OF-WAY	SF	\$9.25	55000	\$508,750
9.2	EASEMENT	SF	\$9.25	31760	\$293,780
9.3	ACQUISITION SOFT COSTS	LF	\$120	819	\$98,280
TOTAL FOR ITEM 9 RIGHT-OF-WAY					\$900,810
10 UTILITY RELOCATION					
	ITEM DESCRIPTION	UNIT	PERCENTAGE	OF	COST
10.1	UTILITY RELOCATION	LS	2.00%	CON. COST	\$15,800
TOTAL FOR ITEM 10 UTILITY RELOCATION					\$15,800
11 ENVIRONMENTAL MITIGATION					
	ITEM DESCRIPTION	UNIT	PERCENTAGE	OF	COST
11.1	ENVIRONMENTAL MITIGATION	LS	3.00%	CON. COST	\$23,700
TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION					\$23,700

TOTAL TASK 3A COST: **\$940,310**

TOTAL PROJECT COST: \$1,996,895

6.4% INFLATION: \$127,801

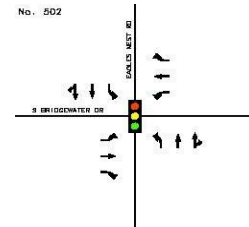
GRAND TOTAL: **\$2,124,696**

INTERSECTION DETAILS

Name: INTERSECTION No. 502

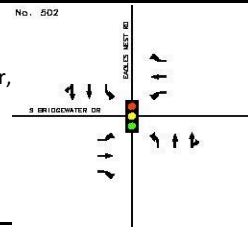
Location: Eagles Nest Rd & S Bridgewater Dr

Description: Does not include pavement or frontage costs on S Bridgewater Dr, frontage costs on Eagles Nest Dr, or traffic signal costs.

**TASK 2 – ENTIRE STUDY AREA**

1 EARTHWORK					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
1.1	ROADWAY EXCAVATION	CY	\$50.00	3,743	\$187,000
TOTAL FOR ITEM 1 EARTHWORK					\$187,000
2 DRAINAGE					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
2.1	DRAINAGE (CLASS A)	LF	\$45.00	0	\$0
2.2	DRAINAGE (CLASS C)	LF	\$15.00	898	\$13,470
TOTAL FOR ITEM 2 DRAINAGE					\$13,470
3 PAVEMENT					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
3.1	ASPHALT CONCRETE	TON	\$120.00	2,020	\$242,000
3.2	AGGREGATE BASE	CY	\$70.00	2,810	\$196,000
3.3	SIDEWALK	SF	\$8.00	2,000	\$16,000
3.4	CURB & GUTTER	LF	\$35.00	200	\$7,000
3.5	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
TOTAL FOR ITEM 3 PAVEMENT					\$461,000
4 MISCELLANEOUS					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
4.1	TRAFFIC SIGNAL	LS	\$300,000	0	\$0
4.2	TRAFFIC SIGNAL MODIFICATION	LS	\$150,000	0	\$0
4.3	STREET LIGHTS / ELECTROLIERS	EA	\$7,000	0	\$0
4.4	LANDSCAPING	SF	\$10.00	0	\$0
TOTAL FOR ITEM 4 MISCELLANEOUS					\$0
5 MINOR ITEMS					
	ITEM DESCRIPTION	UNIT	PERCENTAGE	OF	COST
5.1	MINOR ITEMS	LS	30%	Sections 1-4	\$198,000
TOTAL FOR ITEM 5 MINOR ITEMS					\$198,000
INTERSECTION DETAILS					

Name: INTERSECTION No. 502
 Location: Eagles Nest Rd & S Bridgewater Dr
 Description: Does not include pavement or frontage costs on S Bridgewater Dr, frontage costs on Eagles Nest Dr,



6 STRUCTURES					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
6.1	BRIDGES	SF	\$175.00	0	\$0
6.2	CULVERTS	LF	\$375.00	0	\$0
6.3	RAILROADS CROSSING	LS	\$4,000,000	0	\$0
TOTAL FOR ITEM 6 STRUCTURES					\$0
7 CONTINGENCY					
SUBTOTAL CONSTRUCTION COSTS:					\$859,470
CONTINGENCY: 15%					→ \$129,000
TOTAL CONSTRUCTION COSTS:					\$988,470
8 ENGINEERING & MANAGEMENT					
	ITEM DESCRIPTION	UNIT	PERCENTAGE	OF	COST
8.1	ENGINEERING STUDIES	LS	3.00%	CON. COST	\$29,700
8.2	ENVIRONMENTAL DOCUMENTS	LS	1.50%	CON. COST	\$14,800
8.3	DESIGN ENGINEERING	LS	12%	CON. COST	\$119,000
8.4	DESIGN SERVICES DURING CONSTRUCTION	LS	1.50%	CON. COST	\$14,800
8.5	CONSTRUCTION STAKING	LS	2.50%	CON. COST	\$24,700
8.6	CONSTRUCTION MANAGEMENT	LS	13%	CON. COST	\$129,000
TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT					\$332,000

TOTAL PROJECT COST *: **\$1,320,470**

* EXCLUDES LAND AND RIGHT-OF-WAY; AND MAJOR STRUCTURAL

TASK 3A – RIGHT-OF-WAY, UTILITY RELOCATION, AND ENVIRONMENTAL MITIGATION COST ANALYSIS

9 RIGHT-OF-WAY					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
9.1	RIGHT-OF-WAY	SF	\$9.25	83000	\$767,750
9.2	EASEMENT	SF	\$9.25	35920	\$332,260
9.3	ACQUISITION SOFT COSTS	LF	\$120	898	\$107,760
TOTAL FOR ITEM 9 RIGHT-OF-WAY					\$1,207,770
10 UTILITY RELOCATION					
	ITEM DESCRIPTION	UNIT	PERCENTAGE	OF	COST
10.1	UTILITY RELOCATION	LS	2.00%	CON. COST	\$19,800
TOTAL FOR ITEM 10 UTILITY RELOCATION					\$19,800
11 ENVIRONMENTAL MITIGATION					
	ITEM DESCRIPTION	UNIT	PERCENTAGE	OF	COST
11.1	ENVIRONMENTAL MITIGATION	LS	3.00%	CON. COST	\$29,700
TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION					\$29,700

TOTAL TASK 3A COST: **\$1,257,270**

TOTAL PROJECT COST: \$2,577,740

6.4% INFLATION: \$164,975

GRAND TOTAL: **\$2,742,715**

Appendix C:
Cost Estimates for Local Roadways

**Preliminary Cost Estimate
NewBridge Specific Plan**

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**New Bridge
Backbone Infrastructure Development Cost Estimate
Appendix C - Local Roadway**

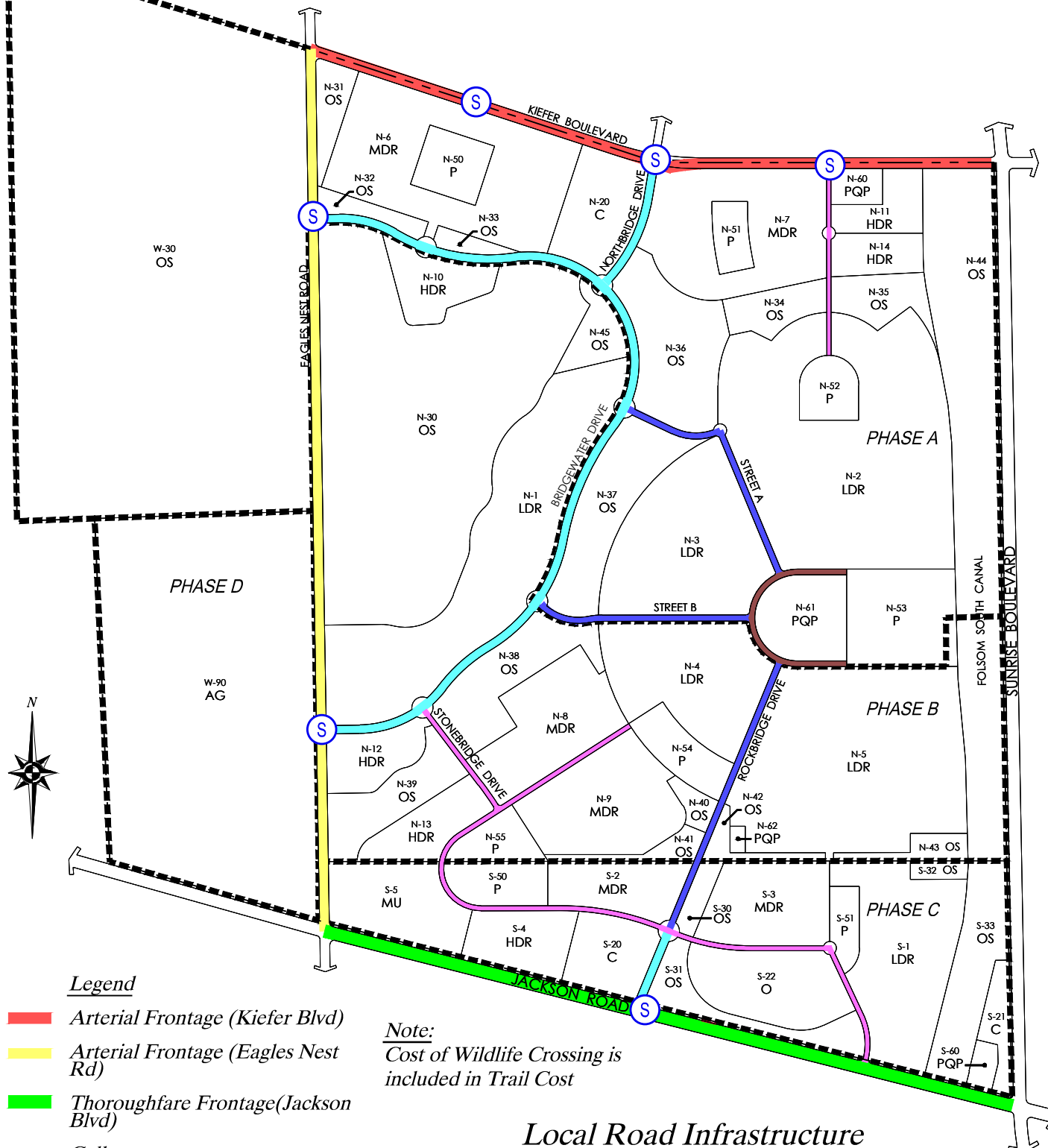
<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL COST</u>
Phase A Local Roadway -Cost				
Roadways				
Collector - Bridgewater from Eagles Nest Rd (walk both sides) to St. B12	3,260	LF	\$ 1,270	\$ 4,140,200
Collector - Bridgewater from Eagles Nest Rd (walk single side) to St. B13	1,555	LF	\$ 1,200	\$ 1,866,000
Collector - Northbridge Drive (walk single side)	555	LF	\$ 1,200	\$ 666,000
Primary Res. Spine - Street "A" & Street "B" ¹⁴	3,530	LF	\$ 940	\$ 3,318,200
Primary Residential - Adjacent to School Site ¹⁵	1,830	LF	\$ 750	\$ 1,372,500
Primary Residential - Kiefer Blvd to Parcel N-52 (walk single side) ¹⁶	1,420	LF	\$ 680	\$ 965,600
Frontage: Eagles Nest Road - Kiefer Blvd to Bridgewater Drive	520	LF	\$ 1,210	\$ 629,200
Frontage: Kiefer Blvd - Eagles Nest Road to W MS-1	240	LF	\$ 370	\$ 88,800
Frontage: Kiefer Blvd - W MS-1 to Northbridge Drive	750	LF	\$ 370	\$ 277,500
Frontage: Kiefer Blvd - Northbridge Drive to E MS-1	175	LF	\$ 370	\$ 64,750
Frontage: Kiefer Blvd - E MS-1 to Sunrise Blvd	590	LF	\$ 370	\$ 218,300
Intersection				
Kiefer Blvd & Eagles Nest Road Improvement(SCTDF 59)	1	LS	\$ 577,730	\$ 577,730
Sunrise Blvd & Kiefer Blvd (SCTDF 69)	1	LS	\$ 166,850	\$ 166,850
Kiefer Blvd & W MS-1 (SCTDF 202)	1	LS	\$ 608,020	\$ 608,020
Kiefer Blvd & Northbridge Dr (SCTDF 203)	1	LS	\$ 634,410	\$ 634,410
Kiefer Blvd & E MS-1 (SCTDF 204)	1	LS	\$ 634,410	\$ 634,410
Eagles Nest and Kiefer Blvd (SCTDF 59)	1	LS	\$ 577,730	\$ 577,730
Eagles Nest and Bridgewater Dr (SCTDF 501)	1	LS	\$ 971,560	\$ 971,560
Local Roadway Total:				\$ 17,778,000
5% Mobilization				\$ 888,900
15% Contingency				\$ 2,666,700
15% Engineering/ Permits/ Inspection				\$ 2,666,700
Phase A Local Roadway Total				\$ 24,000,000

Phase B Local Roadway -Cost

Roadway Facilities

Collector -Bridgewater Drive from Street B to Eagles Nest	1,880	LF	\$ 1,270	\$ 2,387,600
Primary Res. Spine - Rockbridge Drive from Phase B boundary to Phase C Boundary (walk single side)	1,620	LF	\$ 680	\$ 1,101,600
Primary Residential - Stonebridge Drive	940	LF	\$ 730	\$ 686,200
Primary Residential - Stonebridge to Phase B Boundary	600	LF	\$ 730	\$ 438,000
Primary Residential - Stonebridge to Parcel N-56 (walk single side)	1,180	LF	\$ 680	\$ 802,400
Frontage: Eagles Nest Road - Bridgewater Drive N to Bridge Water S	2,935	LF	\$ 1,210	\$ 3,551,350
Frontage: Eagles Nest Road - Bridge Water S to Jackson Road	726	LF	\$ 1,210	\$ 878,460
Roadway Facilities Sub-Total:				\$ 9,846,000

Intersection

**Legend**

- Arterial Frontage (Kiefer Blvd)
- Arterial Frontage (Eagles Nest Rd)
- Thoroughfare Frontage (Jackson Blvd)
- Collector
- Primary Residential Spine
- Primary Residential
- Primary Residential (Adjacent School Site)
- Newbridge Phase Boundary
- (S) Traffic Signal

Note:

Cost of Wildlife Crossing is included in Trail Cost

Local Road Infrastructure

Newbridge

County Of Sacramento
Not to Scale

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

California
April 2018
Rev Nov 2019
Job No 7945.000

PRELIMINARY - Subject to Revision

**Preliminary Cost Estimate
NewBridge Specific Plan**

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<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL COST</u>
Frontage: Eagles Nest Road & Bridgewater S	1	LS	\$ 1,052,680	\$ 1,052,680
Frontage: Eagles Nest Road & Jackson Road	1	LS	\$ 577,590	\$ 577,590
Intersection Facilities Sub-Total:			\$	1,630,000
Phase B Local Roadway Total:			\$	11,476,000
5% Mobilization			\$	573,800
15% Contingency			\$	1,721,400
15% Engineering/ Permits/ Inspection			\$	1,721,400
Phase B Local Roadway Total			\$	15,493,000

Phase C Local Roadway -Cost

B. LOCAL ROADWAY FACILITIES³

Roadway Facilities

Collector - Rockbridge Drive from Phase B Boundary to Jackson Rd (single walk)	680	LF	\$ 1,200	\$ 816,000
Primary Res. Spine - Rockbridge Drive (single walk)	500	LF	\$ 680	\$ 340,000
Primary Residential (single walk)	920	LF	\$ 680	\$ 625,600
Primary Residential (walk both sides)	3,210	LF	\$ 730	\$ 2,343,300
Frontage: Jackson Rd - Eagles Nest to Sunrise Blvd	3,590	LF	\$ 460	\$ 1,651,400
Roadway Sub-Total:			\$	5,776,000

Intersection

Frontage: Jackson Road and Rockbridge Drive	1	LS	\$ 710,130	\$710,130
Frontage: Jackson Road and Sunrise Blvd	1	LS	\$ 217,950	\$217,950
Intersection Sub-Total:			\$	928,000
Phase C Local Roadway Sub-Total:			\$	6,704,000

5% Mobilization	\$	335,200
15% Contingency	\$	1,005,600
15% Engineering/ Permits/ Inspection	\$	1,005,600
Phase C Local Roadway Total	\$	9,050,000

NewBridge Local Infrastructure Total

Grand Total Local Roadway Infrastructure Cost	\$	48,543,000
Grand Total Local Roadway Infrastructure Credit	\$	-
Grand Total Local Roadway Infrastructure Net	\$	48,543,000

**Preliminary Cost Estimate
NewBridge Specific Plan**

ATTACHMENT 6

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November 2019
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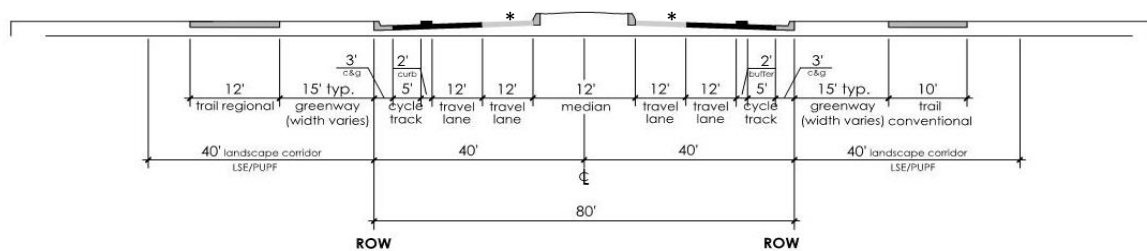
ONSITE ROADWAY - EAGLES NEST ROAD FRONTAGE AND MEDIAN

Roadway Description: Eagles Nest Road Frontage from Kiefer Blvd to Jackson Blvd

	<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1.	Clear and Grub	120	s.f.	\$0.05	\$6.00
2.	Roadway Excavation	40.0	c.y.	\$5.00	\$200.00
3.	Subgrade Preparation	44	s.f.	\$0.15	\$6.60
4.	5.5" Asphaltic Concrete Paving*	29	s.f.	\$3.30	\$95.70
5.	16.5" Aggregate Base*	29	s.f.	\$4.10	\$118.90
6.	Curb & Gutter, Type 2 (Vertical Curb & Gutter)	2	l.f.	\$26.00	\$52.00
7.	Median Curb, Type 5 (6" Barrier Curb)	4	l.f.	\$25.00	\$100.00
8.	Median Landscaping & Irrigation	11	s.f.	\$6.00	\$66.00
9.	Root Barrier	8	l.f.	\$6.00	\$48.00
10.	PCC Sidewalk w/6" AB	0	s.f.	\$8.00	\$0.00
11.	Signing & Striping (Per lane)	2	l.f.	\$1.50	\$3.00
12.	Erosion Control	1	l.f.	\$6.00	\$6.00
13.	Street Lights (Type A, 220' spacing, each side)	2	l.f.	\$34.09	\$68.18
14.	Joint Trench	1	l.f.	\$75.00	\$75.00
15.	Local Drainage (incl, pipe, DIs and MHs)	1	l.f.	\$80.00	\$80.00
16.	Landscaping & Irrigation (Turf & street trees)	47	s.f.	\$6.00	\$282.00
	Subtotal				\$1,207.38

Use

\$1,210.00



EAGLES NEST ROAD

n.t.s.

Note:

* Pavement cost captured in regional roadway estimate

- 1 Sidewalk Cost covered in Trail Estimate
Future Revisions to the Non - SCTDF Regional Roadway
- 2 fair share may include the median. At that time this estimate may need to be revised accordingly.
- 3 Landscaping Includes: 13' Greenway on West Side & 26' on East Side & 8' in Median

**Preliminary Cost Estimate
NewBridge Specific Plan**

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ONSITE ROADWAY - EAGLES NEST RD & N BRIDGEWATER DR

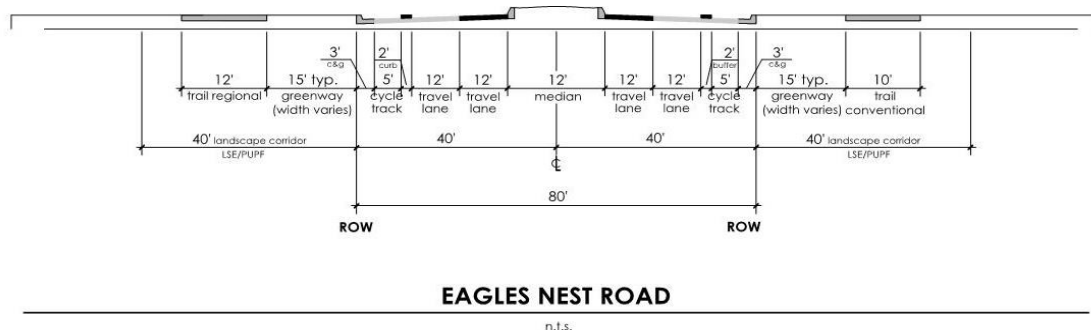
Frontage improvement for SCTDF #501

Roadway Description: 450' frontage improvements on north leg and 344' on south leg of Eagles Nest Rd

	<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1.	Clear and Grub	107,984	s.f.	\$0.05	\$5,399.20
2.	Roadway Excavation	2,049	c.y.	\$5.00	\$10,243.58
3.	Subgrade Preparation	30,172	s.f.	\$0.15	\$4,525.80
4.	5.5" Asphaltic Concrete Paving	30,172	s.f.	\$3.30	\$99,567.60
5.	16.5" Aggregate Base	30,172	s.f.	\$4.10	\$123,705.20
6.	Curb & Gutter, Type 2 (Vertical Curb & Gutter)	1,588	l.f.	\$26.00	\$41,288.00
7.	Median Curb, Type 5 (6" Barrier Curb)	1,588	l.f.	\$25.00	\$39,700.00
8.	Median landscaping & Irrigation (shrubs & street trees)	6,352	s.f.	\$6.00	\$38,112.00
9.	Erosion Control	1,588	l.f.	\$6.00	\$9,528.00
10.	Street Lights (Type A, 220' spacing, each side)	1,588	l.f.	\$34.09	\$54,136.36
11.	Joint Trench (one side)	794	l.f.	\$75.00	\$59,550.00
12.	Landscaping & Irrigation (Turf & street trees)	30,966	s.f.	\$6.00	\$185,796.00
13.	Traffic Signal	1	e.a.	\$300,000.00	\$300,000.00
	Subtotal				\$971,551.74
	Use				\$971,560.00

Notes:

- 1 Remaining improvements for intersection captured in regional roadway section
- 2 Cost of trail adjacent to roadway captured in the trails estimate
- 3 Landscaping includes: 13' greenway on west side of Eagles Nest Rd, 26' on east side of Eagles Nest Rd and 8' on Eagles Nest Rd median



**Preliminary Cost Estimate
NewBridge Specific Plan**

ATTACHMENT 6

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ONSITE ROADWAY - EAGLES NEST RD & KIEFER BLVD

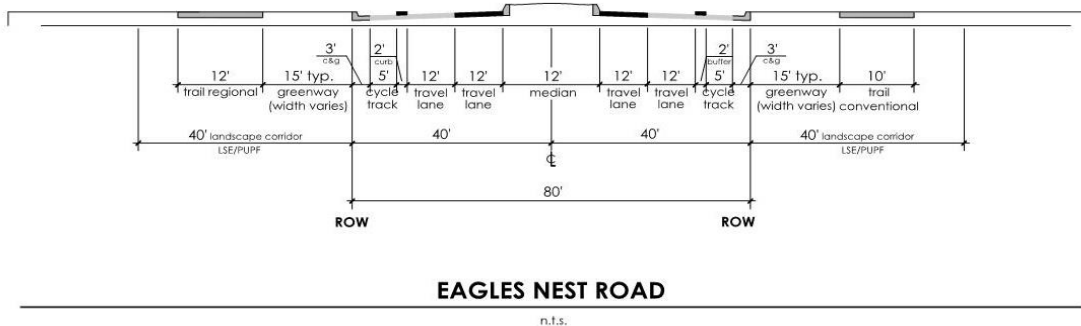
Frontage improvement for SCTDF Proj. # 59

Roadway Description: 450' Frontage improvement on the south leg and on the south side of the east leg

	<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1.	Clear and Grub	64,340	s.f.	\$0.05	\$3,217.00
2.	Roadway Excavation	1,497	c.y.	\$5.00	\$7,482.72
3.	Subgrade Preparation	22,040	s.f.	\$0.15	\$3,306.00
4.	5.5" Asphaltic Concrete Paving	22,040	s.f.	\$3.30	\$72,732.00
5.	16.5" Aggregate Base	22,040	s.f.	\$4.10	\$90,364.00
6.	Curb & Gutter, Type 2 (Vertical Curb & Gutter)	1,350	l.f.	\$26.00	\$35,100.00
7.	Median Curb, Type 5 (6" Barrier Curb)	900	l.f.	\$25.00	\$22,500.00
8.	Median landscaping & Irrigation (shrubs & street trees)	3,600	s.f.	\$6.00	\$21,600.00
9.	Root Barrier	900	l.f.	\$6.00	\$5,400.00
10.	Erosion Control	900	l.f.	\$6.00	\$5,400.00
11.	Street Lights (Type A, 220' spacing, each side)	1,350	l.f.	\$34.09	\$46,022.73
12.	Joint Trench (one side)	900	l.f.	\$75.00	\$67,500.00
13.	Landscaping & Irrigation (Turf & street trees)	32,850	s.f.	\$6.00	\$197,100.00
	Subtotal				\$577,724.44
	Use				\$577,730.00

Notes:

- 1 Remaining improvements for intersection captured in regional roadway section
- 2 Cost of trail adjacent to roadway captured in the trails estimate
- 3 Landscaping includes: 13' greenway on west side of Eagles Nest Rd, 26' on east side of Eagles Nest Rd, 8' on Eagles Nest Rd median and 34' on the south side of Kiefer Blvd



**Preliminary Cost Estimate
NewBridge Specific Plan**

ATTACHMENT 6

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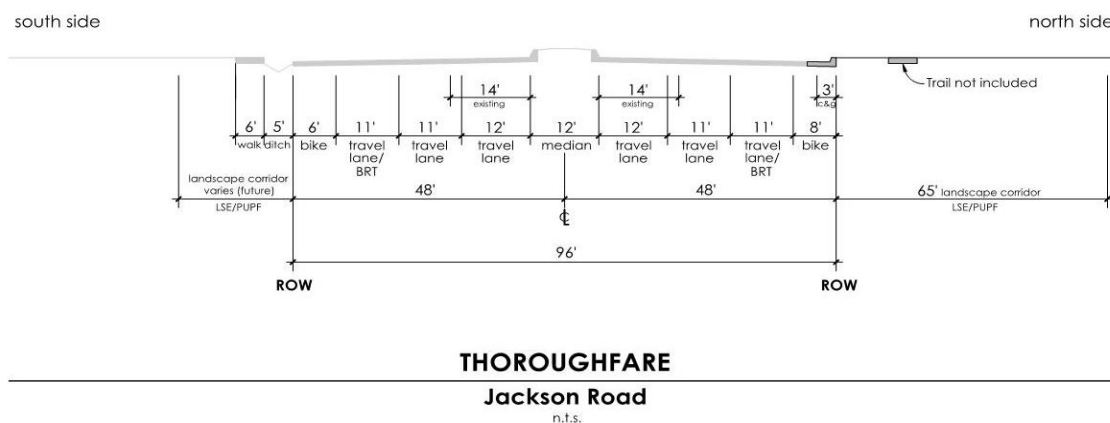
ONSITE ROADWAY - EAGLES NEST RD AND JACKSON RD

**Frontage improvement for SCTDF Proj #60
Roadway Description: north leg = 398', west leg = 450'**

	<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1.	Clear and Grub	64,792	s.f.	\$0.05	\$3,239.60
2.	Roadway Excavation	919	c.y.	\$5.00	\$4,594.20
3.	5.5" Asphaltic Concrete Paving	15,124	s.f.	\$3.30	\$49,909.20
4.	16.5" Aggregate Base	15,124	s.f.	\$4.10	\$62,008.40
5.	Curb & Gutter, Type 2 (Vertical Curb & Gutter)	1,246	l.f.	\$26.00	\$32,396.00
6.	Median Curb, Type 5 (6" Barrier Curb)	796	l.f.	\$25.00	\$19,900.00
7.	Median landscaping & Irrigation (shrubs & street trees)	3,184	s.f.	\$6.00	\$19,104.00
8.	Street Lights (Type A, 220' spacing, each side)	1,246	l.f.	\$34.09	\$42,477.27
9.	Joint Trench (both sides)	848	l.f.	\$75.00	\$63,600.00
10.	Landscaping & Irrigation (Turf & street trees)	46,726	s.f.	\$6.00	\$280,356.00
	Subtotal				\$577,584.67
	Use				\$577,590.00

Notes:

- 1 Remaining improvements for intersection captured in regional roadway section
- 2 Cost of trail adjacent to roadway captured in the trails estimate
- 3 Landscaping includes: 13' greenway on west side of Eagles Nest, 26' on east side of Eagles Nest, 8' median on Eagles Nest and 49' on the north side of Jackson Rd



**Preliminary Cost Estimate
NewBridge Specific Plan**

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ONSITE ROADWAY - SUNRISE BLVD & KIEFER BLVD

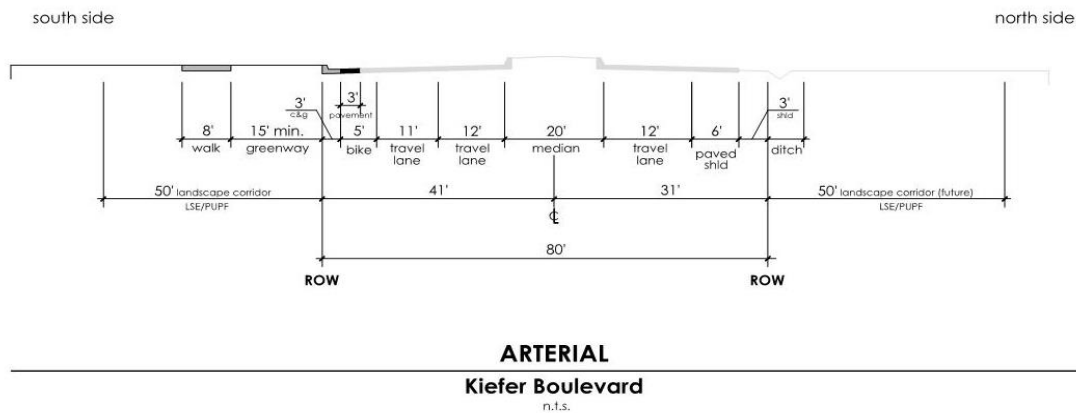
Frontage improvement for SCTDF Proj #69

Roadway Description: 450' frontage improvement for the south side of Kiefer Blvd

	<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1.	Clear and Grub	18,000	s.f.	\$0.05	\$900.00
2.	Roadway Excavation	91.7	c.y.	\$5.00	\$458.33
3.	Subgrade Preparation	1,350	s.f.	\$0.15	\$202.50
4.	5.5" Asphaltic Concrete Paving	1,350	s.f.	\$3.30	\$4,455.00
5.	16.5" Aggregate Base	1,350	s.f.	\$4.10	\$5,535.00
6.	Curb & Gutter, Type 2 (Vertical Curb & Gutter)	450	l.f.	\$26.00	\$11,700.00
7.	Erosion Control	450	l.f.	\$6.00	\$2,700.00
8.	Street Lights (Type A, 220' spacing, each side)	450	l.f.	\$34.09	\$15,340.91
9.	Joint Trench (both sides)	450	l.f.	\$75.00	\$33,750.00
10.	Landscaping & Irrigation (Turf & street trees)	15,300	s.f.	\$6.00	\$91,800.00
Subtotal					\$166,841.74
Use					\$166,850.00

Notes:

- 1 Remaining improvements for intersection captured in regional roadway section
- 2 Cost of trail adjacent to roadway captured in the trails estimate



**Preliminary Cost Estimate
NewBridge Specific Plan**

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ONSITE ROADWAY - EAST COLLECTOR MS-1 & KIEFER BLVD

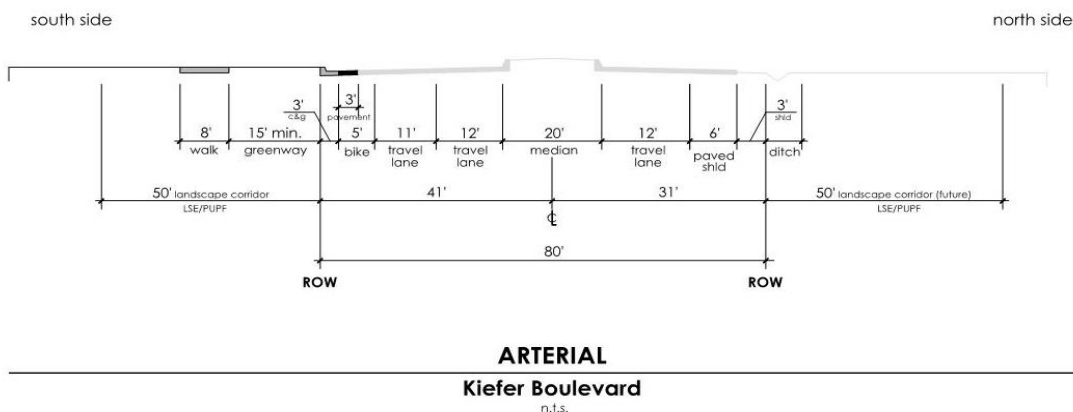
Frontage improvement for SCTDF Proj # 204

Roadway Description: 450' frontage improvements on the south side of the east and west leg of Kiefer Blvd

	<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1.	Clear and Grub	50,400	s.f.	\$0.05	\$2,520.00
2.	Roadway Excavation	183.3	c.y.	\$5.00	\$916.67
3.	Subgrade Preparation	2,700	s.f.	\$0.15	\$405.00
4.	5.5" Asphaltic Concrete Paving	2,700	s.f.	\$3.30	\$8,910.00
5.	16.5" Aggregate Base	2,700	s.f.	\$4.10	\$11,070.00
6.	Curb & Gutter, Type 2 (Vertical Curb & Gutter)	900	l.f.	\$26.00	\$23,400.00
7.	Erosion Control	900	l.f.	\$6.00	\$5,400.00
8.	Street Lights (Type A, 220' spacing, each side)	900	l.f.	\$34.09	\$30,681.82
9.	Joint Trench (one side)	900	l.f.	\$75.00	\$67,500.00
10.	Landscaping & Irrigation (Turf & street trees)	30,600	s.f.	\$6.00	\$183,600.00
11.	Traffic Signal	1	e.a.	\$300,000.00	\$300,000.00
	Subtotal				\$634,403.48
	Use				\$634,410.00

Notes:

- 1 Remaining improvements for intersection captured in regional roadway section
- 2 Cost of trail adjacent to roadway captured in the trails estimate



**Preliminary Cost Estimate
NewBridge Specific Plan**

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ONSITE ROADWAY - NORTHBRIDGE DR & KIEFER BLVD

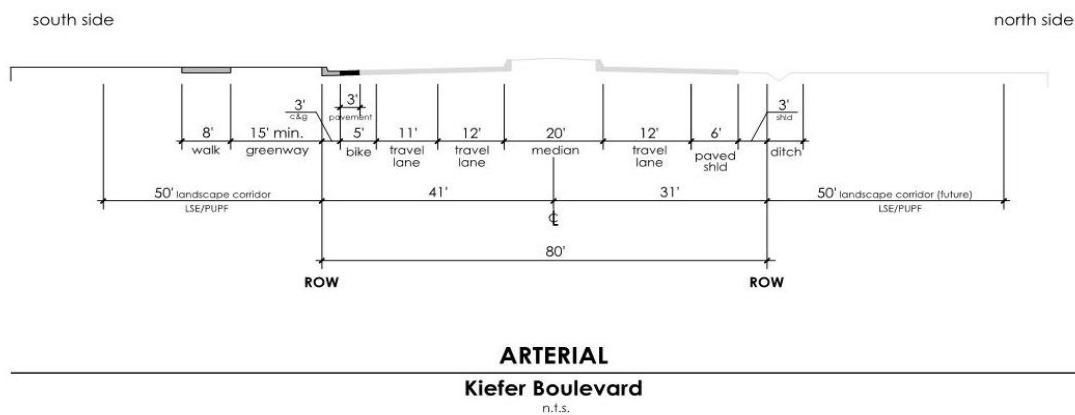
Frontage improvement for SCTDF proj# 203

Roadway Description: 450' frontage improvements on the south side of the east and west legs of Kiefer Blvd

	<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1.	Clear and Grub	50,400	s.f.	\$0.05	\$2,520.00
2.	Roadway Excavation	183.3	c.y.	\$5.00	\$916.67
3.	Subgrade Preparation	2,700	s.f.	\$0.15	\$405.00
4.	5.5" Asphaltic Concrete Paving	2,700	s.f.	\$3.30	\$8,910.00
5.	16.5" Aggregate Base	2,700	s.f.	\$4.10	\$11,070.00
6.	Curb & Gutter, Type 2 (Vertical Curb & Gutter)	900	l.f.	\$26.00	\$23,400.00
7.	Erosion Control	900	l.f.	\$6.00	\$5,400.00
8.	Street Lights (Type A, 220' spacing, each side)	900	l.f.	\$34.09	\$30,681.82
9.	Joint Trench (both sides)	900	l.f.	\$75.00	\$67,500.00
10.	Landscaping & Irrigation (Turf & street trees)	30,600	s.f.	\$6.00	\$183,600.00
11.	Traffic Signal	1	e.a.	\$300,000.00	\$300,000.00
	Subtotal				\$634,403.48
	Use				\$634,410.00

Notes:

- 1 Remaining improvements for intersection captured in regional roadway section
- 2 Cost of trail adjacent to roadway captured in the trails estimate



**Preliminary Cost Estimate
NewBridge Specific Plan**

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ONSITE ROADWAY - W. COLLECTOR MS-1 & KIEFER BLVD

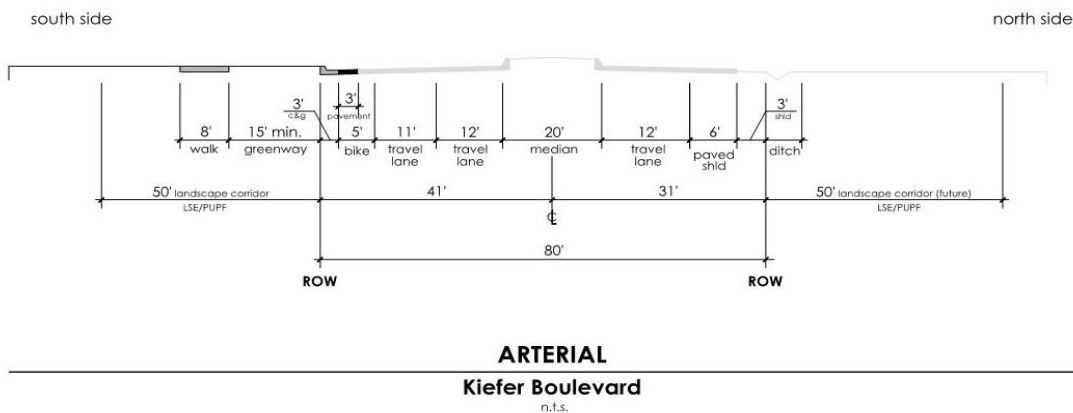
Frontage improvement for SCTDF Intersection Proj # 202

Roadway Description: 380' west leg and 450' east leg frontage improvement on the south side of Kiefer Blvd

	<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1.	Clear and Grub	46,480	s.f.	\$0.05	\$2,324.00
2.	Roadway Excavation	92.2	c.y.	\$5.00	\$461.11
3.	Subgrade Preparation	2,490	s.f.	\$0.15	\$373.50
4.	5.5" Asphaltic Concrete Paving	2,490	s.f.	\$3.30	\$8,217.00
5.	16.5" Aggregate Base	2,490	s.f.	\$4.10	\$10,209.00
6.	Curb & Gutter, Type 2 (Vertical Curb & Gutter)	830	l.f.	\$26.00	\$21,580.00
7.	Erosion Control	830	l.f.	\$6.00	\$4,980.00
8.	Street Lights (Type A, 220' spacing, each side)	830	l.f.	\$34.09	\$28,295.45
9.	Joint Trench (both sides)	830	l.f.	\$75.00	\$62,250.00
10.	Landscaping & Irrigation (Turf & street trees)	28,220	s.f.	\$6.00	\$169,320.00
11.	Traffic Signal	1	e.a.	\$300,000.00	\$300,000.00
	Subtotal				\$608,010.07
	Use				\$608,020.00

Notes:

- 1 Remaining improvements for intersection captured in regional roadway section
- 2 Cost of trail adjacent to roadway captured in the trails estimate



**Preliminary Cost Estimate
NewBridge Specific Plan**

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ONSITE ROADWAY - EAGLES NEST RD & S. BRIDGEWATER DR

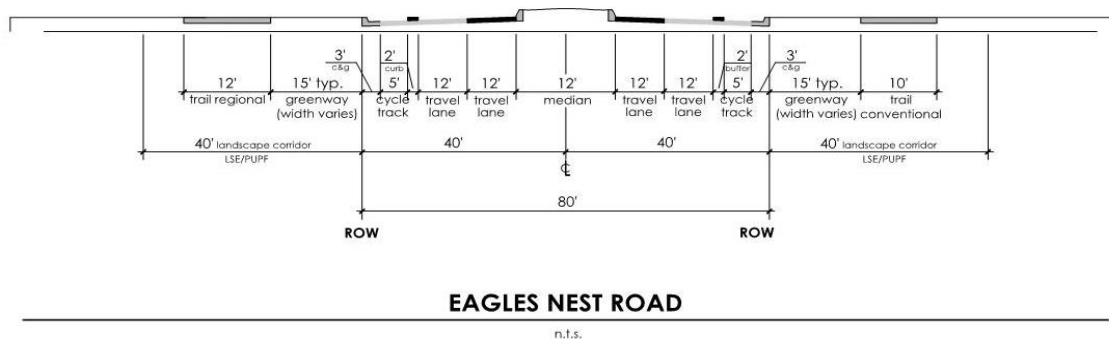
Frontage improvement for SCTDF Proj # 502

Roadway Description: 450' frontage improvements on north leg and 348' on south leg of Eagles Nest Rd

	<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1.	Clear and Grub	115,328	s.f.	\$0.05	\$5,766.40
2.	Roadway Excavation	2,188	c.y.	\$5.00	\$10,940.25
3.	Subgrade Preparation	28,832	s.f.	\$0.15	\$4,324.80
4.	5.5" Asphaltic Concrete Paving	28,832	s.f.	\$3.30	\$95,145.60
5.	16.5" Aggregate Base	28,832	s.f.	\$4.10	\$118,211.20
6.	Curb & Gutter, Type 2 (Vertical Curb & Gutter)	1,696	l.f.	\$26.00	\$44,096.00
7.	Median Curb, Type 5 (6" Barrier Curb)	1,696	l.f.	\$25.00	\$42,400.00
8.	Median landscaping & Irrigation (shrubs & street trees)	6,784	s.f.	\$6.00	\$40,704.00
9.	Erosion Control	848	l.f.	\$6.00	\$5,088.00
10.	Signing & Striping	1,696	l.f.	\$1.50	\$2,544.00
11.	Street Lights (Type A, 220' spacing, each side)	1,696	l.f.	\$34.09	\$57,818.18
12.	Joint Trench (both sides)	1,696	l.f.	\$75.00	\$127,200.00
13.	Landscaping & Irrigation (Turf & street trees)	33,072	s.f.	\$6.00	\$198,432.00
14.	Traffic Signal	1	e.a.	\$300,000.00	\$300,000.00
	Subtotal				\$1,052,670.43
	Use				\$1,052,680.00

Notes:

- 1 Remaining improvements for intersection captured in regional roadway section
- 2 Cost of trail adjacent to roadway captured in the trails estimate
- 3 Landscaping includes: 13' greenway on west side of Eagles Nest Rd, 26' on east side of Eagles Nest Rd and 8' on Eagles Nest Rd median



**Preliminary Cost Estimate
NewBridge Specific Plan**

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ONSITE ROADWAY - JACKSON RD AND ROCKBRIDGE DR

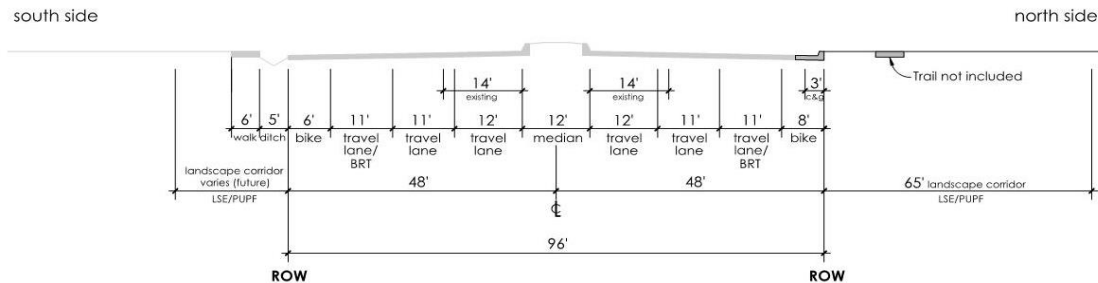
Frontage improvement for SCTDf Proj # 500

Roadway Description: 450' frontage improvements on the north side of the east and west leg of Jackson Rd

	<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1.	Clear and Grub	46,800	s.f.	\$0.05	\$2,340.00
2.	Curb & Gutter, Type 2 (Vertical Curb & Gutter)	900	l.f.	\$26.00	\$23,400.00
3.	Erosion Control (major road, one side)	900	l.f.	\$6.00	\$5,400.00
4.	Street Lights (Type A, 220' spacing, each side)	900	l.f.	\$34.09	\$30,681.82
5.	Joint Trench (one side)	900	l.f.	\$75.00	\$67,500.00
6.	Landscaping & Irrigation (Turf & street trees)	46,800	s.f.	\$6.00	\$280,800.00
7.	Traffic Signal	1	e.a.	\$300,000.00	\$300,000.00
	Subtotal				\$710,121.82
	Use				\$710,130.00

Notes:

- 1 Remaining improvements for intersection captured in regional roadway section
- 2 Cost of trail adjacent to roadway captured in the trails estimate



THOROUGHFARE

Jackson Road

n.t.s.

**Preliminary Cost Estimate
NewBridge Specific Plan**

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ONSITE ROADWAY - Jackson Rd and Sunrise Blvd

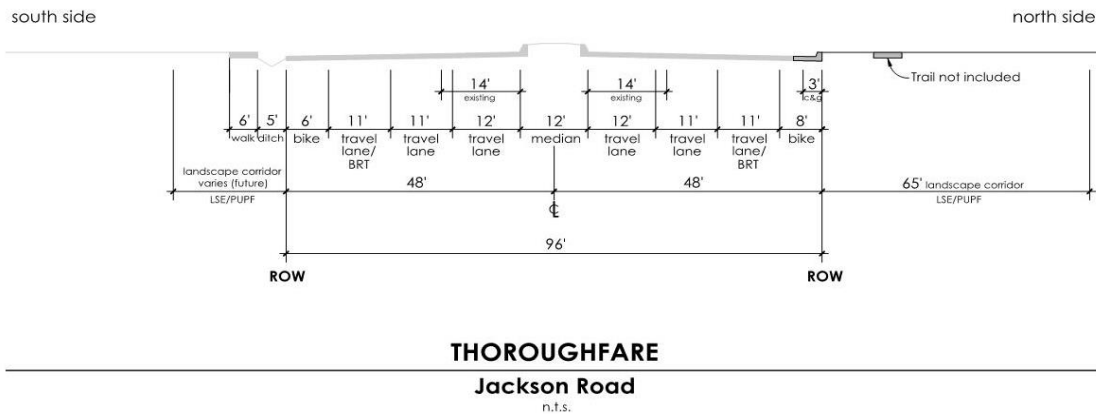
Frontage improvement for SCTDF Proj #70

Roadway Description: 500' frontage improvements on the north side of the west leg of Jackson Rd

	<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1.	Clear and Grub	34,000	s.f.	\$0.05	\$1,700.00
2.	Curb & Gutter, Type 2 (Vertical Curb & Gutter)	450	l.f.	\$26.00	\$11,700.00
3.	Erosion Control (major road, one side)	500	l.f.	\$6.00	\$3,000.00
3.	Street Lights (Type A, 220' spacing, each side)	500	l.f.	\$34.09	\$17,045.45
5.	Joint Trench (one side)	500	l.f.	\$75.00	\$37,500.00
6.	Landscaping & Irrigation (Turf & street trees)	24,500	s.f.	\$6.00	\$147,000.00
	Subtotal				\$217,945.45
	Use				\$217,950.00

Notes:

- 1 Remaining improvements for intersection captured in regional roadway section
- 2 Cost of trail adjacent to roadway captured in the trails estimate



**Preliminary Cost Estimate
NewBridge Specific Plan**

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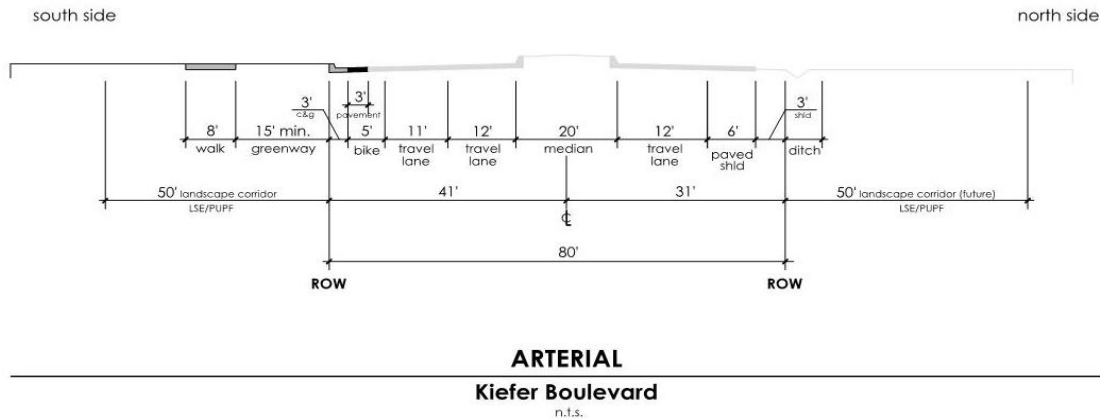
ONSITE ROADWAY - Kiefer Blvd Frontage Section

**Frontage Improvement for SCTDF Project #268,269,270,271
Roadway Description: 50' Landscape corridor, curb & gutter, 3" pavement**

	<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1.	Clear and Grub	56	s.f.	\$0.05	\$2.80
2.	Roadway Excavation	0.2	c.y.	\$5.00	\$1.02
3.	Curb & Gutter, Type 2 (Vertical Curb & Gutter)	1	l.f.	\$26.00	\$26.00
4.	5.5" Asphaltic Concrete Paving	3	s.f.	\$3.30	\$9.90
5.	16.5" Aggregate Base	3	s.f.	\$4.10	\$12.30
6.	Street Lights (Type A, 220' spacing, each side)	1	l.f.	\$34.09	\$34.09
7.	Joint Trench (both sides)	1	l.f.	\$75.00	\$75.00
8.	Landscaping & Irrigation (Turf & street trees)	34	s.f.	\$6.00	\$204.00
	Subtotal				\$365.11
	Use				\$370.00

Notes:

- 1 Frontage improvements (curb, gutter and landscaping on the north side only, cost of trails adjacent to roadway captured in trails estimate. Remaining Jackson Road improvements cost captured in Regional Roadway cost estimates.



**Preliminary Cost Estimate
NewBridge Specific Plan**

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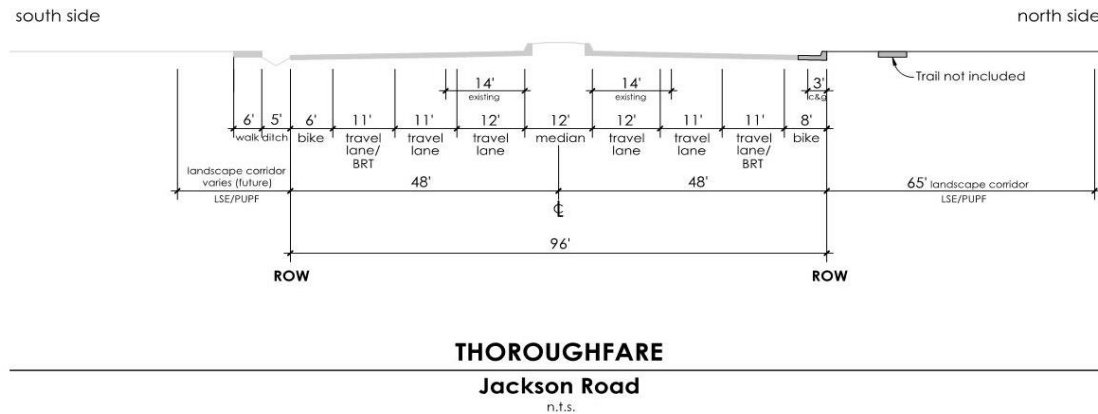
ONSITE ROADWAY - JACKSON ROAD FRONTAGE SECTION

**Frontage Improvement for SCTDF Project #72.1, 72.2
Roadway Description: 65' Landscape corridor, curb & gutter**

	<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1.	Clear and Grub	52	s.f.	\$0.05	\$2.60
2.	Roadway Excavation	0.2	c.y.	\$5.00	\$1.02
3.	Curb & Gutter, Type 2 (Vertical Curb & Gutter)	1	l.f.	\$26.00	\$26.00
4.	5.5" Asphaltic Concrete Paving	3	s.f.	\$3.30	\$9.90
5.	16.5" Aggregate Base	3	s.f.	\$4.10	\$12.30
6.	Street Lights (Type A, 220' spacing, each side)	1	l.f.	\$34.09	\$34.09
7.	Joint Trench (both sides)	1	l.f.	\$75.00	\$75.00
8.	Landscaping & Irrigation (Turf & street trees)	49	s.f.	\$6.00	\$294.00
	Subtotal				\$454.91
	Use				\$460.00

Notes:

- 1 Frontage improvements (curb, gutter and landscaping on the north side only, cost of trails adjacent to roadway captured in trails estimate. Remaining Jackson Road improvements cost captured in Regional Roadway cost estimates.



**Preliminary Cost Estimate
NewBridge Specific Plan**

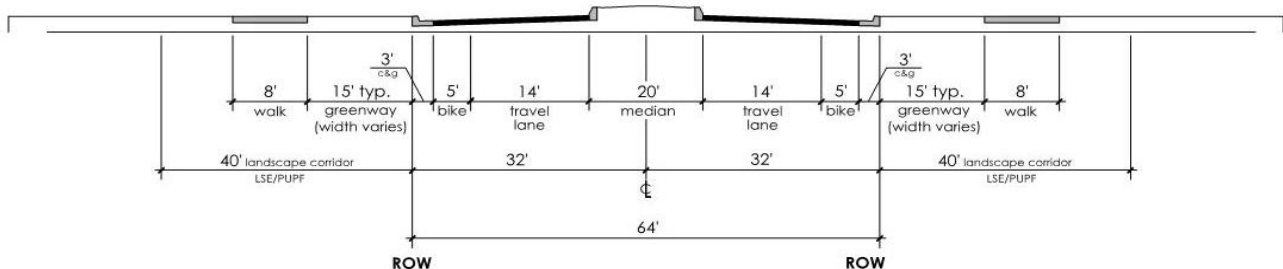
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ONSITE ROADWAY - COLLECTOR CENTER SECTION WITH SINGLE WALK

Northbridge Dr, Bridgewater Dr, Rockbridge Dr
Roadway Description: 2 Lane Collector Residential Street

	<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1.	Clear and Grub	144	s.f.	\$0.05	\$7.20
2.	Roadway Excavation	4.1	c.y.	\$5.00	\$20.50
3.	Subgrade Preparation	64	s.f	\$0.15	\$9.60
4.	3.5" Asphaltic Concrete Paving*	38	s.f.	\$2.10	\$79.80
5.	13" Aggregate Base*	38	s.f.	\$3.25	\$123.50
6.	Curb & Gutter, Type 2 (Vertical Curb & Gutter)	2	l.f.	\$26.00	\$52.00
7.	Median Curb, Type 5 (6" Barrier Curb)	0	l.f.	\$25.00	\$0.00
8.	Median Landscaping & Irrigation	16	s.f.	\$6.00	\$96.00
9.	Root Barrier	8	l.f.	\$6.00	\$48.00
10.	PCC Sidewalk w/6" AB	8	s.f.	\$8.00	\$64.00
11.	Signing & Striping (Per lane)	2	l.f.	\$1.50	\$3.00
12.	Erosion Control	2	l.f.	\$6.00	\$12.00
13.	Street Lights (Type A, 220' spacing, each side)	2	l.f.	\$34.09	\$68.18
14.	Joint Trench (both sides)	2	l.f.	\$75.00	\$150.00
15.	Local Drainage (incl, pipe, DIs and MHs)	1	l.f.	\$80.00	\$80.00
16.	Landscaping & Irrigation (Turf & street trees)	64	l.f.	\$6.00	\$384.00
	Subtotal				\$1,197.78
	Use				\$1,200.00



COLLECTOR

n.t.s.

Note: Cost of walk on one side of road is captured in trails cost estimate

**Preliminary Cost Estimate
NewBridge Specific Plan**

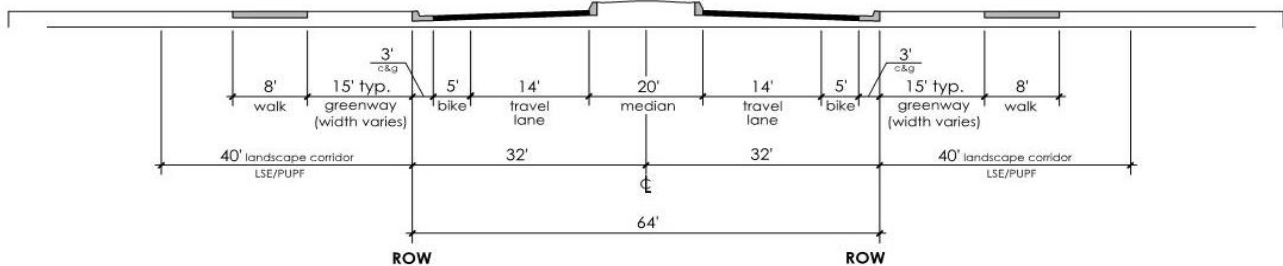
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November 2019
by: NT

ONSITE ROADWAY - COLLECTOR CENTER SECTION

**Northbridge Dr, Bridgewater Dr, Rockbridge Dr
Roadway Description: 2 Lane Collector Residential Street**

	<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1.	Clear and Grub	144	s.f.	\$0.05	\$7.20
2.	Roadway Excavation	4.1	c.y.	\$5.00	\$20.50
3.	Subgrade Preparation	64	s.f.	\$0.15	\$9.60
4.	3.5" Asphaltic Concrete Paving*	38	s.f.	\$2.10	\$79.80
5.	13" Aggregate Base*	38	s.f.	\$3.25	\$123.50
6.	Curb & Gutter, Type 2 (Vertical Curb & Gutter)	2	l.f.	\$26.00	\$52.00
7.	Median Curb, Type 5 (6" Barrier Curb)	0	l.f.	\$25.00	\$0.00
8.	Median Landscaping & Irrigation	16	s.f.	\$6.00	\$96.00
9.	Root Barrier	8	l.f.	\$6.00	\$48.00
10.	PCC Sidewalk w/6" AB	16	s.f.	\$8.00	\$128.00
11.	Signing & Striping (Per lane)	2	l.f.	\$1.50	\$3.00
12.	Erosion Control	2	l.f.	\$6.00	\$12.00
13.	Street Lights (Type A, 220' spacing, each side)	2	l.f.	\$34.09	\$68.18
14.	Joint Trench (both sides)	2	l.f.	\$75.00	\$150.00
15.	Local Drainage (incl, pipe, DIs and MHs)	1	l.f.	\$80.00	\$80.00
16.	Landscaping & Irrigation (Turf & street trees)	64	l.f.	\$6.00	\$384.00
	Subtotal				\$1,261.78
	Use				\$1,270.00



COLLECTOR

n.t.s.

**Preliminary Cost Estimate
NewBridge Specific Plan**

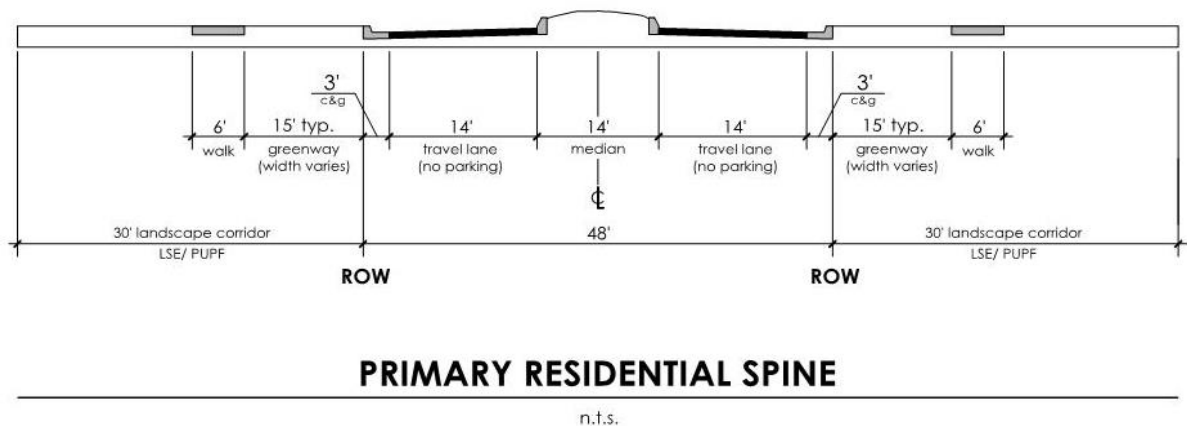
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November 2019
by: NT

ONSITE ROADWAY - PRIMARY RESIDENTIAL SPINE WITH SINGLE WALK

Roadway Description: 2-Lane Primary Residential Street

	<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1.	Clear and Grub	108	s.f.	\$0.05	\$5.40
2.	Roadway Excavation	2.2	c.y.	\$5.00	\$11.00
3.	Subgrade Preparation	46	s.f	\$0.15	\$6.90
4.	3" Asphaltic Concrete Paving	28	s.f.	\$1.80	\$50.40
5.	10" Aggregate Base	28	s.f.	\$2.50	\$70.00
6.	Root Barrier	6	l.f.	\$6.00	\$36.00
7.	Median Curb, Type 5 (6" Barrier Curb)	2	l.f.	\$25.00	\$50.00
8.	Median Landscaping & Irrigation	14	s.f.	\$6.00	\$84.00
9.	Curb & Gutter, Type 2 (Vertical Curb & Gutter)	2	l.f.	\$26.00	\$52.00
10.	PCC Sidewalk w/6" AB	6	s.f.	\$8.00	\$48.00
11.	Signing & Striping (Per lane)	2	l.f.	\$1.50	\$3.00
12.	Erosion Control	2	l.f.	\$6.00	\$12.00
13.	Street Lights (Type B, 220' spacing, two-sided)	2	l.f.	\$34.09	\$68.18
14.	Joint Trench (one side)	1	l.f.	\$75.00	\$75.00
15.	Local Drainage (incl, pipe, DIs and MHs)	1	l.f.	\$80.00	\$80.00
16.	Landscaping & Irrigation (Turf & street trees)	48	l.f.	\$6.00	\$288.00
	Subtotal				\$939.88
	Use				\$940.00



Note: Cost of walk on one side of road is captured in trails cost estimate

**Preliminary Cost Estimate
NewBridge Specific Plan**

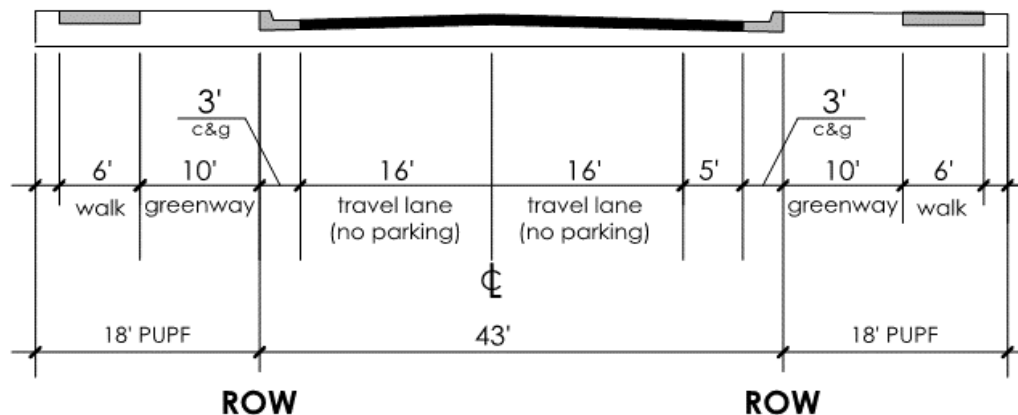
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by: NT

ONSITE ROADWAY - PRIMARY RESIDENTIAL

Roadway Description: 2-Lane Primary Residential Street for School Site
Additional 5' of pavement required for school site

	<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1.	Clear and Grub	79	s.f.	\$0.05	\$3.95
2.	Roadway Excavation	2.0	c.y.	\$5.00	\$10.00
3.	Subgrade Preparation	55	s.f	\$0.15	\$8.25
4.	3" Asphaltic Concrete Paving	37	s.f.	\$1.80	\$66.60
5.	10" Aggregate Base	37	s.f.	\$2.50	\$92.50
6.	Root Barrier	6	l.f.	\$6.00	\$36.00
7.	Curb & Gutter, Type 2 (Vertical Curb & Gutter)	2	l.f.	\$26.00	\$52.00
8.	PCC Sidewalk w/6" AB	12	s.f.	\$8.00	\$96.00
9.	Signing	1	l.f.	\$1.50	\$1.50
10.	Erosion Control	2	l.f.	\$6.00	\$12.00
11.	Street Lights (Type B, 220' spacing, two-sided)	2	l.f.	\$34.09	\$68.18
12.	Joint Trench (one side)	1	l.f.	\$75.00	\$75.00
13.	Local Drainage (incl, pipe, DIs and MHs)	1	l.f.	\$80.00	\$80.00
14.	Landscaping & Irrigation (Turf & street trees)	24	l.f.	\$6.00	\$144.00
	Subtotal				\$745.98
	Use				\$750.00



**Preliminary Cost Estimate
NewBridge Specific Plan**

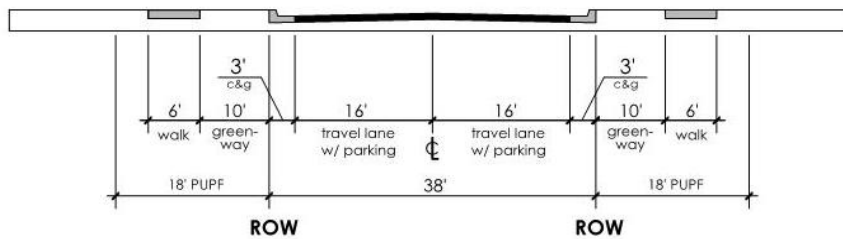
ATTACHMENT 6

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November 2019
by: NT

ONSITE ROADWAY - PRIMARY RESIDENTIAL

Roadway Description: 2-Lane Primary Residential Street

	<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1.	Clear and Grub	74	s.f.	\$0.05	\$3.70
2.	Roadway Excavation	1.8	c.y.	\$5.00	\$9.00
3.	Subgrade Preparation	50	s.f	\$0.15	\$7.50
4.	3" Asphaltic Concrete Paving	32	s.f.	\$1.80	\$57.60
5.	10" Aggregate Base	32	s.f.	\$2.50	\$80.00
6.	Root Barrier	6	l.f.	\$6.00	\$36.00
7.	Curb & Gutter, Type 2 (Vertical Curb & Gutter)	2	l.f.	\$26.00	\$52.00
8.	PCC Sidewalk w/6" AB	12	s.f.	\$8.00	\$96.00
9.	Signing	1	l.f.	\$1.50	\$1.50
10.	Erosion Control	2	l.f.	\$6.00	\$12.00
11.	Street Lights (Type B, 220' spacing, two-sided)	2	l.f.	\$34.09	\$68.18
12.	Joint Trench (one side)	1	l.f.	\$75.00	\$75.00
13.	Local Drainage (incl, pipe, DIs and MHs)	1	l.f.	\$80.00	\$80.00
14.	Landscaping & Irrigation (Turf & street trees)	24	l.f.	\$6.00	\$144.00
	Subtotal				\$722.48
	Use				\$730.00



PRIMARY RESIDENTIAL

n.f.s.

**Preliminary Cost Estimate
NewBridge Specific Plan**

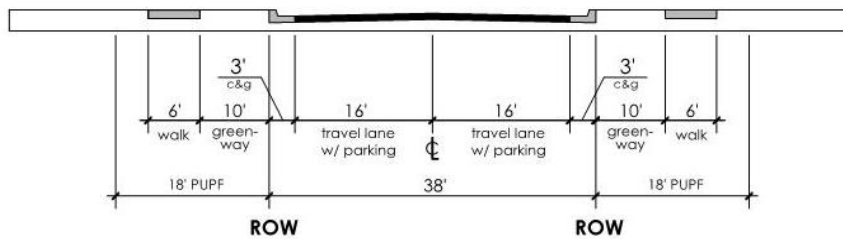
ATTACHMENT 6

7945.SRC
November 2019
by: NT

ONSITE ROADWAY - PRIMARY RESIDENTIAL WITH SINGLE WALK

Roadway Description: 2-Lane Primary Residential Street

	<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1.	Clear and Grub	74	s.f.	\$0.05	\$3.70
2.	Roadway Excavation	1.8	c.y.	\$5.00	\$9.00
3.	Subgrade Preparation	50	s.f	\$0.15	\$7.50
4.	3" Asphaltic Concrete Paving	32	s.f.	\$1.80	\$57.60
5.	10" Aggregate Base	32	s.f.	\$2.50	\$80.00
6.	Root Barrier	6	l.f.	\$6.00	\$36.00
7.	Curb & Gutter, Type 2 (Vertical Curb & Gutter)	2	l.f.	\$26.00	\$52.00
8.	PCC Sidewalk w/6" AB	6	s.f.	\$8.00	\$48.00
9.	Signing	1	l.f.	\$1.50	\$1.50
10.	Erosion Control	2	l.f.	\$6.00	\$12.00
11.	Street Lights (Type B, 220' spacing, two-sided)	2	l.f.	\$34.09	\$68.18
12.	Joint Trench (one side)	1	l.f.	\$75.00	\$75.00
13.	Local Drainage (incl, pipe, DIs and MHs)	1	l.f.	\$80.00	\$80.00
14.	Landscaping & Irrigation (Turf & street trees)	24	l.f.	\$6.00	\$144.00
	Subtotal				\$674.48
	Use				\$680.00



Note: Cost of walk on one side of road is captured in trails cost estimate

Appendix D:
Cost Estimates for Water Infrastructure

Preliminary Cost Estimate
NewBridge Specific PlanNew Bridge
Backbone Infrastructure Development Cost Estimate
Appendix D - Water

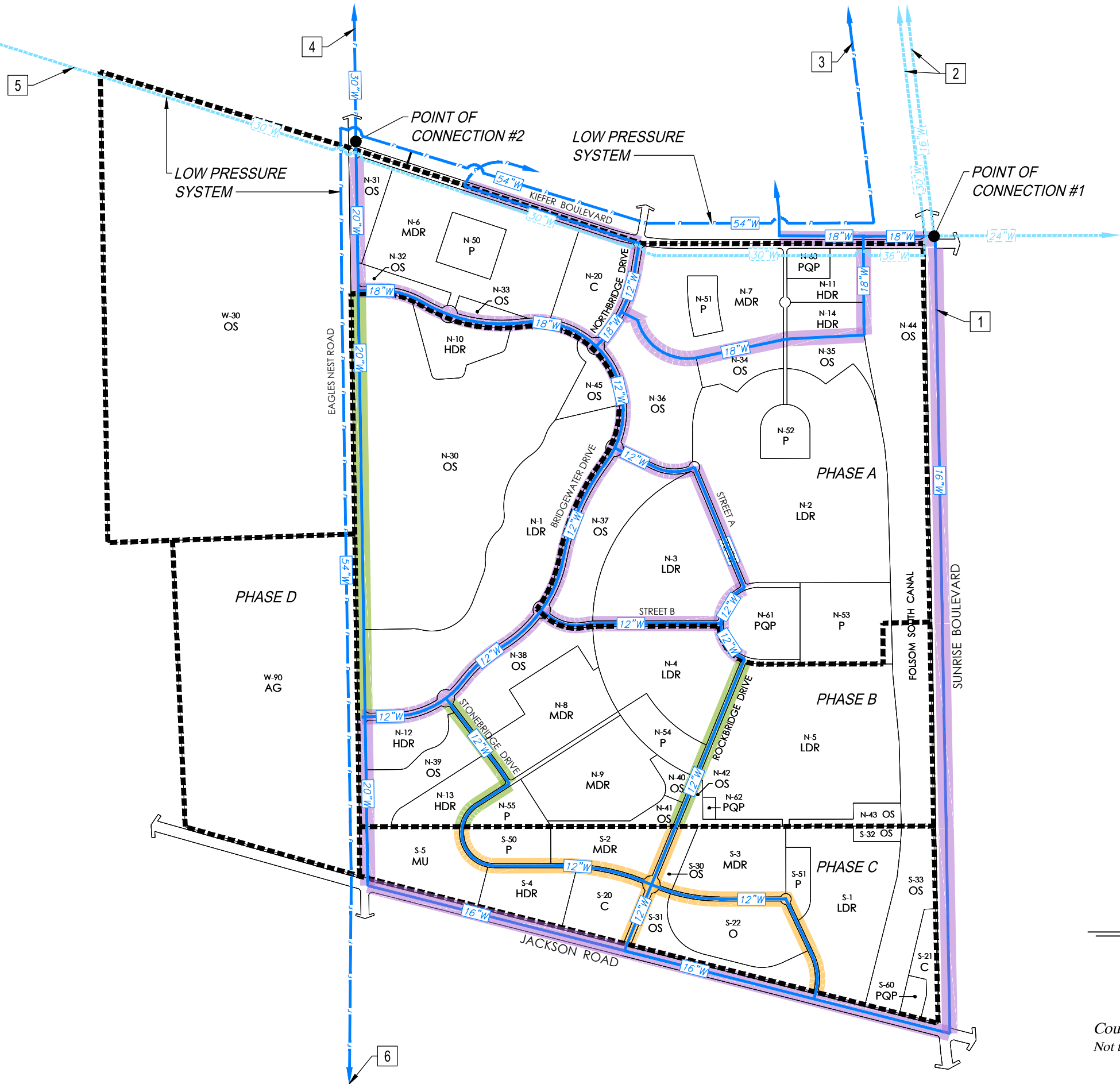
<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL COST</u>
Phase A Water Infrastructure - Cost				
POTABLE WATER:				
Off-Site Water System				
20" Pipe (Eagles Nest from Kiefer to Phase A Bndy)	1210	LF	\$ 350	\$ 423,500
20" Pipe (Eagles Nest from Jackson to Bridgewater)	1530	LF	\$ 350	\$ 535,500
18" Pipe (Kiefer Blvd)	1410	LF	\$ 290	\$ 408,900
16" Pipe (Sunrise from Kiefer to Jackson)	7230	LF	\$ 280	\$ 2,024,400
16" Pipe (Jackson from Eagles Nest to Rockbridge)	2400	LF	\$ 280	\$ 672,000
16" Pipe (Jackson from Rockbridge to Sunrise)	3050	LF	\$ 280	\$ 854,000
12" Pipe (Kiefer Blvd)	1670	LF	\$ 260	\$ 434,200
Water Facilities (off-site) Sub-Total:			\$	5,353,000
On-Site Water System				
18" Pipe	6000	LF	\$ 250	\$ 1,500,000
12" Pipe	9700	LF	\$ 235	\$ 2,279,500
Water Facilities (on-site) Sub-Total:			\$	3,780,000
Water Facilities Sub-Total:			\$	9,133,000
			5% Mobilization	\$ 456,650
			15% Contingency	\$ 1,369,950
15% Engineering/ Permits/ Inspection			\$	1,369,950
Phase A Water Cost Total			\$	12,330,000
Phase A Water Infrastructure - Credit				
20" Pipe (Eagles Nest from Kiefer to Phase A Bndy)	1210	LF	\$ 294	\$ 356,103
20" Pipe (Eagles Nest from Jackson to Bridgewater Bndy)	1530	LF	\$ 294	\$ 450,279
18" Pipe (On-Site)	6000	LF	\$ 171	\$ 1,024,800
18" Pipe (Kiefer Blvd)	1410	LF	\$ 287	\$ 404,106
16" Pipe (Sunrise from Kiefer to Jackson)	7230	LF	\$ 252	\$ 1,824,129
16" Pipe (Jackson from Eagles Nest to Rockbridge)	2400	LF	\$ 252	\$ 605,520
16" Pipe (Jackson from Rockbridge to Sunrise)	3050	LF	\$ 252	\$ 769,515
Water Facilities (off-site) Credit Sub-Total:			\$	5,434,452
			8% Contingency Credit	\$ 434,756
Phase A Water Credit Total			\$	5,869,000
Phase B Water Infrastructure - Cost				
POTABLE WATER:				
Off-Site Water System				
20" Pipe (Eagles Nest from Bridgewater [north] to Bridgewater)	3870	LF	\$ 350	\$ 1,354,500
Water Facilities (off-site) Sub-Total:			\$	1,355,000
On-Site Water System				
12" Pipe	3210	LF	\$ 235	\$ 754,350
Water Facilities (on-site) Sub-Total:			\$	754,000
Water Facilities Sub-Total:			\$	2,109,000

**Preliminary Cost Estimate
NewBridge Specific Plan**

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<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL COST</u>
			5% Mobilization	\$ 105,450
			15% Contingency	\$ 316,350
			15% Engineering/ Permits/ Inspection	\$ 316,350
Phase B Water Cost Total				\$ 2,847,000
Phase B Water Infrastructure - Credit				
POTABLE WATER:				
20" Pipe (Eagles Nest from Bridgewater [north] to Bridgewater	3870	LF	\$ 294	\$ 1,138,941
Water Facilities (off-site) Credit Sub-Total:				\$ 1,138,941
8% Contingency Credit				\$ 91,115
Phase B Water Credit Total				\$ 1,230,000
Phase C Water Infrastructure - Cost				
POTABLE WATER:				
On-Site Water System				
12" Pipe	5400	LF	235 \$	1,269,000
Water Facilities (on-site) Sub-Total:				\$ 1,269,000
5% Mobilization				\$ 63,450
15% Contingency				\$ 190,350
15% Engineering/ Permits/ Inspection				\$ 190,350
Phase C Water Cost Total				\$ 1,713,000
Phase C Water Infrastructure - Credit				
POTABLE WATER:				
Water Facilities (off-site) Credit Sub-Total:				\$ -
8% Contingency Credit				\$ -
Phase C Water Credit Total				\$ -
NewBridge Water Infrastructure Total				
Grand Total Water Infrastructure Cost				\$ 16,890,000
Grand Total Water Infrastructure Credit				\$ 7,099,000
Grand Total Water Infrastructure Net				\$ 9,791,000

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Legend

- Proposed Water Infrastructure Constructed in Phase 1
- Proposed Water Infrastructure Constructed in Phase 2
- Proposed Water Infrastructure Constructed in Phase 3
- Future Water (By SCWA)
- Existing NSA Phase 1 T-Main
- Newbridge Phase Boundary

Note:

- Proposed, future and existing water infrastructure may be shown outside of the ROW boundary for legibility purposes. All water infrastructure shall be designed and constructed within the ROW unless noted otherwise (Typical).
- Existing 30" and 16" water line connects to the Anatolia Ground Water Treatment Plan
- Future 54" water line to connect at the future NSA Terminal Tank located within Mather South
- Future 30" water main connects to proposed Booster Pump Station
- Existing 30" waterline to connect to Vineyard Surface Water Treatment Plant
- Proposed 54" low pressure waterline to connect to Vineyard Surface Water Treatment Plant

Backbone Water Infrastructure

Newbridge

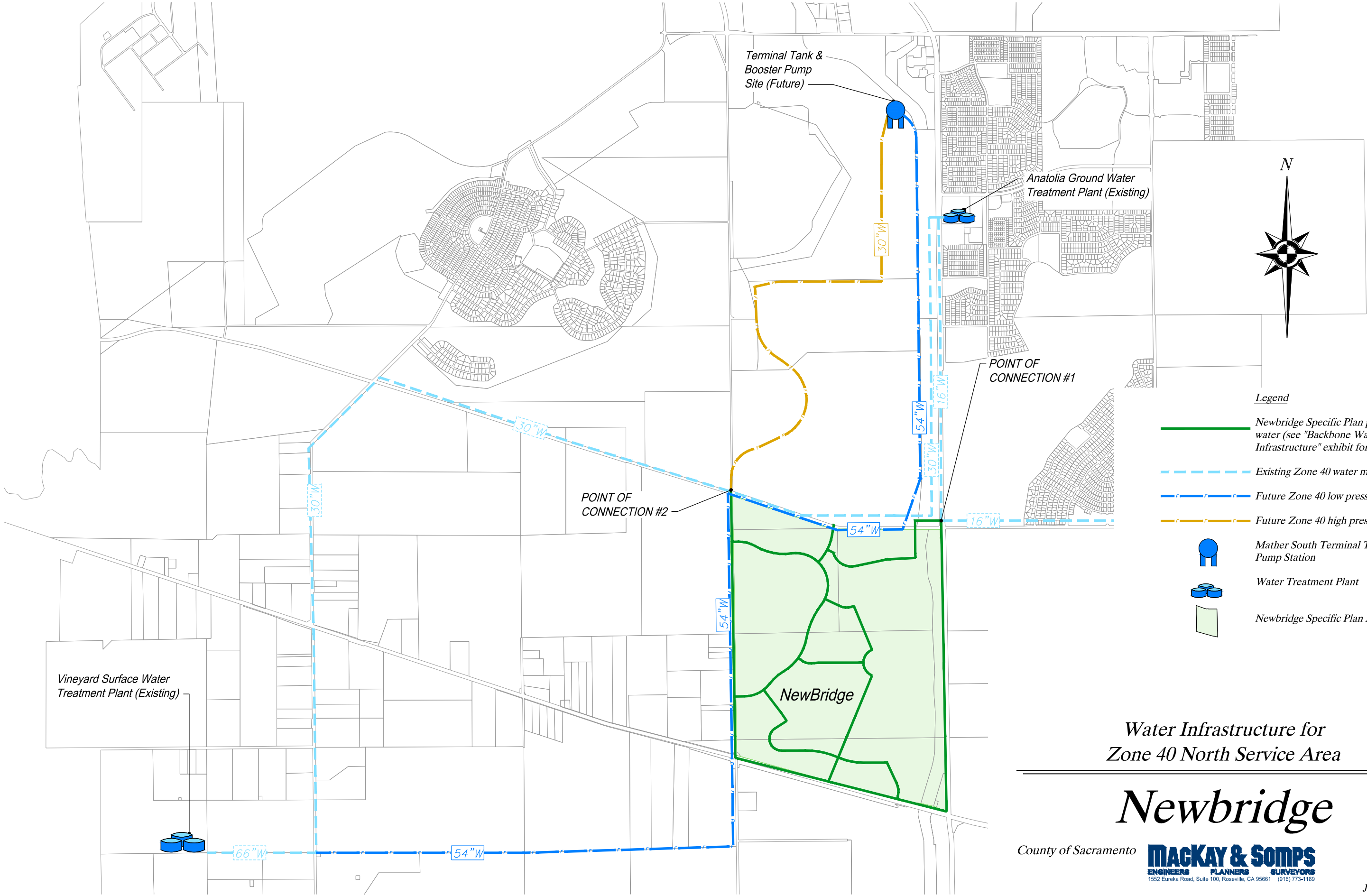
County Of Sacramento
Not to Scale

MAC KAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

California
April 2018
Rev May 2019
Job No 7945.000

PRELIMINARY - Subject to Revision

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There are no references in this drawing.



Legend

- Newbridge Specific Plan proposed onsite water (see "Backbone Water Infrastructure" exhibit for details)
- Existing Zone 40 water main
- Future Zone 40 low pressure water main
- Future Zone 40 high pressure water main
- Mather South Terminal Tank and Booster Pump Station
- Water Treatment Plant
- Newbridge Specific Plan Area

Water Infrastructure for
Zone 40 North Service Area

Newbridge

County of Sacramento

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California
April 2018
Rev May 2019
Job No 7945.000

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Appendix E:
Cost Estimates for Drainage Infrastructure

**Preliminary Cost Estimate
NewBridge Specific Plan**

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**New Bridge
Backbone Infrastructure Development Cost Estimate
Appendix E - Drainage**

<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL COST</u>
Phase A Drainage Infrastructure - Cost				
Phase A Drainage Cost				
Basin #4				
Detention/Hydromod./WQ Basin #4	1	LS	\$ 388,228	\$ 388,228
Basin #5A				
Detention/Hydromod./WQ Basin #5A	1	LS	\$ 921,173	\$ 921,173
Basin #7				
Detention/Hydromod./WQ Basin #7	1	LS	\$ 2,759,506	\$ 2,759,506
Basin #8				
Detention/Hydromod./WQ Basin #8	1	LS	\$ 414,004	\$ 414,004
Basin #9				
Detention/Hydromod./WQ Basin #9	1	LS	\$ 499,591	\$ 499,591
Basin #3				
Detention/Hydromod./WQ Basin #3	1	LS	\$ 294,635	\$ 294,635
Basin #10				
Detention/Hydromod./WQ Basin #10	1	LS	\$ 702,422	\$ 702,422
Basin #11				
Detention/Hydromod./WQ Basin #11	1	LS	\$ 448,114	\$ 448,114
Basin #5B				
Detention/Hydromod./WQ Basin #5B	1	LS	\$ 258,791	\$ 258,791
F1				
Post and Cable Fence	3060	LF	\$ 13.12	\$ 40,147
F3				
Post and Cable Fence	710	LF	\$ 13.12	\$ 9,315
F4				
Post and Cable Fence	1990	LF	\$ 13.12	\$ 26,109
F5				
Post and Cable Fence	2730	LF	\$ 13.12	\$ 35,818

**Preliminary Cost Estimate
NewBridge Specific Plan**

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<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL COST</u>
Drainage Facilities Sub-Total:			\$	6,798,000
5% Mobilization			\$	339,900
15% Contingency			\$	1,019,700
15% Engineering/ Permits/ Inspection			\$	1,019,700
Phase A Drainage Total			\$	9,177,000

Phase A Drainage Credit

Basin #4

Reimbursable Trunk Drainage Facilities and Appurt.	1	LS	\$	104,500	\$	104,500
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Basin #5A

Reimbursable Trunk Drainage Facilities and Appurt.	1	LS	\$	-	\$	-
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Basin #7

Reimbursable Trunk Drainage Facilities and Appurt.	1	LS	\$	818,400	\$	818,400
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Basin #8

Reimbursable Trunk Drainage Facilities and Appurt.	1	LS	\$	-	\$	-
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Basin #9

Reimbursable Trunk Drainage Facilities and Appurt.	1	LS	\$	107,100	\$	107,100
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Basin #3

Reimbursable Trunk Drainage Facilities and Appurt.	1	LS	\$	-	\$	-
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Basin #10

Reimbursable Trunk Drainage Facilities and Appurt.	1	LS	\$	197,100	\$	197,100
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Basin #11

Reimbursable Trunk Drainage Facilities and Appurt.	1	LS	\$	83,000	\$	83,000
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Basin #5B

Reimbursable Trunk Drainage Facilities and Appurt.			\$	-	\$	-
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Trunk Drainage Credit Subtotal	\$	1,310,000
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Phase A Drainage Credit Total	\$	1,310,000
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Phase B Drainage Infrastructure - Cost

Basin #1

Reimbursable Trunk Drainage Facilities and Appurt.	1	LS	\$	263,015	\$	263,015
--	---	----	----	---------	----	---------

Basin #2

Reimbursable Trunk Drainage Facilities and Appurt.	1	LS	\$	233,541	\$	233,541
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**Preliminary Cost Estimate
NewBridge Specific Plan**

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<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL COST</u>
F2				
Post and Cable Fence	9610	LF	\$ 13.12	\$ 126,083
F6				
Post and Cable Fence	2070	LF	\$ 13.12	\$ 27,158
F7				
Post and Cable Fence	470	LF	\$ 13.12	\$ 6,166
F8				
Post and Cable Fence	520	LF	\$ 13.12	\$ 6,822
F9				
Post and Cable Fence	490	LF	\$ 13.12	\$ 6,429
F10				
Post and Cable Fence	470	LF	\$ 13.12	\$ 6,166
Drainage Facilities Sub-Total:			\$	675,000
5% Mobilization			\$	33,750
15% Contingency			\$	101,250
15% Engineering/ Permits/ Inspection			\$	101,250
Phase B Drainage Infrastructure Cost			\$	911,000
Phase B Drainage Infrastructure - Credit				
Basin #1				
Detention/Hydromod./WQ Basin #1	1	LS	\$ 52,100	\$ 52,100
Basin #2				
Detention/Hydromod./WQ Basin #2	1	LS	\$ -	\$ -
Trunk Drainage Credit Subtotal			\$	52,000
Phase B Drainage Infrastructure Credit			\$	52,000
Phase C Drainage Infrastructure - Cost				
Basin #12				
Detention/Hydromod./WQ Basin #12	1	LS	\$ 261,836	\$ 261,836
Basin #13				
Detention/Hydromod./WQ Basin #13	1	LS	\$ 465,218	\$ 465,218
Basin #14				
Detention/Hydromod./WQ Basin #14	1	LS	\$ 359,077	\$ 359,077
Basin #15				
Detention/Hydromod./WQ Basin #15	1	LS	\$ 231,668	\$ 231,668

**Preliminary Cost Estimate
NewBridge Specific Plan**

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<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL COST</u>
Basin #16				
Detention/Hydromod./WQ Basin #16	1	LS	\$ 199,611	\$ 199,611
F11				
Post and Cable Fence	700	LF	\$ 13.12	\$ 9,184
Drainage Facilities Sub-Total:				\$ 1,527,000
5% Mobilization				\$ 76,350
15% Contingency				\$ 229,050
15% Engineering/ Permits/ Inspection				\$ 229,050
Phase C Drainage Infrastructure Cost				\$ 2,061,000
Phase C Drainage Infrastructure - Credit				
Basin #12				
Reimbursable Trunk Drainage Facilities and Appurt.	1	LS	0 \$	-
Basin #13				
Reimbursable Trunk Drainage Facilities and Appurt.	1	LS	164,200 \$	164,200
Basin #14				
Reimbursable Trunk Drainage Facilities and Appurt.	1	LS	0 \$	-
Basin #15				
Reimbursable Trunk Drainage Facilities and Appurt.	1	LS	0 \$	-
Basin #16				
Reimbursable Trunk Drainage Facilities and Appurt.	1	LS	0 \$	-
Trunk Drainage Credit Subtotal				\$ 164,000
NewBridge Drainage Infrastructure Total				
Grand Total Drainage Infrastructure Cost				\$ 12,149,000
Grand Total Drainage Infrastructure Credit				\$ 1,526,000
Grand Total Drainage Infrastructure Net				\$ 10,623,000

**Preliminary Cost Estimate
NewBridge Specific Plan**

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DEVELOPMENT PHASE B

Drainage Facilities

Basin 1 Volume= 3.1 Ac. Ft.

Shed Area = 32.2 Ac

Basin qualifies for Zone 11a Credits

Item		QTY	Unit	Unit Cost [1]	Subtotal
NewBridge Zone 11A Creditable items					
1.	Basin Excavation [5][6]	0	c.y	\$ 4.17	\$ -
2.	Hydroseed	0.70	acres	\$ 1,988.08	\$ 1,391.66
3.	Basin Access Road (6" AC / 6" AB) [8]	1,600	sf	\$ 4.98	\$ 7,968.00
4.	Pipe Gate	1	ea.	\$ 3,545.33	\$ 3,545.33
5.	Emergency Spillway [9]	1	ea.	\$ 4,000.00	\$ 4,000.00
6.	Steel Tubular Fence	750	lf	\$ 25.53	\$ 19,147.50
7.	36" Storm Drain Pipe	100	lf	\$ 87.13	\$ 8,713.00
8.	48" Storm Drain Manhole	1	ea.	\$ 3,516.96	\$ 3,516.96
Zone 11A Subtotal					\$ 48,282
Engineering/Contingency [2]		8	%	\$ 48,282.45	\$ 3,862.60
Basin 1	Zone 11A Credits Total				\$ 52,100
NewBridge Supplemental Fee					
1.	Clearing and Grubbing	47,000.00	sf	\$ 0.10	\$ 4,700.00
2.	Basin Finish Grading	47,000.00	sf	\$ 0.10	\$ 4,700.00
3.	Landscaping [7]	8,670.00	sf	\$ 12.00	\$ 104,040.00
4.	Flow Duration Control Structure	1	ea.	\$ 25,000.00	\$ 25,000
5.	Percolation Trench	1	ea.	\$ 5,000.00	\$ 5,000
Supplemental Fee Subtotal					\$ 143,440
Engineering/Contingency [2]		8	%	\$ 143,440.00	\$ 11,475
Land Acquisition [3][4]		0.70	acres	\$ 80,000.00	\$ 56,000
Basin 1	NewBridge Supplemental Fee Total				\$ 210,915

Notes:

[1] Unit Cost based on 2018 Zone 11A Credit Schedule

[2] Soft costs in excess of 8% of the total construction cost for Zone 11A reimbursable items are not reimbursable through Zone 11A and as such shall be borne by the developer.

[3] Zone 11A Land Acquisition unit cost to be determined by appraisal (assumed to be \$50,000).

[4] Land Acquisition costs only reimbursable by Zone 11A for regional basins (shed area ≥ 160 acres).

Basins with shed areas less than 160 acres to be funded through the Newbridge Supplemental Fee Program.

[5] Total basin volume includes req'd freeboard.

[6] Basin constructed entirely within fill.

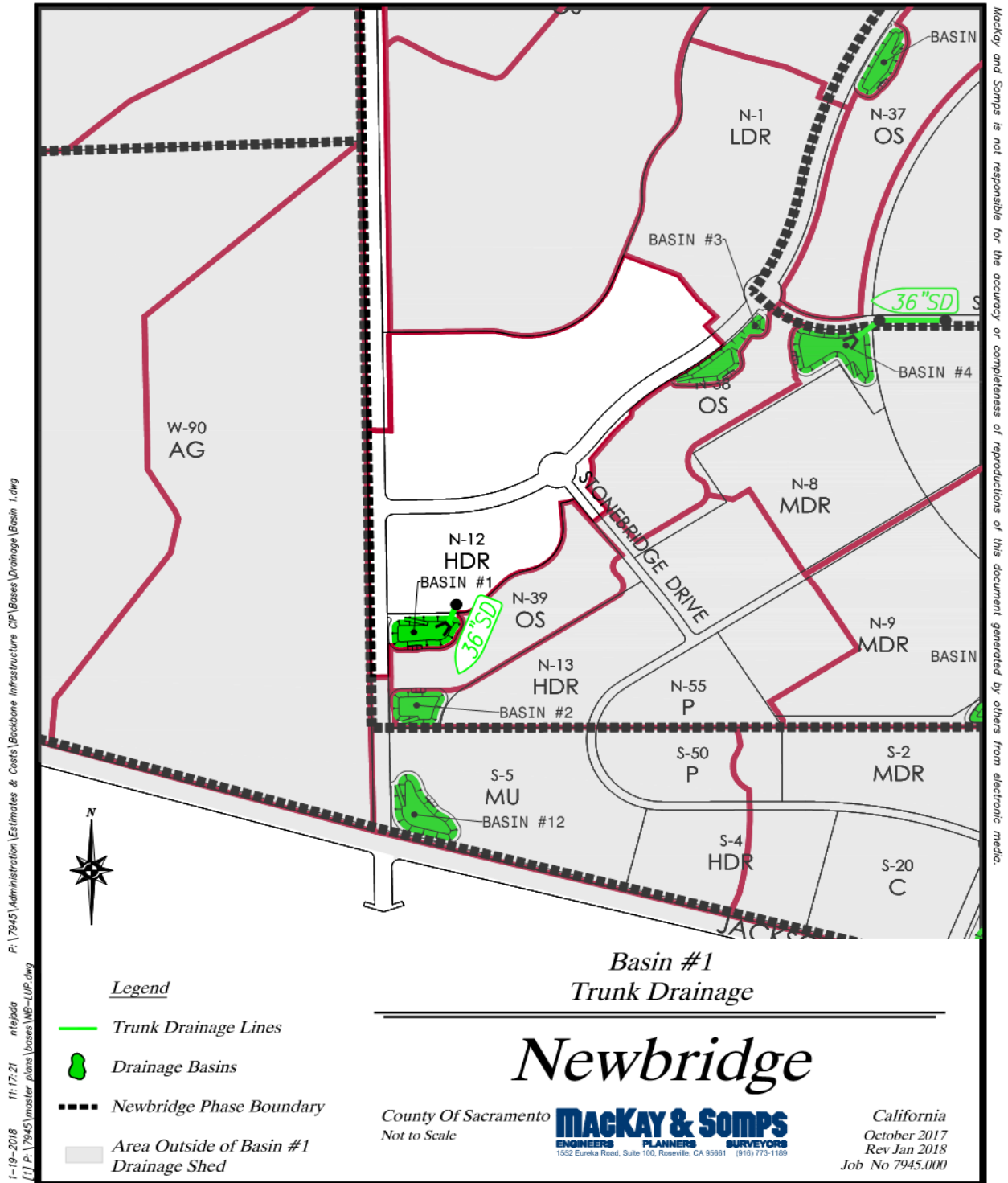
[7] 10' landscaping strip around the outside of the maintenance road. Landscaping will consist of topsoil, irrigation and low screen plants.

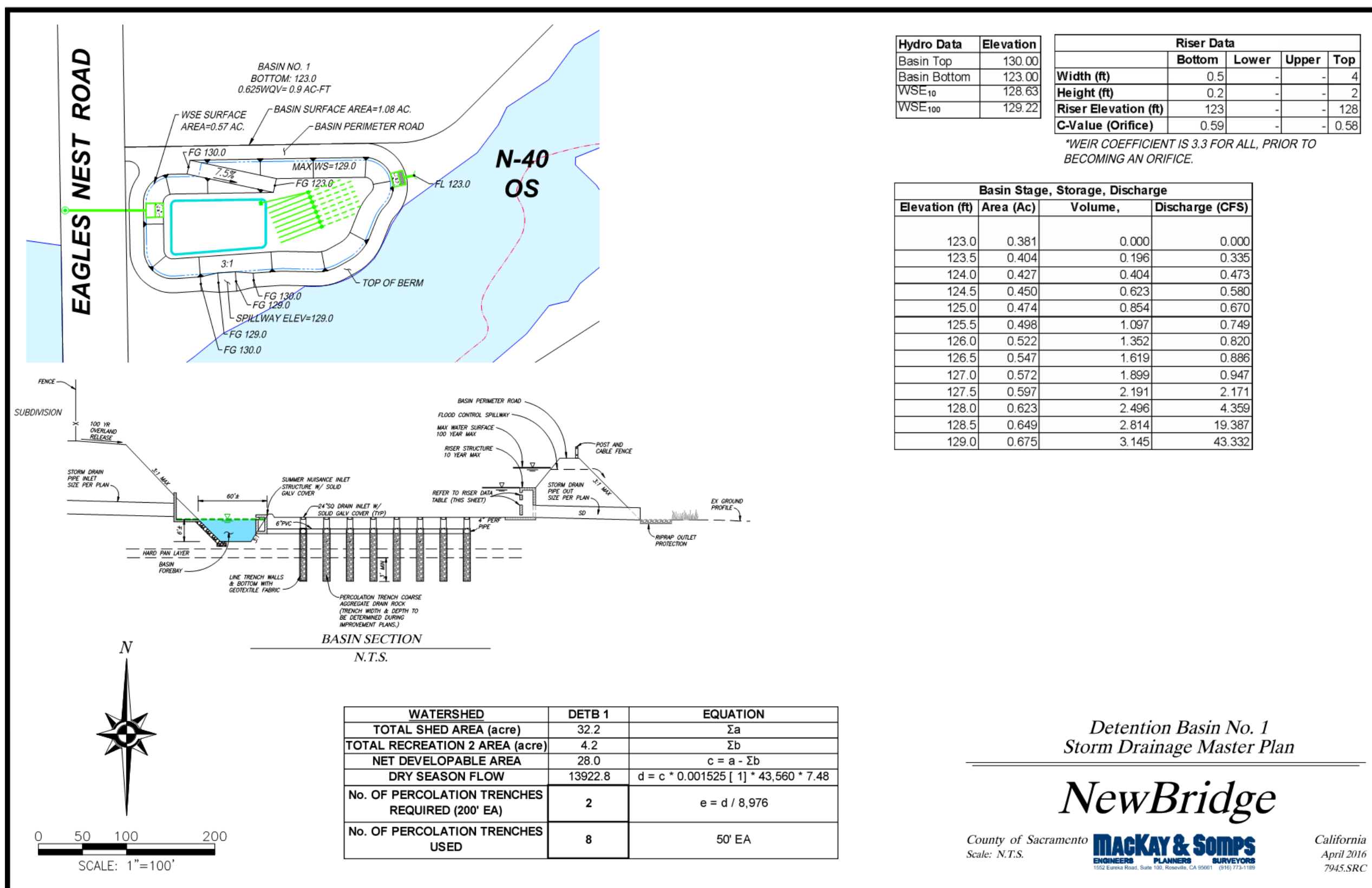
[8] Basin Access Ramp Cost = 6 x \$0.52 + 6 x \$0.31 = \$4.98

[9] Emergency Spillway Cost = 6 x \$0.52 + 6 x \$0.31 x 16' x 50' = \$4,000

Preliminary Cost Estimate NewBridge Specific Plan

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Preliminary Cost Estimate NewBridge Specific Plan

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DEVELOPMENT PHASE B

Drainage Facilities

Basin 2 Volume = 2.68 Ac. Ft.

Shed Area = 24.9 Ac

Basin does not qualifies for Zone 11a Credits

Item		QTY	Unit	Unit Cost [1]	Subtotal
NewBridge Zone 11A Creditable items					
Zone 11A Credits Subtotal					\$ -
	Engineering/Contingency [2]	8	%	\$ -	\$ -
	Land Acquisition [3][4]	0	acres	\$ 50,000.00	\$ -
Basin 2	Zone 11A Credits Total				\$ -
NewBridge Supplemental Fee					
1.	Clearing and Grubbing	39,200.00	sf	\$ 0.10	\$ 3,920.00
2.	Hydroseeding	0.6	acres	\$ 1,988.08	\$ 1,192.85
3.	Excavation	3,100	c.y	\$ 4.17	\$ 12,927.00
4.	Basin Finish Grading	39,200.00	sf	\$ 0.10	\$ 3,920.00
5.	Basin Access Road [7]	1,120	sf	\$ 4.98	\$ 5,577.60
6.	Emergency Spillway [8]	1	ea	\$ 4,000.00	\$ 4,000.00
7.	Pipe Gate	1	ea	\$ 3,545.33	\$ 3,545.33
8.	Steel Tubular Fence	640	lf	\$ 25.53	\$ 16,339.20
9.	Landscaping [6]	5,680	sf	\$ 12.00	\$ 68,160.00
10.	Flow Duration Control Structure	1	ea.	\$ 25,000.00	\$ 25,000
11.	Percolation Trench	1	ea.	\$ 5,000.00	\$ 5,000
Supplemental Fee Subtotal					\$ 149,582
	Engineering/Contingency [2]	8	%	\$ 149,581.98	\$ 11,967
	Land Acquisition [3][4]	0.90	acres	\$ 80,000.00	\$ 71,993
Basin 2	NewBridge Supplemental Fee Total				\$ 233,541

Notes:

[1] Unit Cost based on 2018 Zone 11A Credit Schedule

[2] Soft costs in excess of 8% of the total construction cost for Zone 11A reimbursable items are not reimbursable through Zone 11A and as such shall be borne by the developer.

[3] Zone 11A Land Acquisition unit cost to be determined by appraisal (assumed to be \$50,000).

[4] Land Acquisition costs only reimbursable by Zone 11A for regional basins (shed area ≥ 160 acres).

Basins with shed areas less than 160 ac to be funded through the NewBridge Supplemental Fee Program.

[5] Total basin volume includes req'd freeboard.

[6] 10' landscaping strip around the outside of the maintenance road. Landscaping will consist of topsoil, irrigation and low screen plants.

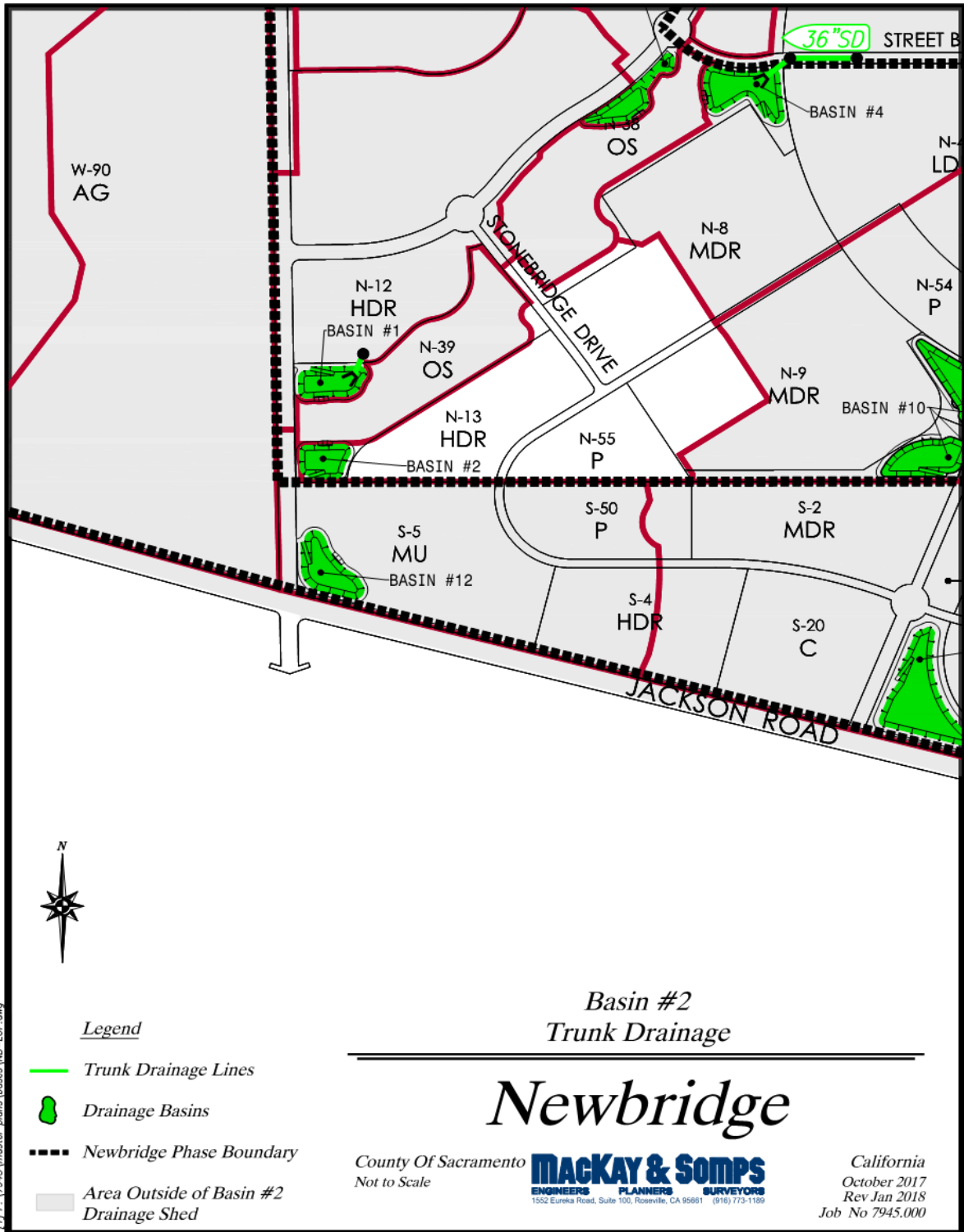
[7] Basin Access Ramp Cost = 6 x \$0.52 + 6 x \$0.31 = \$4.98

[8] Emergency Spillway Cost = 6 x \$0.52 + 6 x \$0.31 x 16' x 50' = \$4,000

Preliminary Cost Estimate NewBridge Specific Plan

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Preliminary Cost Estimate NewBridge Specific Plan

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DEVELOPMENT PHASE B

Drainage Facilities

Basin 3 Volume= 2.41 Ac. Ft.

Shed Area = 18.6 ac

Basin does not qualifies for Zone 11a Credits

Item	QTY	Unit	Unit Cost [1]	Subtotal
NewBridge Zone 11A Creditable items				
Zone 11A Credits Subtotal				\$ -
Engineering/Contingency [2]	8	%	\$ -	\$ -
Land Acquisition [3][4]	0	acres	\$ 50,000.00	\$ -
Basin 3 Zone 11A Credits Total				\$ -
NewBridge Supplemental Fee				
1. Clearing and Grubbing	42,300.00	sf	\$ 0.10	\$ 4,230.00
2. Hydroseeding	0.6	acres	\$ 1,988.08	\$ 1,192.85
3. Excavation	0	c.y	\$ 4.17	\$ -
4. Basin Finish Grading	42,300.00	sf	\$ 0.10	\$ 4,230.00
5. Basin Access Road [8]	1,100	sf	\$ 4.98	\$ 5,478.00
6. Emergency Spillway [9]	1	ea	\$ 4,000.00	\$ 4,000.00
7. Pipe Gate	1	ea	\$ 3,545.33	\$ 3,545.33
8. Steel Tubular Fence	1,060	lf	\$ 25.53	\$ 27,061.80
9. Landscaping [7]	6,500	sf	\$ 12.00	\$ 78,000.00
10. Flow Duration Control Structure	1	ea.	\$ 25,000.00	\$ 25,000
11. 72" Storm Drain Pipe [10]	180	lf	\$ 239.67	\$ 43,141
12. Percolation Trench	1	ea.	\$ 5,000.00	\$ 5,000
Supplemental Fee Subtotal				\$ 200,879
Engineering/Contingency [2]	8	%	\$ 200,878.58	\$ 16,070
Land Acquisition [3][4]	0.97	acres	\$ 80,000.00	\$ 77,686
Basin 3 NewBridge Supplemental Fee Total				\$ 294,635

Notes:

[1] Unit Cost based on 2018 Zone 11A Credit Schedule

[2] Soft costs in excess of 8% of the total construction cost for Zone 11A reimbursable items are not reimbursable through Zone 11A and as such shall be borne by the developer.

[3] Zone 11A Land Acquisition unit cost to be determined by appraisal (assumed to be \$50,000).

[4] Land Acquisition costs only reimbursable by Zone 11A for regional basins (shed area ≥ 160 acres).

Basins with shed areas less than 160 acres to be funded through the Newbridge Supplemental Fee Program.

[5] Total basin volume includes req'd freeboard.

[6] Basin constructed entirely within fill.

[7] 10' landscaping strip around the outside of the maintenance road. Landscaping will consist of topsoil, irrigation and low screen plants.

[8] Basin Access Ramp Cost = 6 x \$0.52 + 6 x \$0.31 = \$4.98

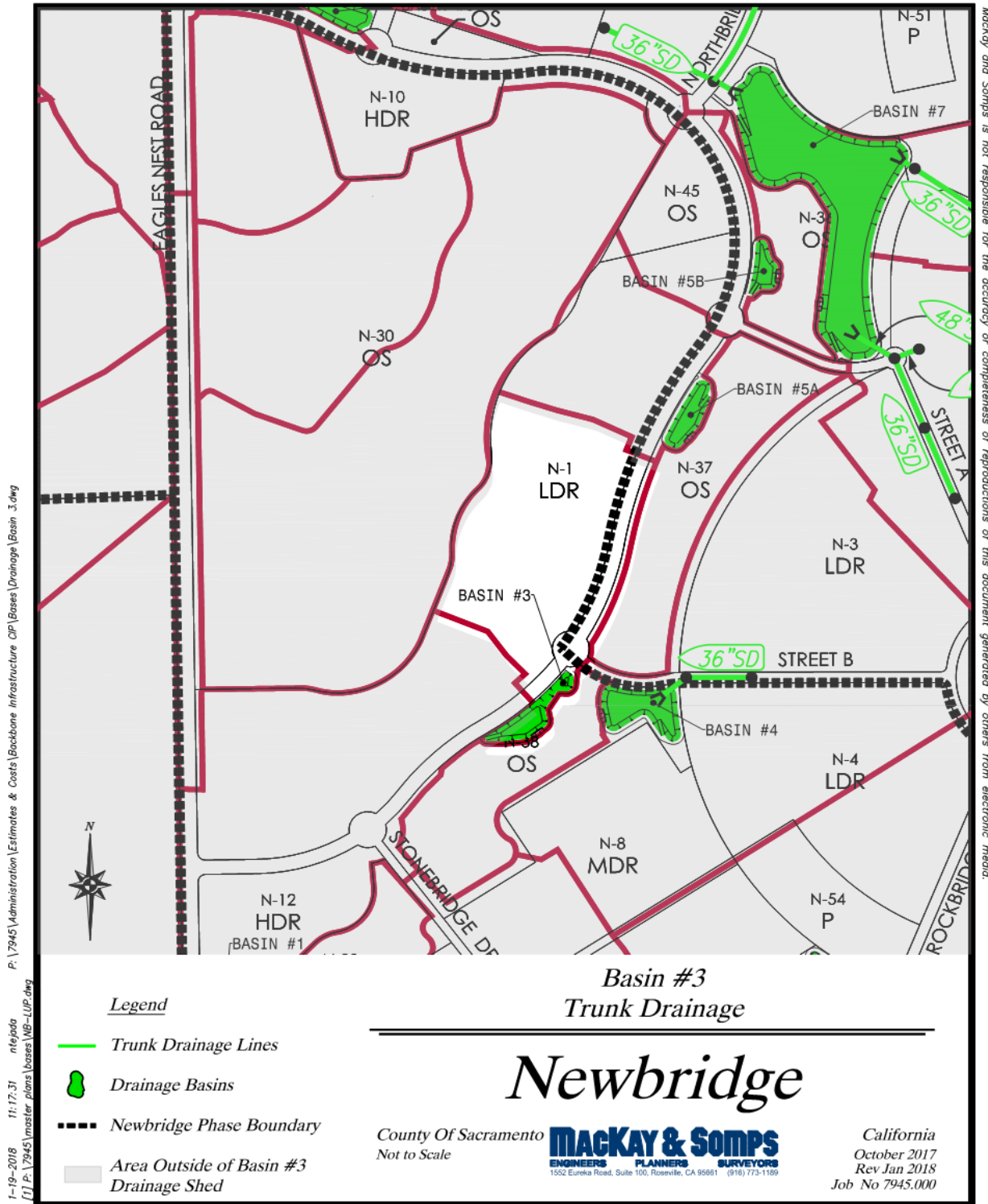
[9] Emergency Spillway Cost = 6 x \$0.52 + 6 x \$0.31 x 16' x 50' = \$4,000

[10] In-stream detention structure

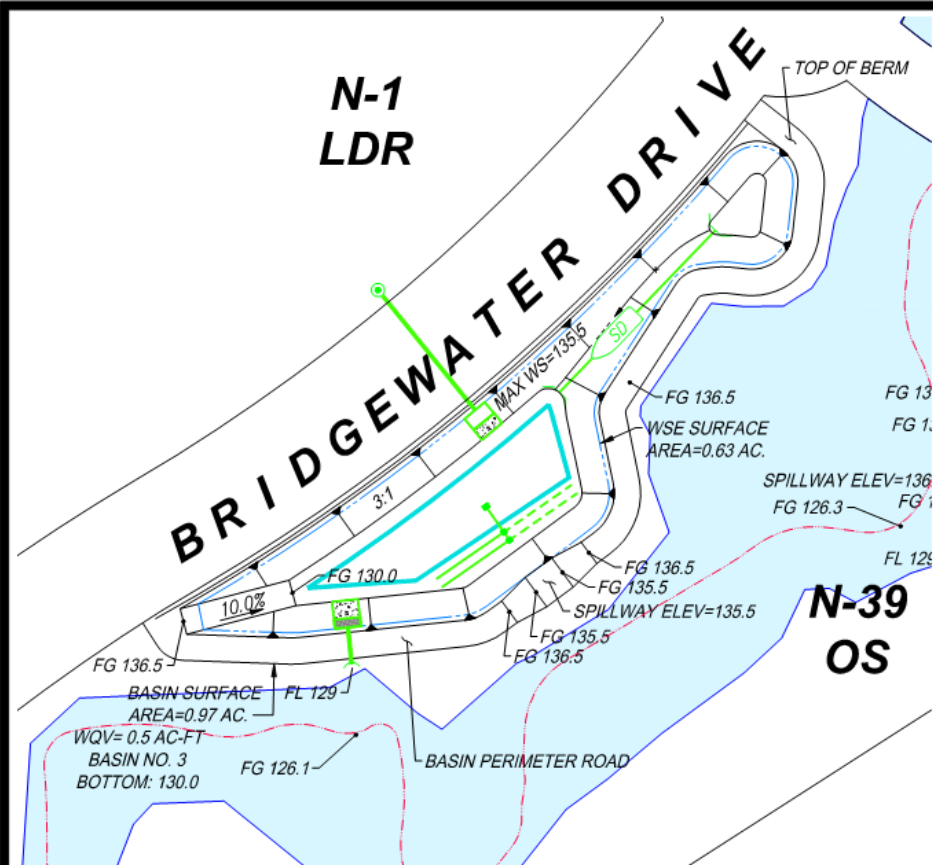
Preliminary Cost Estimate NewBridge Specific Plan

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November 2019
by: NT



Preliminary Cost Estimate
NewBridge Specific Plan



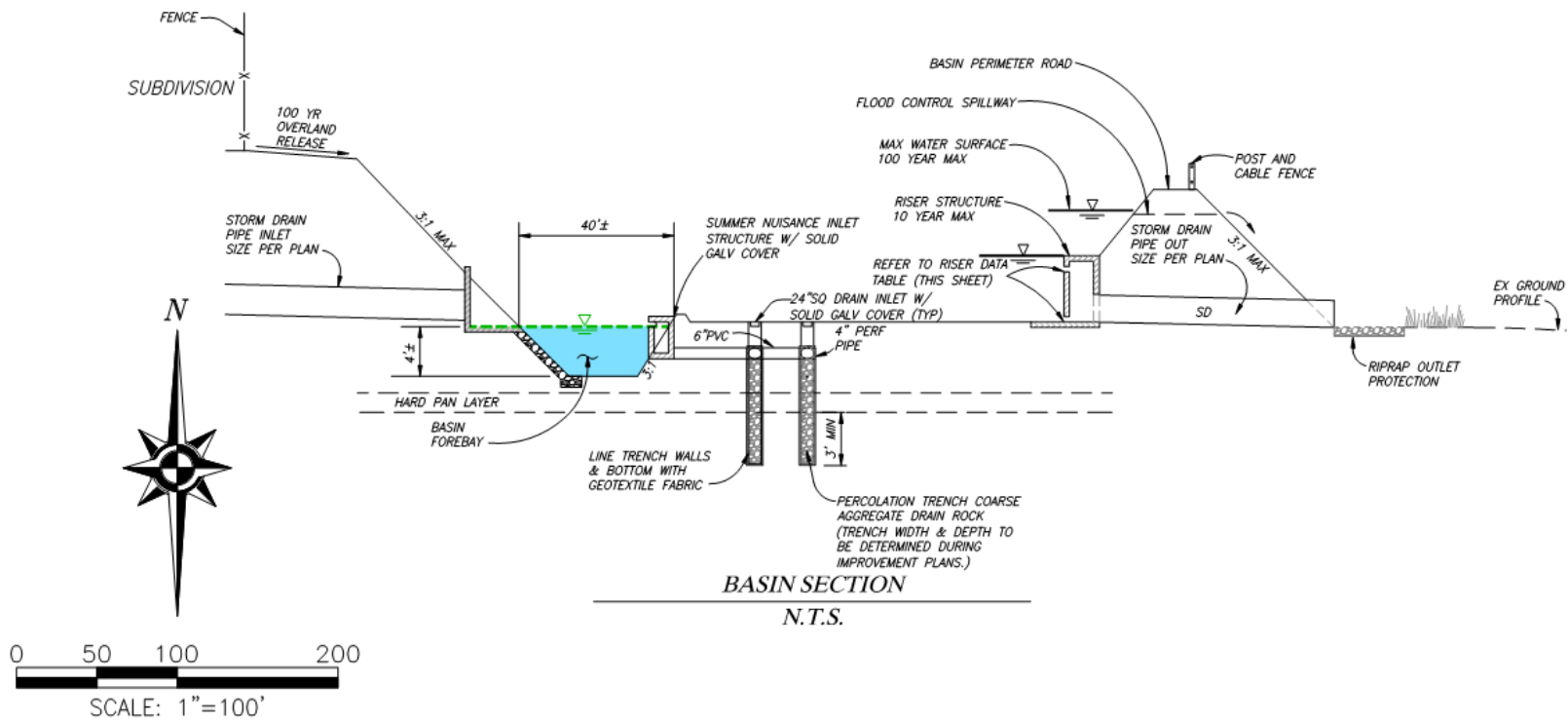
Hydro Data	Elevation
Basin Top	136.5
Basin Bottom	130.0
WSE ₁₀	133.7
WSE ₁₀₀	135.2

Riser Data				
	Bottom	Lower	Upper	Top
Width (ft)	0.3	-	-	1.25
Height (ft)	0.3	-	-	1.25
Riser Elevation (ft)	130	-	-	133
C-Value (Orifice)	0.59	-	-	0.58

*WEIR COEFFICIENT IS 3.3 FOR ALL, PRIOR TO BECOMING AN ORIFICE.

Basin Stage, Storage, Discharge			
Elevation (ft)	Area (Ac)	Volume	Dischar
130.0	0.257	0.000	0.000
130.5	0.289	0.137	0.301
131.0	0.321	0.289	0.426
131.5	0.353	0.458	0.522
132.0	0.384	0.642	0.603
132.5	0.418	0.842	0.674
133.0	0.451	1.060	0.738
133.5	0.485	1.294	0.794
134.0	0.520	1.545	0.845
134.5	0.556	1.814	0.891
135.0	0.591	2.101	0.938
135.5	0.628	2.406	0.985

WATERSHED	DETB 3	EQUATION
TOTAL SHED AREA (acre)	18.60	a
TOTAL RECREATION 2 AREA (acre)	2.40	Σb
NET DEVELOPABLE AREA	16.20	c = a - Σb
DRY SEASON FLOW	8049.60	d = c * 0.001525 [1] * 43,560 * 7.48
No. OF PERCOLATION TRENCHES REQUIRED (200' EA.)	1	e = d / 8,976
No. OF PERCOLATION TRENCHES USED	2	50' EA



Detention Basin No. 3
Storm Drainage Master Plan

NewBridge

County of Sacramento
Scale: N.T.S.

MACKay & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

California
May, 2016
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NewBridge Specific Plan**

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November 2019
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DEVELOPMENT PHASE B

Drainage Facilities

Basin 4 Volume = 5.55-Ac. Ft.

Shed Area = 56.4 ac

Basin qualifies for Zone 11a Credits

Item		QTY	Unit	Unit Cost [1]	Subtotal
NewBridge Zone 11A Creditable items					
1.	Basin Excavation [5]	2,600	c.y	\$ 4.17	\$ 10,842.00
2.	Hydroseed	1.10	acres	\$ 1,988.08	\$ 2,186.89
3.	Basin Access Road [8]	1,100	sf	\$ 4.98	\$ 5,478.00
4.	Pipe Gate	1	ea.	\$ 3,545.33	\$ 3,545.33
5.	Emergency Spillway [9]	1	ea.	\$ 4,000.00	\$ 4,000.00
6.	Steel Tubular Fence	1,100	lf	\$ 25.53	\$ 28,083.00
7.	36" Storm Drain Pipe	409	lf	\$ 87.13	\$ 35,636.17
8.	48" Storm Drain Manhole	2	ea.	\$ 3,516.96	\$ 7,033.92
Zone 11A Credits Subtotal					\$ 96,805
Engineering/Contingency [2]		8	%	\$ 96,805.31	\$ 7,744.42
Basin 4 Zone 11A Credits Total					\$ 104,500
NewBridge Supplemental Fee					
1.	Basin Finish Grading	72,300.00	sf	\$ 0.10	\$ 7,230.00
2.	Landscaping [7]	12,000.00	sf	\$ 12.00	\$ 144,000.00
3.	Flow Duration Control Structure	1	ea.	\$ 25,000.00	\$ 25,000
4.	Percolation Trench	1	ea.	\$ 5,000.00	\$ 5,000
Supplemental Fee Subtotal					\$ 181,230
Engineering/Contingency [2]		8	%	\$ 181,230.00	\$ 14,498
Land Acquisition [3][4]		1.10	acres	\$ 80,000.00	\$ 88,000
Basin 4 NewBridge Supplemental Fee Total					\$ 283,728

Notes:

[1] Unit Cost based on 2018 Zone 11A Credit Schedule

[2] Soft costs in excess of 8% of the total construction cost for Zone 11A reimbursable items are not reimbursable through Zone 11A and as such shall be borne by the developer.

[3] Zone 11A Land Acquisition unit cost to be determined by appraisal (assumed to be \$50,000).

[4] Land Acquisition costs only reimbursable by Zone 11A for regional basins (shed area ≥ 160 acres).

Basins with shed areas less than 160 acres to be funded through the Newbridge Supplemental Fee Program.

[5] Total basin volume includes req'd freeboard.

[6] Excavated basin volume determined using a ratio of cut depth over total basin depth.

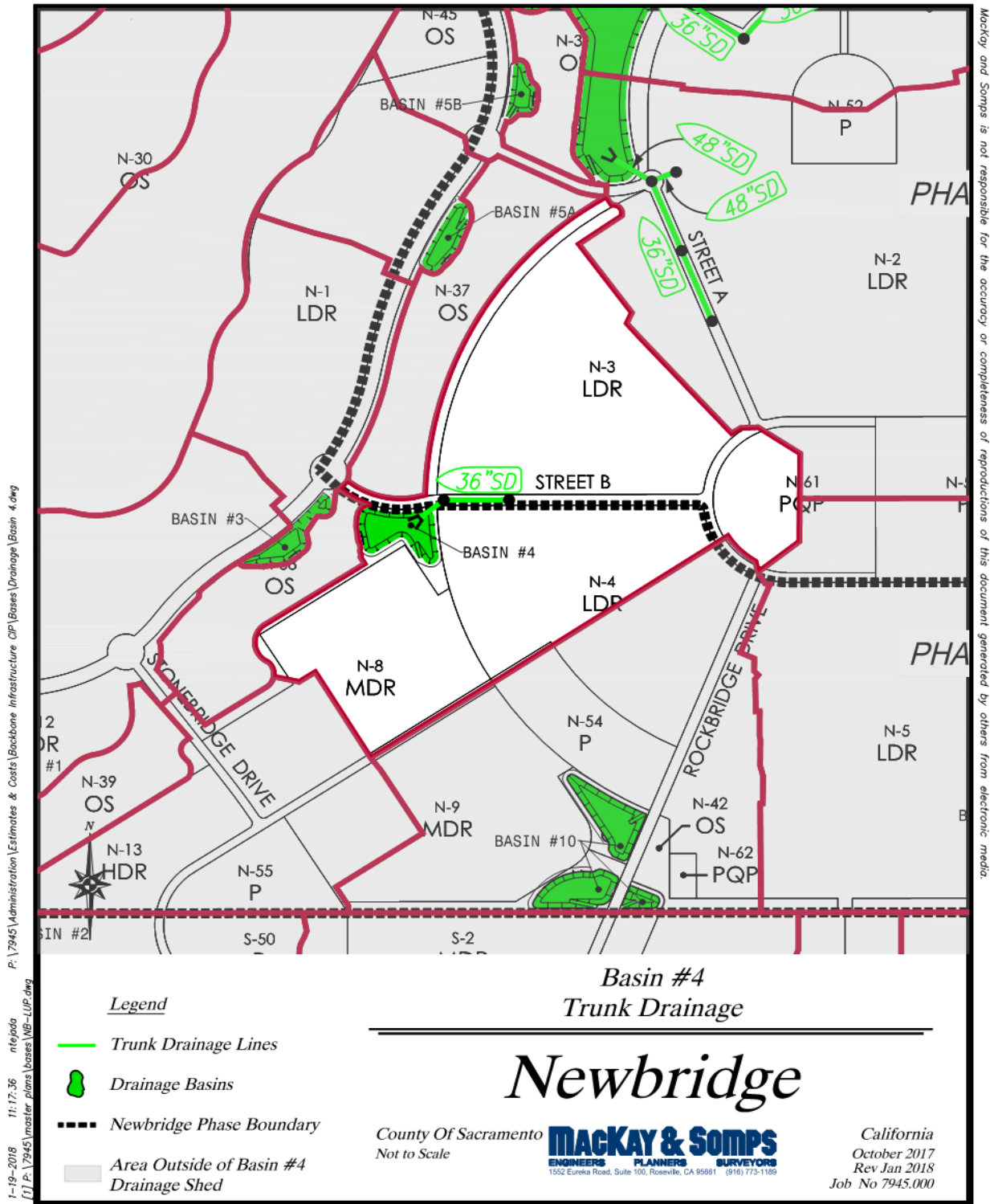
[7] 10' landscaping strip around the outside of the maintenance road. Landscaping will consist of topsoil, irrigation and low screen plants.

[8] Basin Access Ramp Cost = 6 x \$0.52 + 6 x \$0.31 = \$4.98

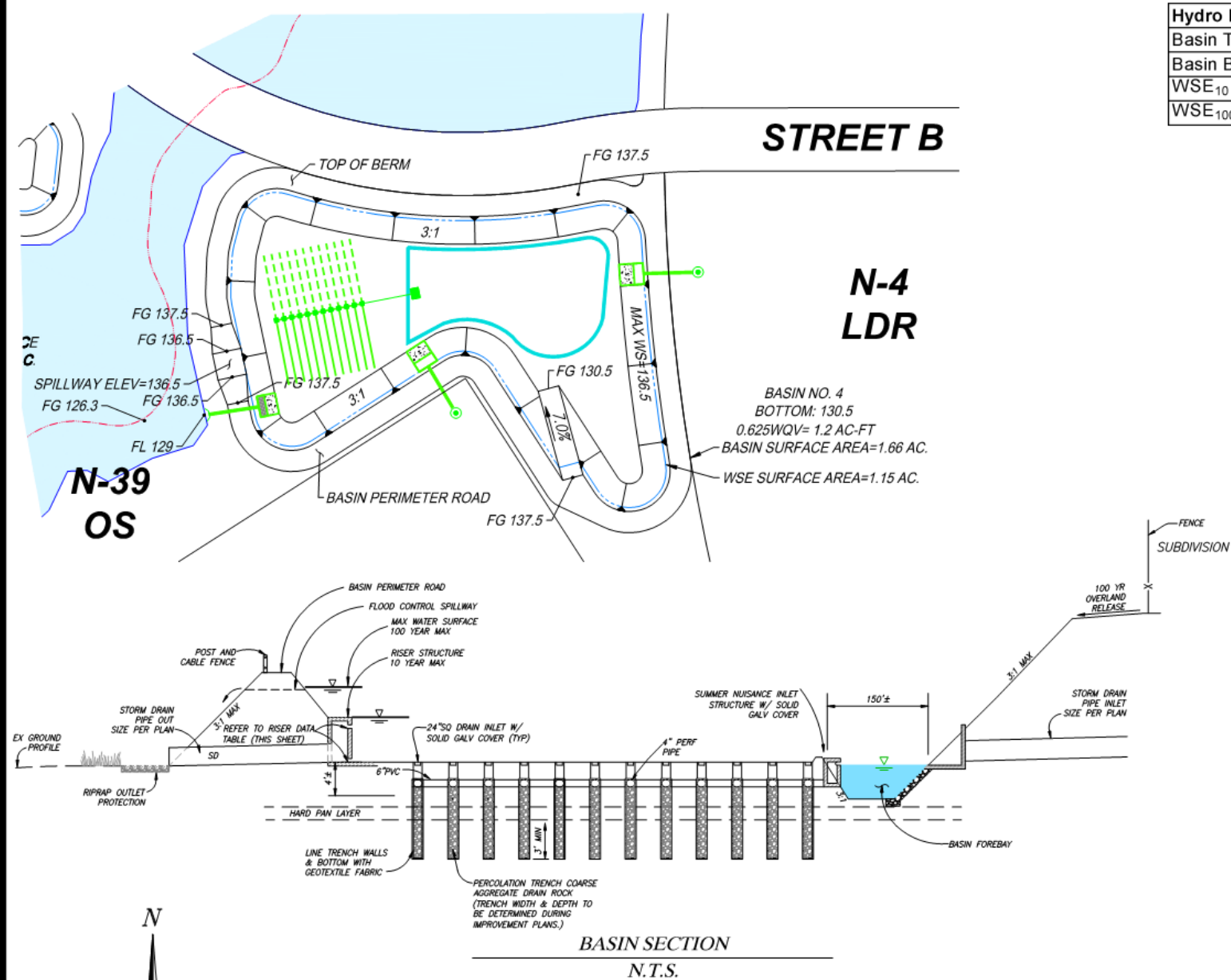
[9] Emergency Spillway Cost = 6 x \$0.52 + 6 x \$0.31 x 16' x 50' = \$4,000

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Preliminary Cost Estimate
NewBridge Specific Plan

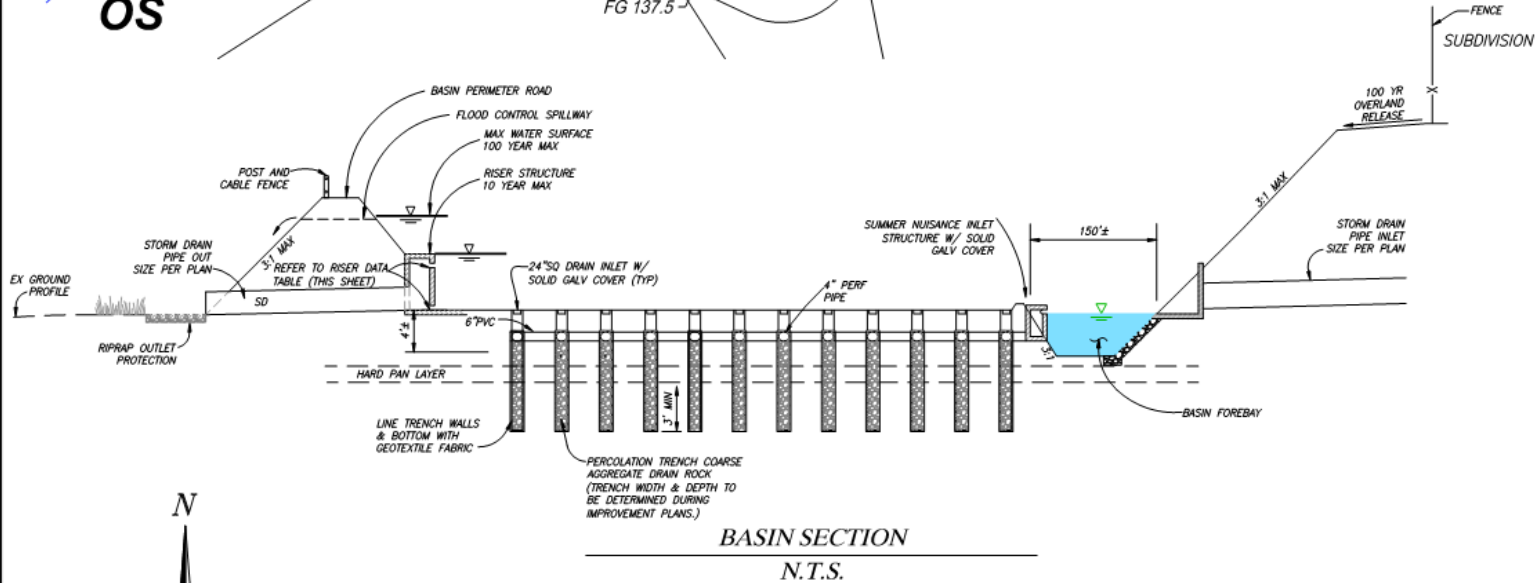


Hydro Data	Elevation
Basin Top	137.5
Basin Bottom	130.5
WSE ₁₀	135.3
WSE ₁₀₀	136.5

Riser Data				
	Bottom	Lower	Upper	Top
Width (ft)	0.5	-	-	4
Height (ft)	0.3	-	-	2
Riser Elevation (ft)	130.5	-	-	134.0
C-Value (Orifice)	0.59	-	-	0.58

*WEIR COEFFICIENT IS 3.3 FOR ALL, PRIOR TO BECOMING AN ORIFICE.

Elevation (ft)	Area (Ac)	Volume, Cummalitive (Ac-ft)	Discharge (CFS)
130.5	0.711	0.000	0.000
131.0	0.745	0.364	0.502
131.5	0.780	0.745	0.710
132.0	0.816	1.145	0.870
132.5	0.851	1.561	1.004
133.0	0.887	1.996	1.123
133.5	0.924	2.449	1.230
134.0	0.960	2.920	1.329
134.5	0.997	3.409	15.421
135.0	1.035	3.917	38.742
135.5	1.072	4.444	47.192
136.0	1.110	4.989	54.325
136.5	1.148	5.554	60.615



WATERSHED	DETB 4	EQUATION
TOTAL SHED AREA (acre)	56.4	a
TOTAL RECREATION 2 AREA (acre)	6.9	Σb
NET DEVELOPABLE AREA	49.5	c = a - Σb
DRY SEASON FLOW	24591.0	d = c * 0.001525 [1] * 43,560 * 7.48
No. OF PERCOLATION TRENCHES REQUIRED (200' EA)	3	e = d / 8,976
No. OF PERCOLATION TRENCHES USED	12	(50' EA)

Detention Basin No. 4
Storm Drainage Master Plan

NewBridge

County of Sacramento
Scale: N.T.S.

MACKay & SOMPS
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DEVELOPMENT PHASE A

Drainage Facilities

Basin 5A Volume = 1.96-Ac. Ft.

Shed Area = 11.70 ac

Basin does not qualifies for Zone 11a Credits

Item	QTY	Unit	Unit Cost [1]	Subtotal
NewBridge Zone 11A Creditable items				
Zone 11A Credits Subtotal				\$ -
Engineering/Contingency [2]	8	%	\$ -	\$ -
Land Acquisition [3][4]	0	acres	\$ 50,000.00	\$ -
Basin 5A Zone 11A Credits Total				\$ -
NewBridge Supplemental Fee				
1. Clearing and Grubbing	39,600.00	sf	\$ 0.10	\$ 3,960.00
2. Hydroseeding	0.5	acres	\$ 1,988.08	\$ 994.04
3. Excavation	300.00	c.y	\$ 4.17	\$ 1,251.00
4. Basin Finish Grading	39,600.00	sf	\$ 0.10	\$ 3,960.00
5. Basin Access Road [8]	1,000	sf	\$ 4.98	\$ 4,980.00
6. Emergency Spillway [9]	1	ea	\$ 4,000.00	\$ 4,000.00
7. Pipe Gate	1	ea	\$ 3,545.33	\$ 3,545.33
8. Steel Tubular Fence	750	lf	\$ 25.53	\$ 19,147.50
9. Landscaping [7]	5,000	sf	\$ 12.00	\$ 60,000.00
10. Flow Duration Control Structure	1	ea.	\$ 25,000.00	\$ 25,000
11. Conspan Flow Control Structure[10]	1	ea	\$ 625,000.00	\$ 625,000
12. 72" Storm Drain Pipe [10]	120	lf	\$ 239.67	\$ 28,760
13. Percolation Trench	1	ea.	\$ 5,000.00	\$ 5,000
Supplemental Fee Subtotal				\$ 785,598
Engineering/Contingency [2]	8	%	\$ 785,598.27	\$ 62,848
Land Acquisition [3][4]	0.91	acres	\$ 80,000.00	\$ 72,727
Basin 5A NewBridge Supplemental Fee Total				\$ 921,173

Notes:

[1] Unit Cost based on 2018 Zone 11A Credit Schedule

[2] Soft costs in excess of 8% of the total construction cost for Zone 11A reimbursable items are not reimbursable through Zone 11A and as such shall be borne by the developer.

[3] Zone 11A Land Acquisition unit cost to be determined by appraisal (assumed to be \$50,000).

[4] Land Acquisition costs only reimbursable by Zone 11A for regional basins (shed area ≥ 160 acres).

Basins with shed areas less than 160 acres to be funded through the Newbridge Supplemental Fee Program.

[5] Total basin volume includes req'd freeboard.

[6] Basin constructed entirely within fill.

[7] 10' landscaping strip around the outside of the maintenance road. Landscaping will consist of topsoil, irrigation and low screen plants.

[8] Basin Access Ramp Cost = 6 x \$0.52 + 6 x \$0.31 = \$4.98

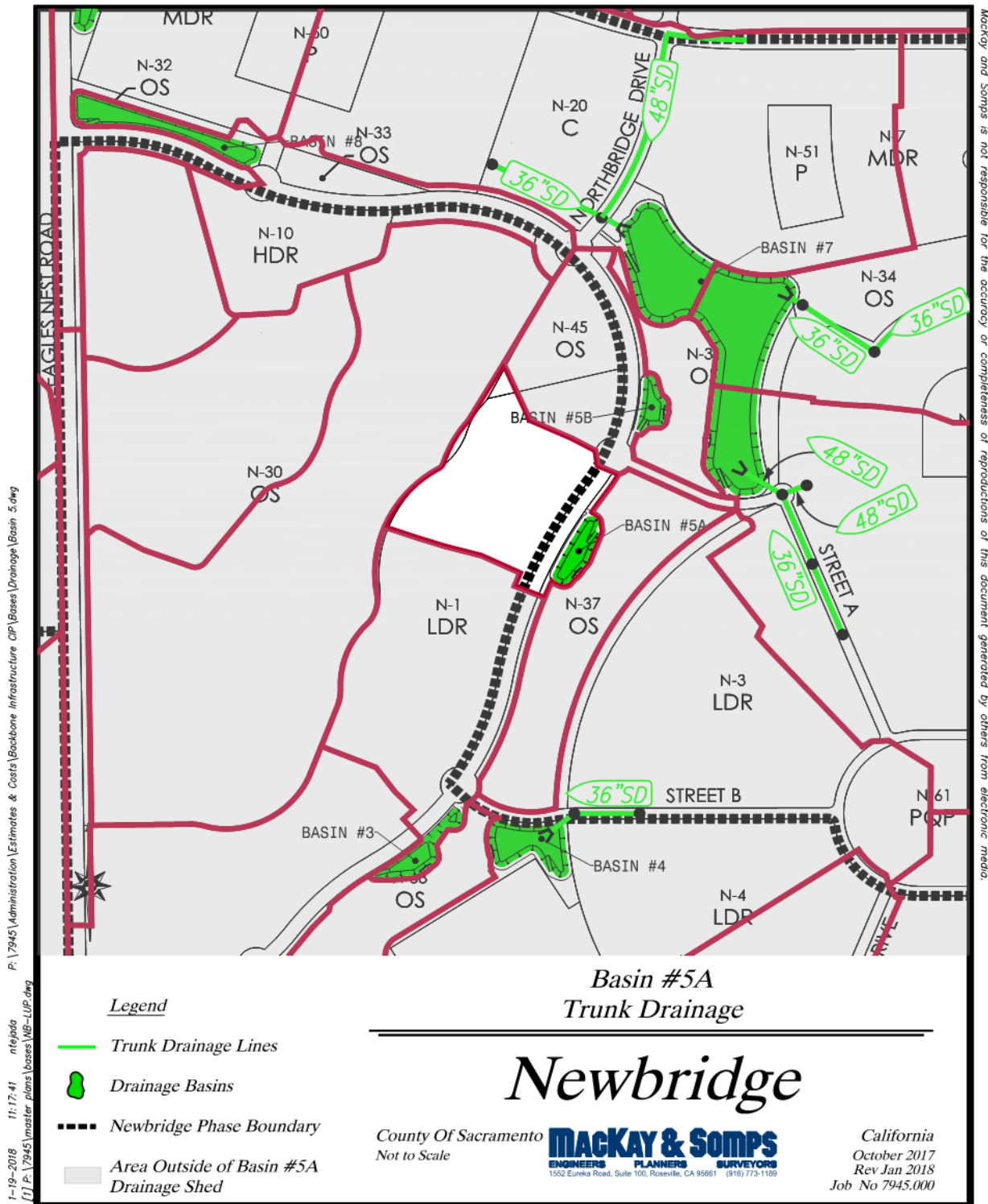
[9] Emergency Spillway Cost = 6 x \$0.52 + 6 x \$0.31 x 16' x 50' = \$4,000

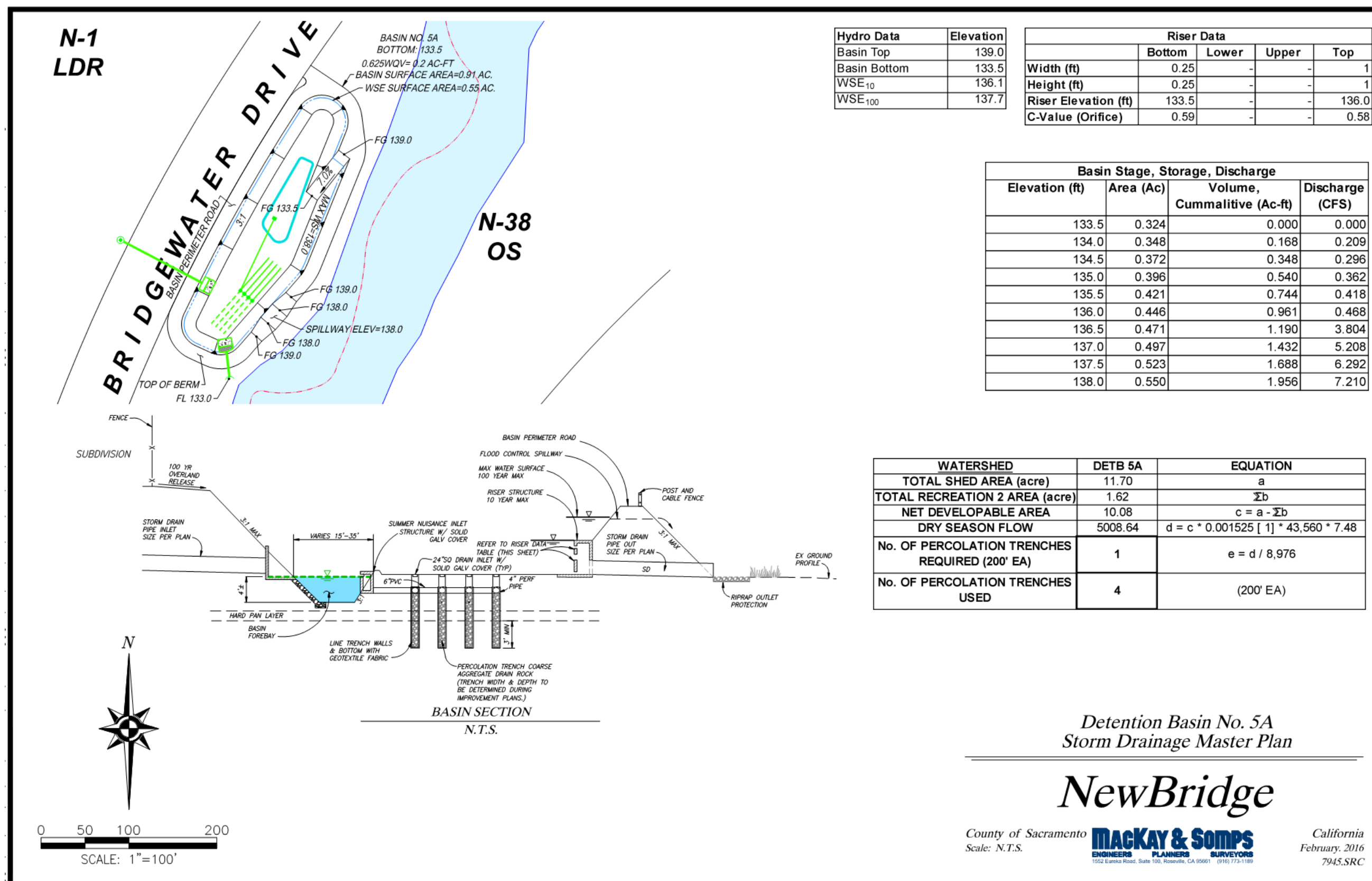
[10] In-stream detention structure

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DEVELOPMENT PHASE A

Drainage Facilities

Basin 5b Volume = 1.21-Ac. Ft.

Shed Area = 10.10 ac

Basin does not qualifies for Zone 11a Credits

Item	QTY	Unit	Unit Cost [1]	Subtotal
NewBridge Zone 11A Creditable items				
Zone 11A Credits Subtotal				\$ -
Engineering/Contingency [2]	8	%	\$ -	\$ -
Land Acquisition [3][4]	0	acres	\$ 50,000.00	\$ -
Basin 5B Zone 11A Credits Total				\$ -
NewBridge Supplemental Fee				
1. Clearing and Grubbing	27,900.00	sf	\$ 0.10	\$ 2,790.00
2. Hydroseeding	0.3	acres	\$ 1,988.08	\$ 596.42
3. Excavation	0.00	c.y	\$ 4.17	\$ -
4. Basin Finish Grading	27,900.00	sf	\$ 0.10	\$ 2,790.00
5. Basin Access Road [8]	900	sf	\$ 4.98	\$ 4,482.00
6. Emergency Spillway [9]	1	ea	\$ 4,000.00	\$ 4,000.00
7. Pipe Gate	1	ea	\$ 3,545.33	\$ 3,545.33
8. Steel Tubular Fence	610	lf	\$ 25.53	\$ 15,573.30
9. Landscaping [7]	10,700	sf	\$ 12.00	\$ 128,400.00
10. Flow Duration Control Structure	1	ea.	\$ 25,000.00	\$ 25,000
11. Percolation Trench	1	ea.	\$ 5,000.00	\$ 5,000
Supplemental Fee Subtotal				\$ 192,177
Engineering/Contingency [2]	8	%	\$ 192,177.05	\$ 15,374
Land Acquisition [3][4]	0.64	acres	\$ 80,000.00	\$ 51,239.67
Basin 5B NewBridge Supplemental Fee Total				\$ 258,791

Notes:

[1] Unit Cost based on 2018 Zone 11A Credit Schedule

[2] Soft costs in excess of 8% of the total construction cost for Zone 11A reimbursable items are not reimbursable through Zone 11A and as such shall be borne by the developer.

[3] Zone 11A Land Acquisition unit cost to be determined by appraisal (assumed to be \$50,000).

[4] Land Acquisition costs only reimbursable by Zone 11A for regional basins (shed area ≥ 160 acres).

Basins with shed areas less than 160 acres to be funded through the Newbridge Supplemental Fee Program.

[5] Total basin volume includes req'd freeboard.

[6] Excavated basin volume determined using a ratio of cut depth over total basin depth.

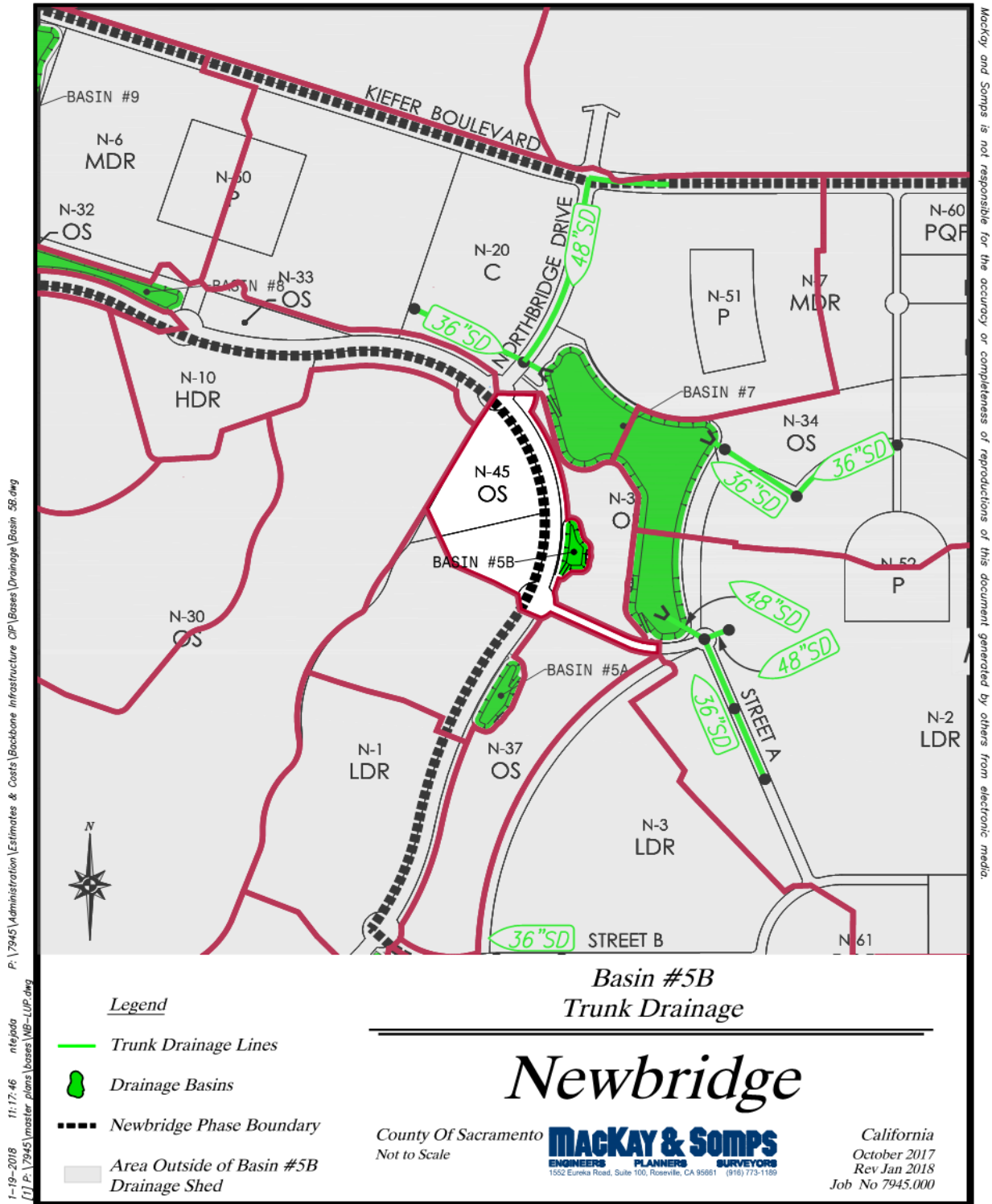
[7] 10' landscaping strip around the outside of the maintenance road. Landscaping will consist of topsoil, irrigation and low screen plants.

[8] Basin Access Ramp Cost = 6 x \$0.52 + 6 x \$0.31 = \$4.98

[9] Emergency Spillway Cost = 6 x \$0.52 + 6 x \$0.31 x 16' x 50' = \$4,000

Preliminary Cost Estimate NewBridge Specific Plan

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Preliminary Cost Estimate NewBridge Specific Plan

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DEVELOPMENT PHASE A

Drainage Facilities

Basin 7 Volume = 47.12-Ac. Ft.

Shed Area = 190.4 ac

Basin qualifies for Zone 11a Credits

Item	QTY	Unit	Unit Cost [1]	Subtotal
NewBridge Zone 11A Creditable items				
1. Basin Excavation [5]	46,800	c.y	\$ 4.17	\$ 195,156.00
2. Hydroseed	8.10	acres	\$ 1,988.08	\$ 16,103.45
3. Basin Access Road [8]	1,400	sf	\$ 4.98	\$ 6,972.00
4. Pipe Gate	1	ea.	\$ 3,545.33	\$ 3,545.33
5. Emergency Spillway [9]	1	ea.	\$ 4,000.00	\$ 4,000.00
6. Steel Tubular Fence	3,550	lf	\$ 25.53	\$ 90,631.50
7. 36" Storm Drain Pipe	2,220	lf	\$ 87.13	\$ 193,428.60
8. 48" Storm Drain Pipe	1,520	lf	\$ 137.28	\$ 208,665.60
9. 48" Storm Drain Manhole	3	ea.	\$ 3,516.96	\$ 10,550.88
10. 72" Storm Drain Pipe [10]	120	lf	\$ 239.67	\$ 28,760.40
Zone 11A Subtotal				\$ 757,814
Engineering/Contingency [2]	8	%	\$ 757,813.76	\$ 60,625.10
Basin 7 Zone 11A Credits Total				\$ 818,400
NewBridge Supplemental Fee				
1. Clearing and Grubbing	425,600.00	sf	\$ 0.10	\$ 42,560.00
2. Basin Finish Grading	425,600.00	sf	\$ 0.10	\$ 42,560.00
3. Landscaping [7]	38,100.00	sf	\$ 12.00	\$ 457,200.00
4. Flow Duration Control Structure	1	ea.	\$ 25,000.00	\$ 25,000
5. Conspan Flow Control Structure[10]	1	ea.	\$ 625,000.00	\$ 625,000
6. Percolation Trench	1	ea.	\$ 5,000.00	\$ 5,000
Supplemental Fee Subtotal				\$ 1,197,320
Engineering/Contingency [2]	8	%	\$ 1,197,320	\$ 95,786
Land Acquisition [3][4]	8.10	acres	\$ 80,000.00	\$ 648,000
Basin 7 NewBridge Supplemental Fee Total				\$ 1,941,106

Notes:

[1] Unit Cost based on 2018 Zone 11A Credit Schedule

[2] Soft costs in excess of 8% of the total construction cost for Zone 11A reimbursable items are not reimbursable through Zone 11A and as such shall be borne by the developer.

[3] Zone 11A Land Acquisition unit cost to be determined by appraisal (assumed to be \$50,000).

[4] Land Acquisition costs only reimbursable by Zone 11A for regional basins (shed area ≥ 160 acres).

Basins with shed areas less than 160 acres to be funded through the Newbridge Supplemental Fee Program.

[5] Total basin volume includes req'd freeboard.

[6] Excavated basin volume determined using a ratio of cut depth over total basin depth.

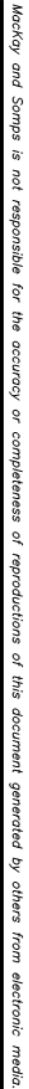
[7] 10' landscaping strip around the outside of the maintenance road. Landscaping will consist of topsoil, irrigation and low screen plants.

[8] Basin Access Ramp Cost = 6 x \$0.52 + 6 x \$0.31 = \$4.98

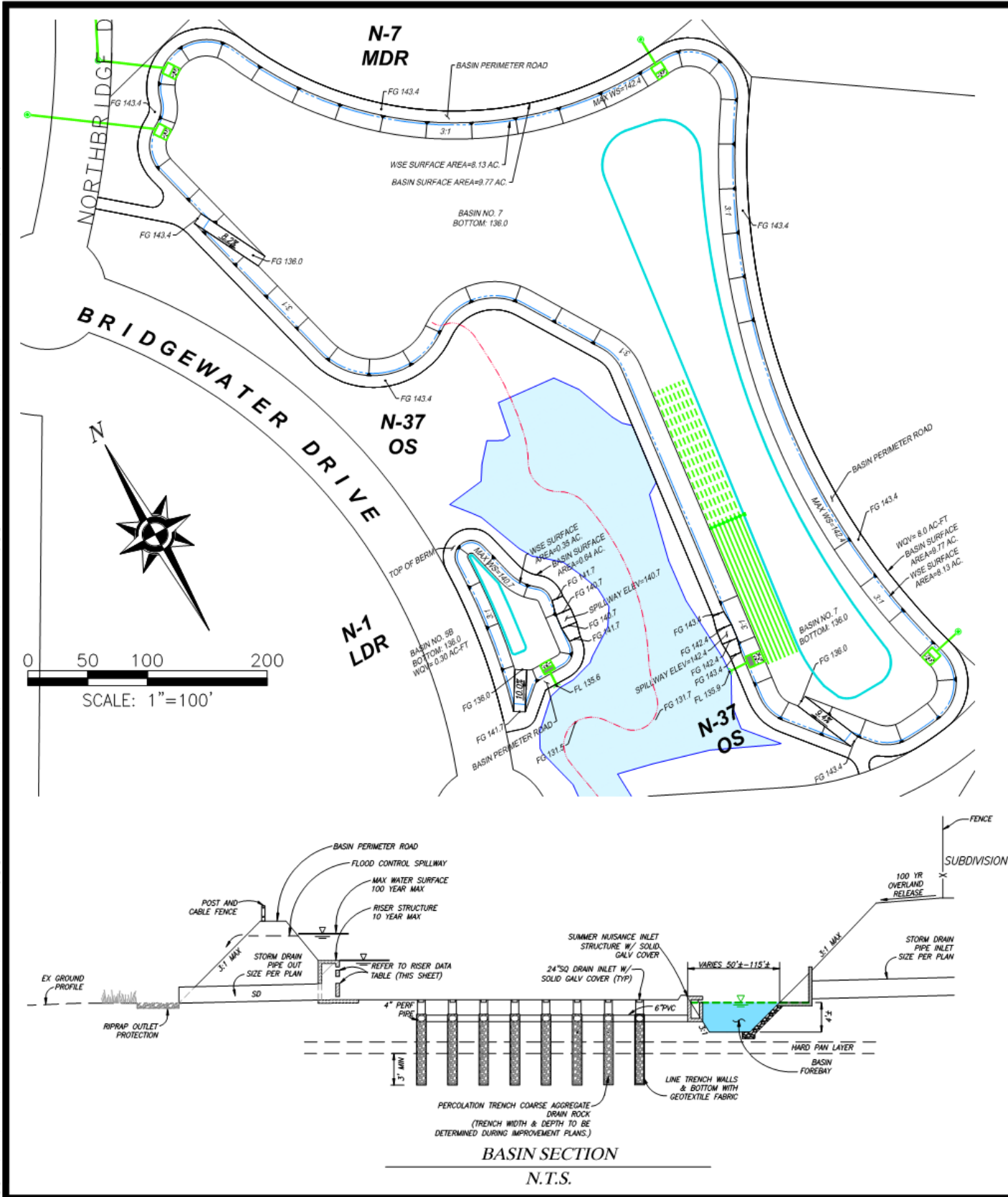
[9] Emergency Spillway Cost = 6 x \$0.52 + 6 x \$0.31 x 16' x 50' = \$4,000

[10] In-stream detention structure

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Preliminary Cost Estimate
NewBridge Specific Plan



Hydro Data	Elevation
Basin Top	143.4
Basin Bottom	136.0
WSE ₁₀	141.3
WSE ₁₀₀	142.3

Riser Data				
	Bottom	Lower	Upper	Top
Width (ft)	1	-	-	4
Height (ft)	0.6	-	-	4
Riser Elevation (ft)	136.0	-	-	141.0
C-Value (Orifice)	0.59	-	-	0.58

*WEIR COEFFICIENT IS 3.3 FOR ALL, PRIOR TO BECOMING AN ORIFICE.

Basin Stage, Storage, Discharge			
Elevation (ft)	Area (Ac)	Volume, Cumulative (Ac-ft)	Discharge (CFS)
136.0	6.603	0.000	0.000
136.5	6.721	3.331	1.167
137.0	6.838	6.721	2.841
137.5	6.956	10.169	3.479
138.0	7.075	13.677	4.018
138.5	7.193	17.244	4.492
139.0	7.312	20.871	4.920
139.5	7.432	24.556	5.315
140.0	7.551	28.302	5.682
140.5	7.671	32.108	6.026
141.0	7.791	35.973	6.352
141.5	7.912	39.899	25.330
142.0	8.033	43.885	105.295
142.4	8.130	47.118	362.066

WATERSHED	DETB 7	EQUATION
TOTAL SHED AREA (acre)	190.40	a
TOTAL RECREATION 2 AREA (acre)	51.09	Σb
NET DEVELOPABLE AREA	139.31	c = a - Σb
DRY SEASON FLOW	69221.60	d = c * 0.001525 [1] * 43,560 * 7.48
No. OF PERCOLATION TRENCHES REQUIRED (200' EA.)	8	e = d / 8,976
No. OF PERCOLATION TRENCHES USED	8	200' EA

Detention Basin No. 7
Storm Drainage Master Plan

NewBridge

County of Sacramento
Scale: N.T.S.

Mackay & Somps
ENGINEERS PLANNERS SURVEYORS
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California
May, 2016
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DEVELOPMENT PHASE A

Drainage Facilities

Basin 8 Volume = 7.0-Ac. Ft.

Shed Area = 15.70 ac

Basin does not qualifies for Zone 11a Credits

Item	QTY	Unit	Unit Cost [1]	Subtotal
NewBridge Zone 11A Creditable items				
Zone 11A Subtotal				\$ -
Engineering/Contingency [2]	8	%	\$ -	\$ -
Land Acquisition [3][4]	0.00	acres	\$ 50,000.00	\$ -
Basin 8 Zone 11A Credits Total				\$ -
NewBridge Supplemental Fee				
1. Clearing and Grubbing	76,200	sf	\$ 0.10	\$ 7,620.00
2. Basin Excavation [5]	7,500	c.y	\$ 4.17	\$ 31,275.00
3. Hydroseed	1.60	acres	\$ 1,988.08	\$ 3,180.93
4. Basin Access Road [8]	1,200	sf	\$ 4.98	\$ 5,976.00
5. Basin Finish Grading	76,200	sf	\$ 0.10	\$ 7,620.00
6. Pipe Gate	1	ea.	\$ 3,545.33	\$ 3,545.33
7. Emergency Spillway [9]	1	ea.	\$ 4,000.00	\$ 4,000.00
8. Steel Tubular Fence	1,870	lf	\$ 25.53	\$ 47,741.10
9. Landscaping [7]	9,400	sf	\$ 12.00	\$ 112,800.00
10. Flow Duration Control Structure	1	ea.	\$ 25,000.00	\$ 25,000.00
11. Percolation Trench	1	ea.	\$ 5,000.00	\$ 5,000.00
Supplemental Fee Subtotal				\$ 253,758
Engineering/Contingency [2]	8	%	\$ 253,758	\$ 20,301
Land Acquisition [3][4]	1.75	acres	\$ 80,000.00	\$ 139,944.90
Basin 8 NewBridge Supplemental Fee Total				\$ 414,004

Notes:

[1] Unit Cost based on 2018 Zone 11A Credit Schedule

[2] Soft costs in excess of 8% of the total construction cost for Zone 11A reimbursable items are not reimbursable through Zone 11A and as such shall be borne by the developer.

[3] Zone 11A Land Acquisition unit cost to be determined by appraisal (assumed to be \$50,000).

[4] Land Acquisition costs only reimbursable by Zone 11A for regional basins (shed area ≥ 160 acres).

Basins with shed areas less than 160 acres to be funded through the Newbridge Supplemental Fee Program.

[5] Total basin volume includes req'd freeboard.

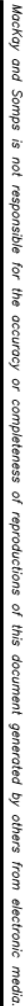
[6] Excavated basin volume determined using a ratio of cut depth over total basin depth.

[7] 10' landscaping strip around the outside of the maintenance road. Landscaping will consist of topsoil, irrigation and low screen plants.

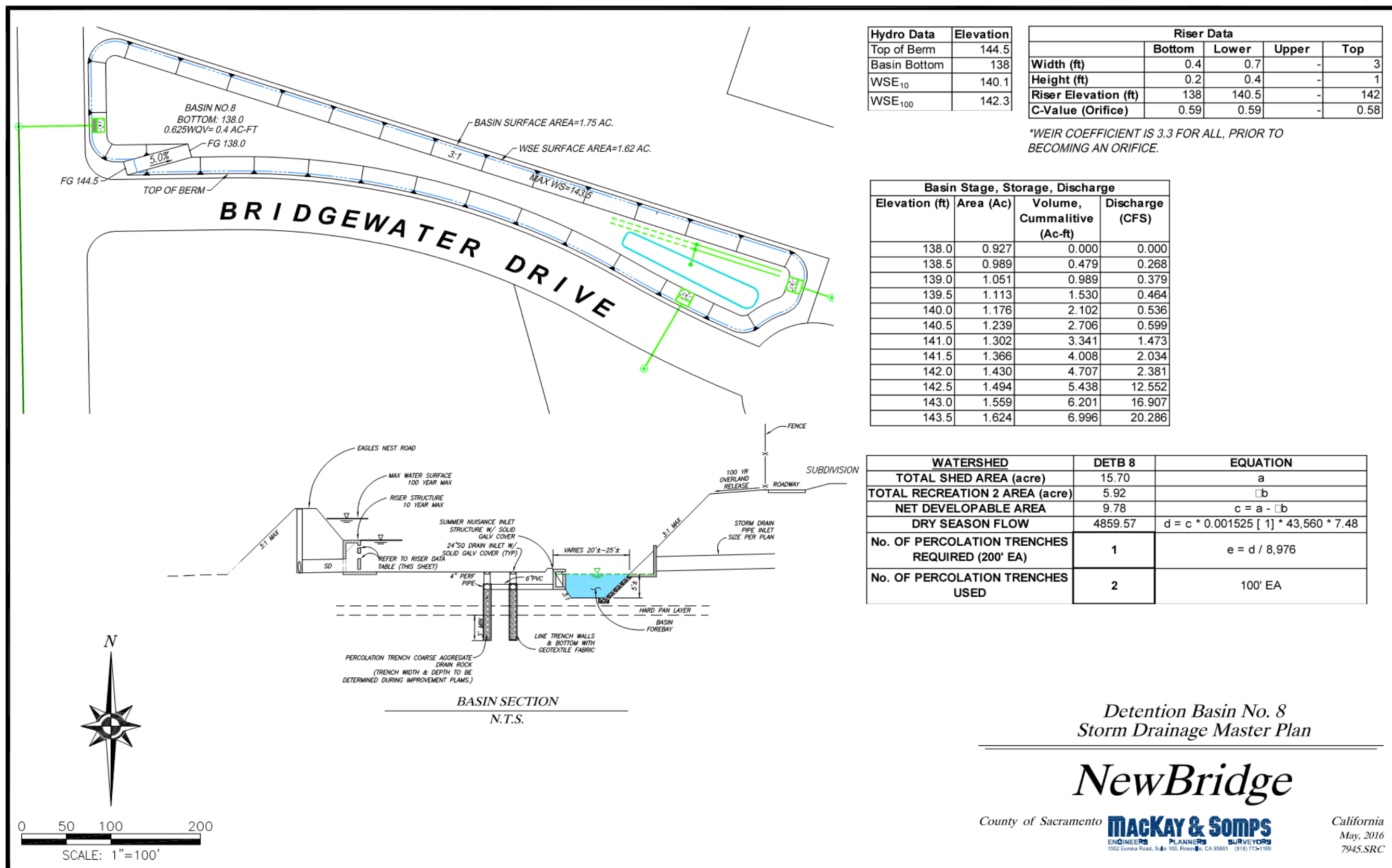
[8] Basin Access Ramp Cost = 6 x \$0.52 + 6 x \$0.31 = \$4.98

[9] Emergency Spillway Cost = 6 x \$0.52 + 6 x \$0.31 x 16' x 50' = \$4,000

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**Preliminary Cost Estimate
NewBridge Specific Plan**

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DEVELOPMENT PHASE A

Drainage Facilities

Basin 9 Volume = 13.18-Ac. Ft.

Shed Area = 31.4 ac

Basin qualifies for Zone 11a Credits

Item		QTY	Unit	Unit Cost [1]	Subtotal
NewBridge Zone 11A Creditable items					
1.	Basin Excavation [5]	8,500	c.y	\$ 4.17	\$ 35,445.00
2.	Hydroseed	2.40	acres	\$ 1,988.08	\$ 4,771.39
3.	Basin Access Road [7]	1,600	sf	\$ 4.98	\$ 7,968.00
4.	Pipe Gate	1	ea.	\$ 3,545.33	\$ 3,545.33
5.	Emergency Spillway [8]	1	ea.	\$ 4,000.00	\$ 4,000.00
6.	Steel Tubular Fence	1,700	lf	\$ 25.53	\$ 43,401.00
Zone 11A Subtotal					\$ 99,131
Engineering/Contingency [2]		8	%	\$ 99,130.72	\$ 7,930.46
Basin 9	Zone 11A Credits Total				\$ 107,100
NewBridge Supplemental Fee					
1.	Clearing and Grubbing	76,200	sf	\$ 0.10	\$ 7,620.00
2.	Basin Finish Grading	76,200	sf	\$ 0.10	\$ 7,620.00
3.	Landscaping [6]	11,700	sf	\$ 12.00	\$ 140,400.00
4.	Flow Duration Control Structure	1	ea.	\$ 25,000.00	\$ 25,000
5.	Percolation Trench	1	ea.	\$ 5,000.00	\$ 5,000
Supplemental Fee Subtotal					\$ 185,640
Engineering/Contingency [2]		8	%	\$ 185,640	\$ 14,851
Land Acquisition [3][4]		2.40	acres	\$ 80,000.00	\$ 192,000
Basin 9	NewBridge Supplemental Fee Total				\$ 392,491

Notes:

[1] Unit Cost based on 2018 Zone 11 Credit Schedule

[2] Soft costs in excess of 8% of the total construction cost for Zone 11 reimbursable items are not reimbursable through Zone 11 and as such shall be borne by the developer.

[3] Zone 11A Land Acquisition unit cost to be determined by appraisal (assumed to be \$50,000).

[4] Land Acquisition costs only reimbursable by Zone 11A for regional basins (shed area ≥ 160 acres).

Basins with shed areas less than 160 acres to be funded through the Newbridge Supplemental Fee Program.

[5] Excavated basin volume determined using a ratio of cut depth over total basin depth.

[6] 10' landscaping strip around the outside of the maintenance road. Landscaping will consist of topsoil, irrigation and low screen plants.

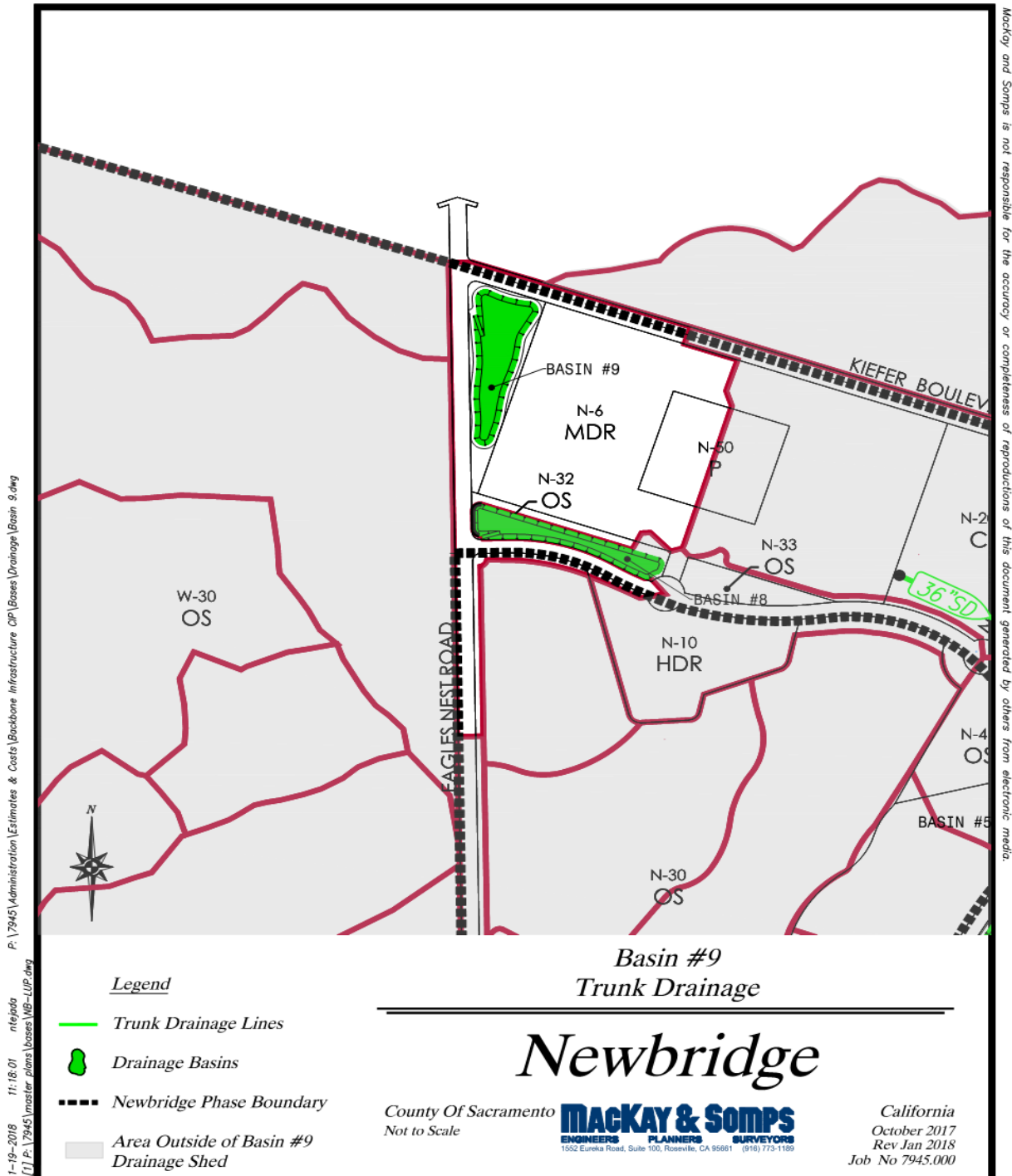
[7] Basin Access Ramp Cost = 6 x \$0.52 + 6 x \$0.31 = \$4.98

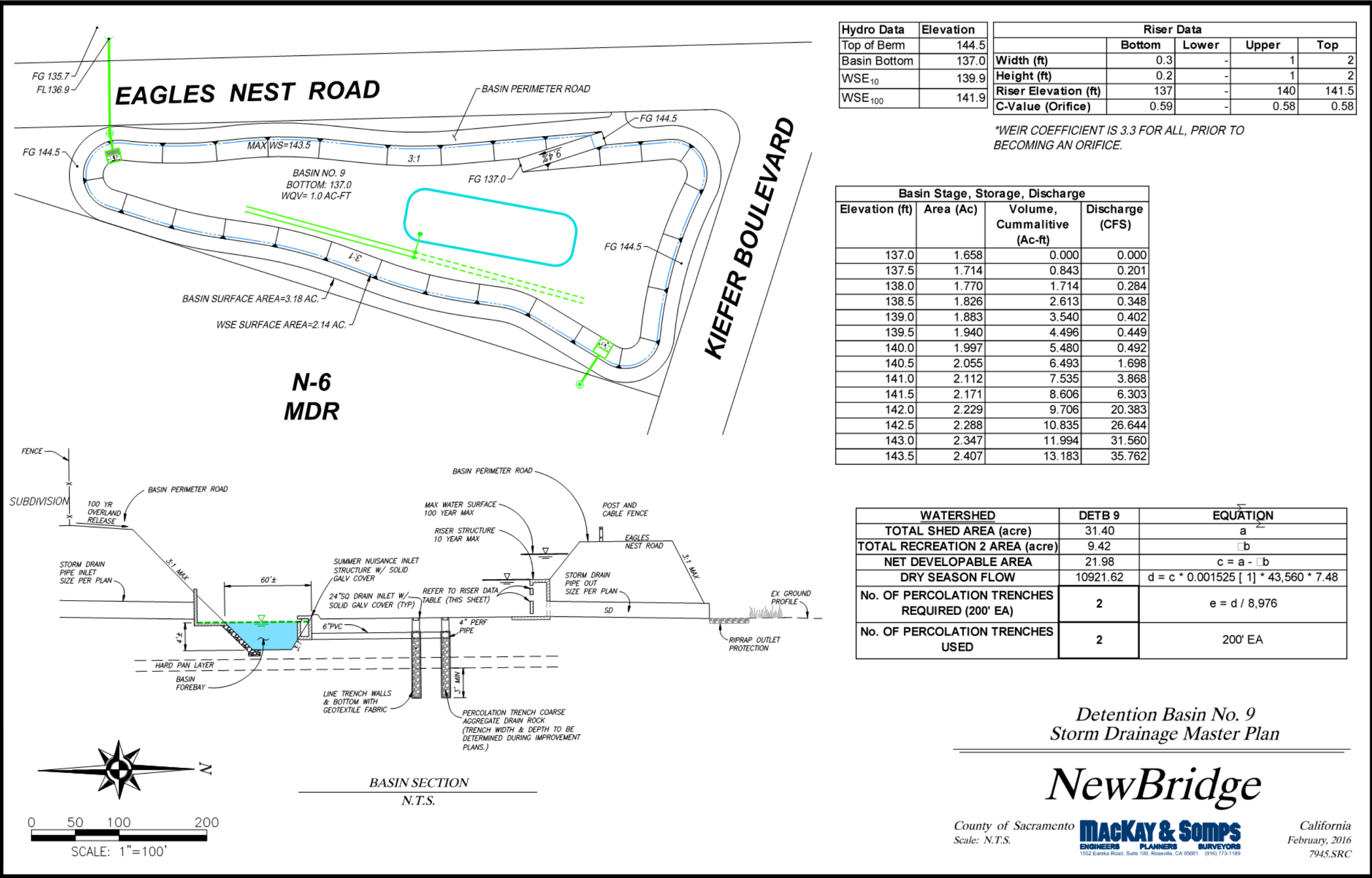
[8] Emergency Spillway Cost = 6 x \$0.52 + 6 x \$0.31 x 16' x 50' = \$4,000

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DEVELOPMENT PHASE B

Drainage Facilities

Basin 10 Volume = 13.3-Ac. Ft.

Shed Area = 45.57 ac

Basin qualifies for Zone 11a Credits

Item		QTY	Unit	Unit Cost [1]	Subtotal
NewBridge Zone 11A Creditable items					
1.	Basin Excavation [5]	21,700	c.y	\$ 4.17	\$ 90,489.00
2.	Hydroseed	2.30	acres	\$ 1,988.08	\$ 4,572.58
3.	Basin Access Road [7]	3,900	sf	\$ 4.98	\$ 19,422.00
4.	Pipe Gate	1	ea.	\$ 3,545.33	\$ 3,545.33
5.	Emergency Spillway [8]	1	ea.	\$ 4,000.00	\$ 4,000.00
6.	Steel Tubular fence	2,370	lf	\$ 25.53	\$ 60,506.10
Zone 11A Subtotal					\$ 182,535
Engineering/Contingency [2]		8	%	\$ 182,535.01	\$ 14,602.80
Basin 10 Zone 11A Credits Total					\$ 197,100
NewBridge Supplemental Fee					
1.	Clearing and Grubbing	144,600	sf	\$ 0.10	\$ 14,460.00
2.	Basin Finish Grading	144,600	sf	\$ 0.10	\$ 14,460.00
3.	Landscaping [6]	20,300	sf	\$ 12.00	\$ 243,600.00
4.	Flow Duration Control Structure	1	ea.	\$ 25,000.00	\$ 25,000
Supplemental Fee Subtotal					\$ 297,520
Engineering/Contingency [2]		8	%	\$ 297,520	\$ 23,802
Land Acquisition [3][4]		2.30	acres	\$ 80,000.00	\$ 184,000
Basin 10 NewBridge Supplemental Fee Total					\$ 505,322

Notes:

[1] Unit Cost based on 2018 Zone 11 Credit Schedule

[2] Soft costs in excess of 8% of the total construction cost for Zone 11 reimbursable items are not reimbursable through Zone 11 and as such shall be borne by the developer.

[3] Zone 11A Land Acquisition unit cost to be determined by appraisal (assumed to be \$50,000).

[4] Land Acquisition costs only reimbursable by Zone 11A for regional basins (shed area ≥ 160 acres).

Basins with shed areas less than 160 acres to be funded through the Newbridge Supplemental Fee Program.

[5] Excavated basin volume determined using a ratio of cut depth over total basin depth.

[6] 10' landscaping strip around the outside of the maintenance road. Landscaping will consist of topsoil, irrigation and low screen plants.

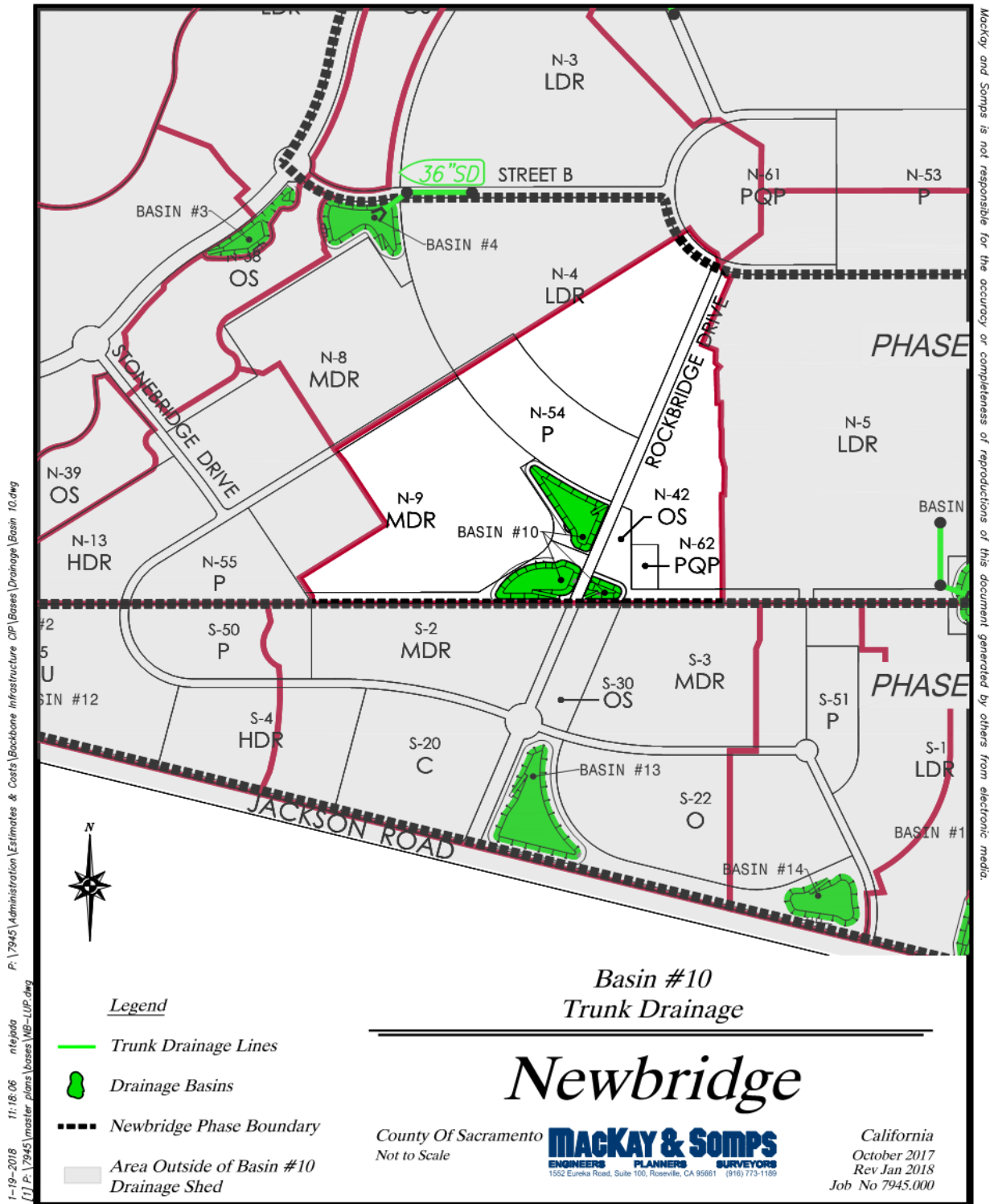
[7] Basin Access Ramp Cost = 6 x \$0.52 + 6 x \$0.31 = \$4.98

[8] Emergency Spillway Cost = 6 x \$0.52 + 6 x \$0.31 x 16' x 50' = \$4,000

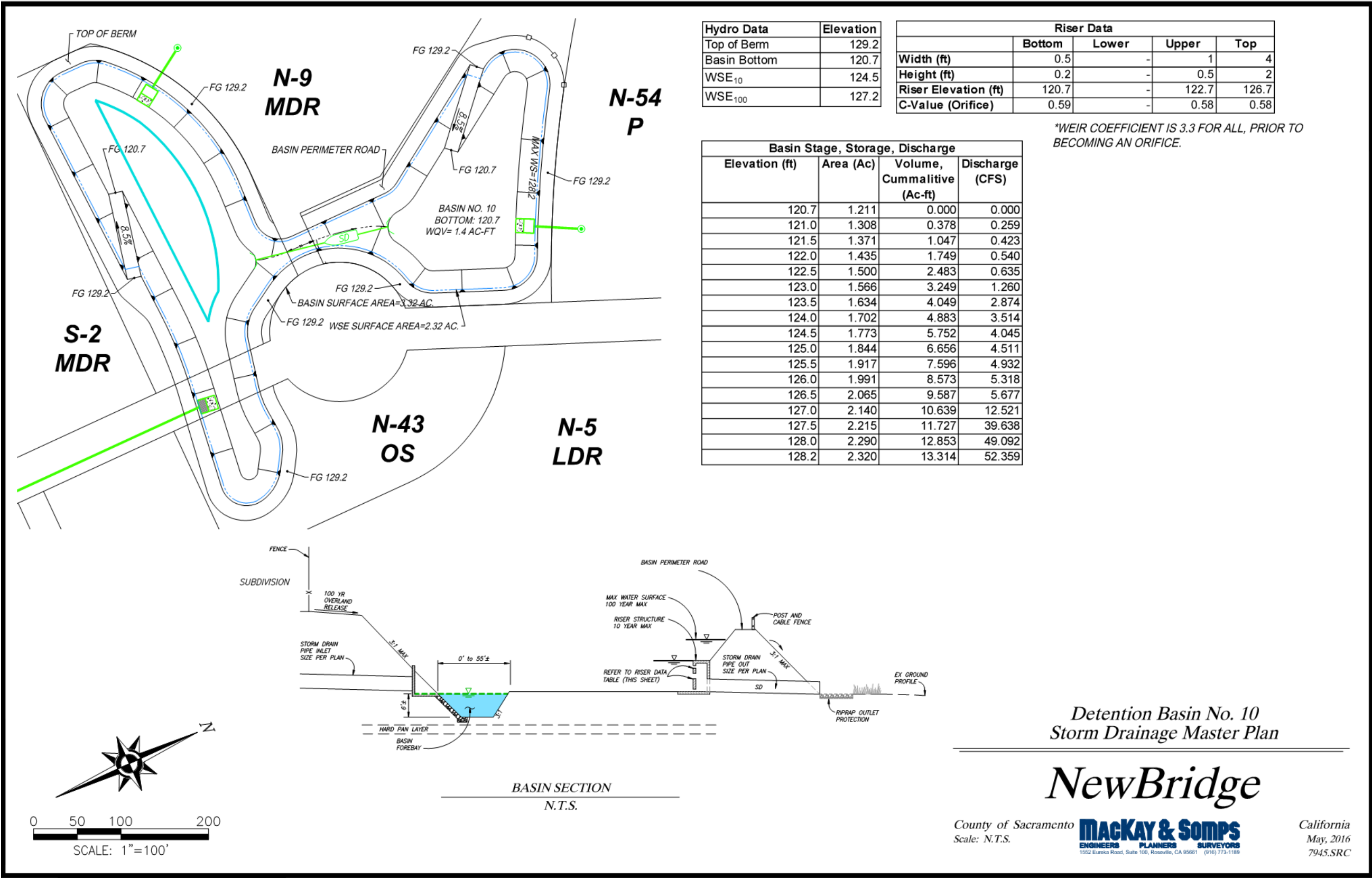
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DEVELOPMENT PHASE B

Drainage Facilities

Basin 11 Volume = 11.89-Ac. Ft.

Shed Area = 67.6 ac

Basin qualifies for Zone 11a Credits

Item		QTY	Unit	Unit Cost [1]	Subtotal
NewBridge Zone 11A Creditable items					
1.	Basin Excavation [5]	0	c.y	\$ 4.17	\$ -
2.	Hydroseed	2.00	acres	\$ 1,988.08	\$ 3,976.16
3.	Basin Access Road [7]	1,600	sf	\$ 4.98	\$ 7,968.00
4.	Pipe Gate	1	ea.	\$ 3,545.33	\$ 3,545.33
5.	Emergency Spillway [8]	1	ea.	\$ 4,000.00	\$ 4,000.00
6.	Steel Tubular Fence	1,170	lf	\$ 25.53	\$ 29,870.10
7.	24" Storm Drain Pipe	280	lf	\$ 59.68	\$ 16,710.40
8.	36" Storm Drain Pipe	124	lf	\$ 87.13	\$ 10,804.12
Zone 11A Subtotal					\$ 76,874
Engineering/Contingency [2]		8	%	\$ 76,874.11	\$ 6,149.93
Basin 11	Zone 11A Credits Total				\$ 83,000
NewBridge Supplemental Fee					
1.	Clearing and Grubbing	110,600	sf	\$ 0.10	\$ 11,060.00
2.	Basin Finish Grading	110,600	sf	\$ 0.10	\$ 11,060.00
3.	Landscaping [6]	11,900	sf	\$ 12.00	\$ 142,800.00
4.	Flow Duration Control Structure	1	ea.	\$ 25,000.00	\$ 25,000
Supplemental Fee Subtotal					\$ 189,920
Engineering/Contingency [2]		8	%	\$ 189,920	\$ 15,194
Land Acquisition [3][4]		2.00	acres	\$ 80,000.00	\$ 160,000
Basin 11	NewBridge Supplemental Fee Total				\$ 365,114

Notes:

[1] Unit Cost based on 2018 Zone 11 Credit Schedule

[2] Soft costs in excess of 8% of the total construction cost for Zone 11 reimbursable items are not reimbursable through Zone 11 and as such shall be borne by the developer.

[3] Zone 11A Land Acquisition unit cost to be determined by appraisal (assumed to be \$50,000).

[4] Land Acquisition costs only reimbursable by Zone 11A for regional basins (shed area ≥ 160 acres).

Basins with shed areas less than 160 acres to be funded through the Newbridge Supplemental Fee Program.

[5] Basin constructed in fill

[6] 10' landscaping strip around the outside of the maintenance road. Landscaping will consist of topsoil, irrigation and low screen plants.

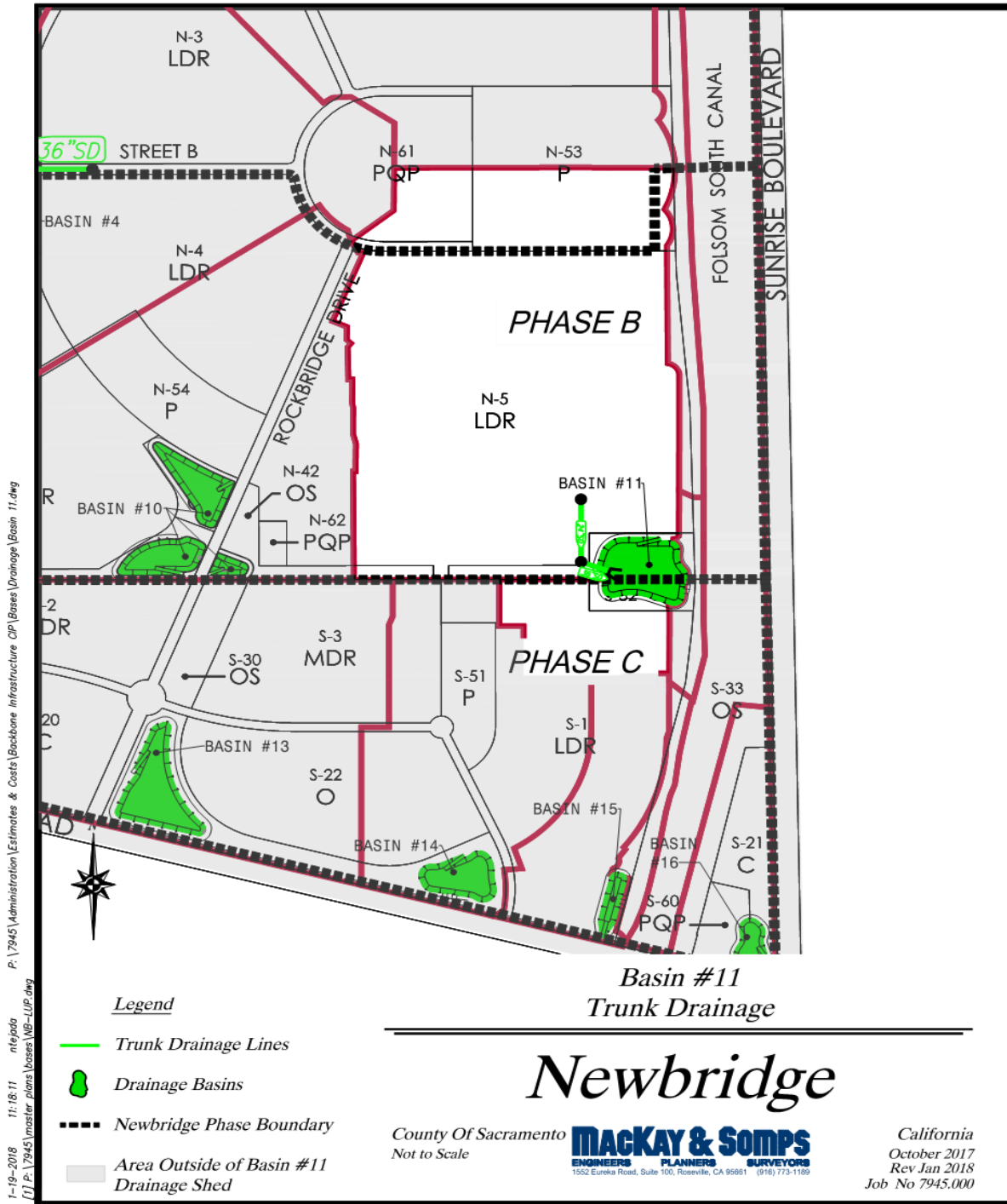
[7] Basin Access Ramp Cost = 6 x \$0.52 + 6 x \$0.31 = \$4.98

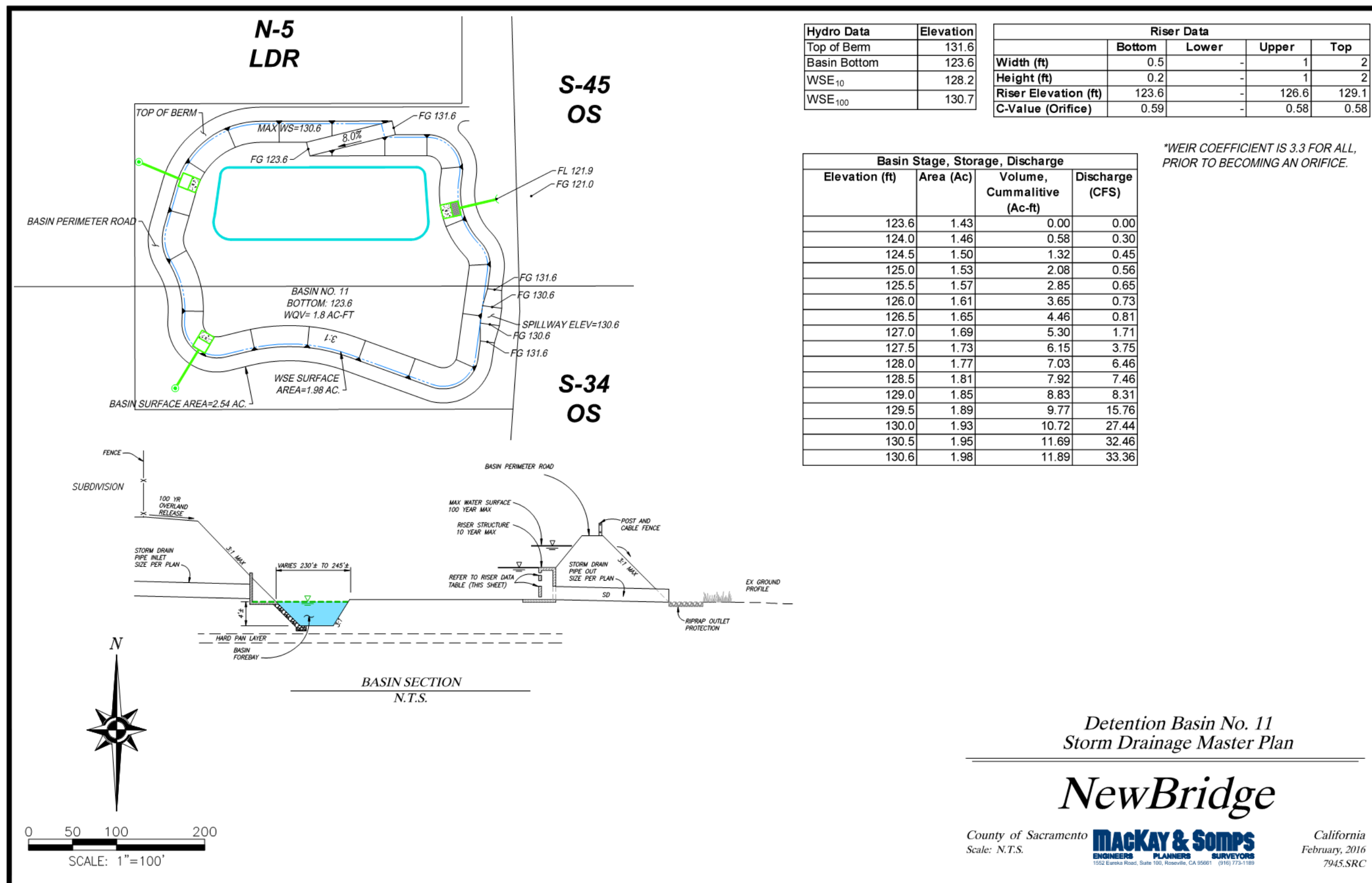
[8] Emergency Spillway Cost = 6 x \$0.52 + 6 x \$0.31 x 16' x 50' = \$4,000

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DEVELOPMENT PHASE C

Drainage Facilities

Basin 12 Volume = 5.6-Ac. Ft.

Shed Area = 24.50 ac

Basin does not qualify for Zone 11a Credits

Item	QTY	Unit	Unit Cost [1]	Subtotal
NewBridge Zone 11A Creditable items				
Zone 11A Subtotal				\$ -
Engineering/Contingency [2]	8	%	\$ -	\$ -
Land Acquisition [3][4]	0	acres	\$ 50,000.00	\$ -
Basin 12 Zone 11A Credits Total				\$ -
NewBridge Supplemental Fee				
1. Clearing and Grubbing	58,800	sf	\$ 0.10	\$ 5,880.00
2. Basin Excavation [5]	7,000	c.y	\$ 4.17	\$ 29,190.00
3. Hydroseed	0.90	acres	\$ 1,988.08	\$ 1,789.27
4. Basin Access Road [7]	1,600	sf	\$ 4.98	\$ 7,968.00
5. Basin Finish Grading	58,800	sf	\$ 0.10	\$ 5,880.00
6. Pipe Gate	1	ea.	\$ 3,545.33	\$ 3,545.33
7. Emergency Spillway [8]	1	ea.	\$ 4,000.00	\$ 4,000.00
8. Steel Tubular Fence	890	lf	\$ 25.53	\$ 22,721.70
9. Landscaping [6]	5,400	sf	\$ 12.00	\$ 64,800.00
10. Flow Duration Control Structure	1	ea.	\$ 25,000.00	\$ 25,000
11. Percolation Trench	1	ea.	\$ 5,000.00	\$ 5,000
Supplemental Fee Subtotal				\$ 175,774
Engineering/Contingency [2]	8	%	\$ 175,774	\$ 14,062
Land Acquisition [3][4]	0.90	acres	\$ 80,000.00	\$ 72,000
Basin 12 NewBridge Supplemental Fee Total				\$ 261,836

Notes:

[1] Unit Cost based on 2018 Zone 11 Credit Schedule

[2] Soft costs in excess of 8% of the total construction cost for Zone 11 reimbursable items are not reimbursable through Zone 11 and as such shall be borne by the developer.

[3] Zone 11A Land Acquisition unit cost to be determined by appraisal (assumed to be \$50,000).

[4] Land Acquisition costs only reimbursable by Zone 11A for regional basins (shed area ≥ 160 acres).

Basins with shed areas less than 160 acres to be funded through the Newbridge Supplemental Fee Program.

[5] Excavated basin volume determined using a ratio of cut depth over total basin depth.

[6] 10' landscaping strip around the outside of the maintenance road. Landscaping will consist of topsoil, irrigation and low screen plants.

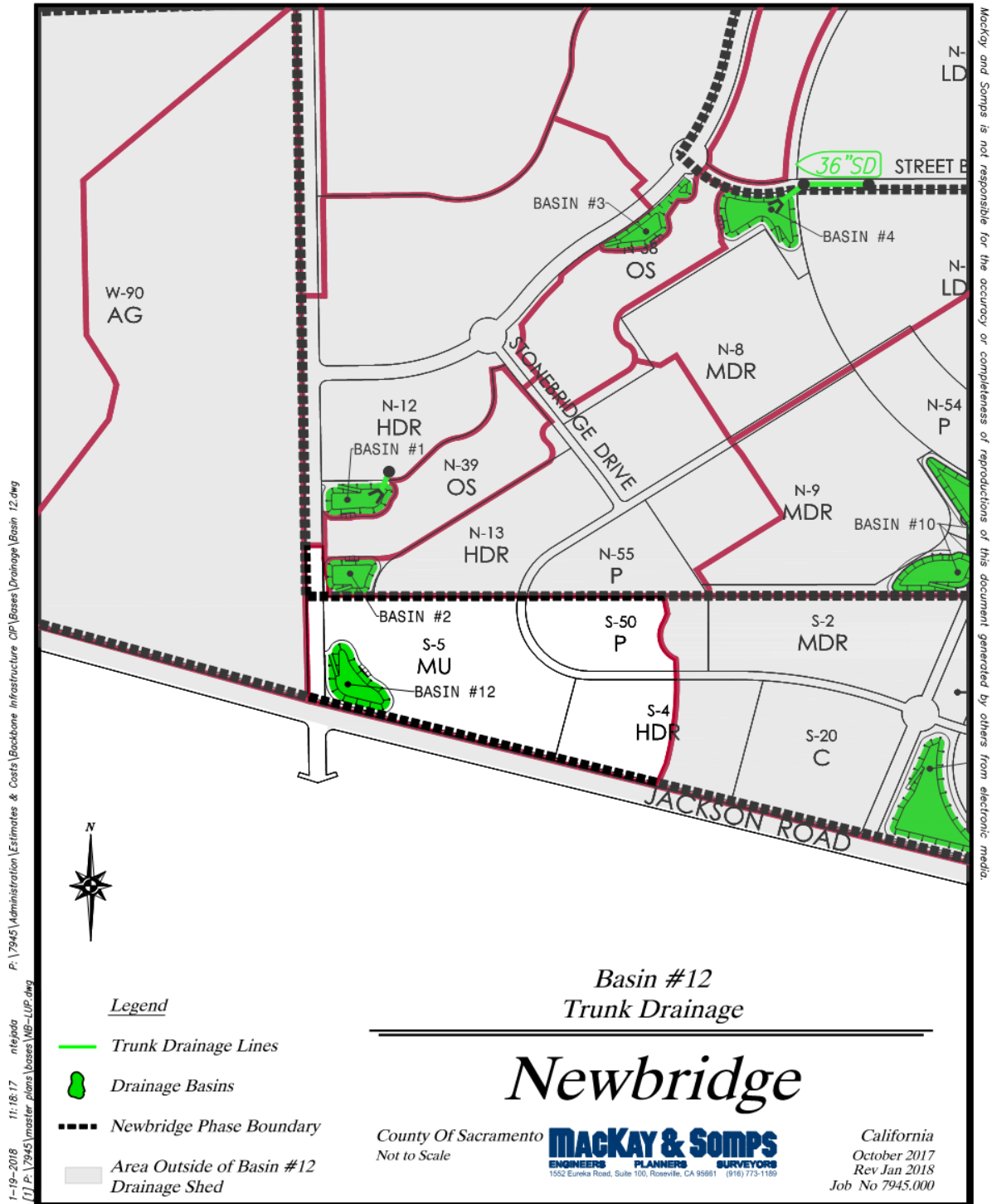
[7] Basin Access Ramp Cost = 6 x \$0.52 + 6 x \$0.31 = \$4.98

[8] Emergency Spillway Cost = 6 x \$0.52 + 6 x \$0.31 x 16' x 50' = \$4,000

Preliminary Cost Estimate NewBridge Specific Plan

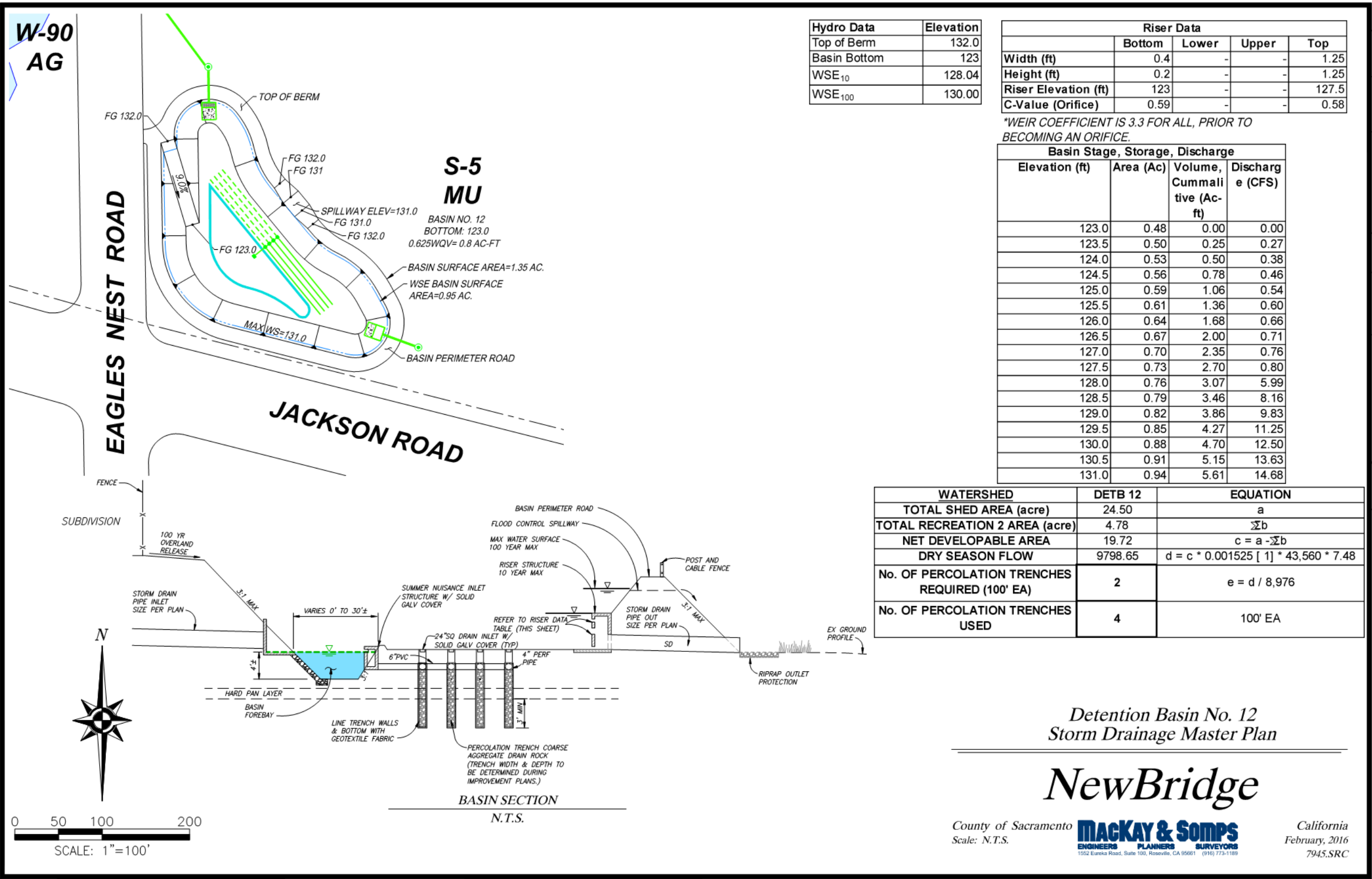
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Preliminary Cost Estimate
NewBridge Specific Plan



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DEVELOPMENT PHASE C

Drainage Facilities

Basin 13 Volume = 11.0-Ac. Ft.

Shed Area = 52.33 ac

Basin qualifies for Zone 11a Credits

Item		QTY	Unit	Unit Cost [1]	Subtotal
NewBridge Zone 11A Creditable items					
1.	Basin Excavation [5]	5,700	c.y	\$ 4.17	\$ 23,769.00
2.	Hydroseed	1.90	acres	\$ 1,988.08	\$ 3,777.35
3.	Basin Access Road [7]	1,900	sf	\$ 4.98	\$ 9,462.00
4.	Pipe Gate	1	ea.	\$ 3,545.33	\$ 3,545.33
5.	Emergency Spillway [8]	1	ea.	\$ 4,000.00	\$ 4,000.00
6.	Steel Tubular Fence	1,440	lf	\$ 25.53	\$ 36,763.20
7.	42" Storm Drain Pipe	507	lf	\$ 119.26	\$ 60,464.82
8.	60" Storm Drain Manhole	2	ea.	\$ 5,117.75	\$ 10,235.50
Zone 11A Subtotal					\$ 152,017
Engineering/Contingency [2]		8	%	\$ 152,017.20	\$ 12,161.38
Basin 13 Zone 11A Credits Total					\$ 164,200
NewBridge Supplemental Fee					
1.	Clearing and Grubbing	108,900	sf	\$ 0.10	\$ 10,890.00
2.	Basin Finish Grading	108,900	sf	\$ 0.10	\$ 10,890.00
3.	Landscaping [6]	7,600	sf	\$ 12.00	\$ 91,200.00
4.	Flow Duration Control Structure	1	ea.	\$ 25,000.00	\$ 25,000
Supplemental Fee Subtotal					\$ 137,980
Engineering/Contingency [2]		8	%	\$ 137,980	\$ 11,038
Land Acquisition [3][4]		1.90	acres	\$ 80,000.00	\$ 152,000
Basin 13 NewBridge Supplemental Fee Total					\$ 301,018

Notes:

[1] Unit Cost based on 2018 Zone 11 Credit Schedule

[2] Soft costs in excess of 8% of the total construction cost for Zone 11 reimbursable items are not reimbursable through Zone 11 and as such shall be borne by the developer.

[3] Zone 11A Land Acquisition unit cost to be determined by appraisal (assumed to be \$50,000).

[4] Land Acquisition costs only reimbursable by Zone 11A for regional basins (shed area ≥ 160 acres).

Basins with shed areas less than 160 acres to be funded through the Newbridge Supplemental Fee Program.

[5] Excavated basin volume determined using a ratio of cut depth over total basin depth.

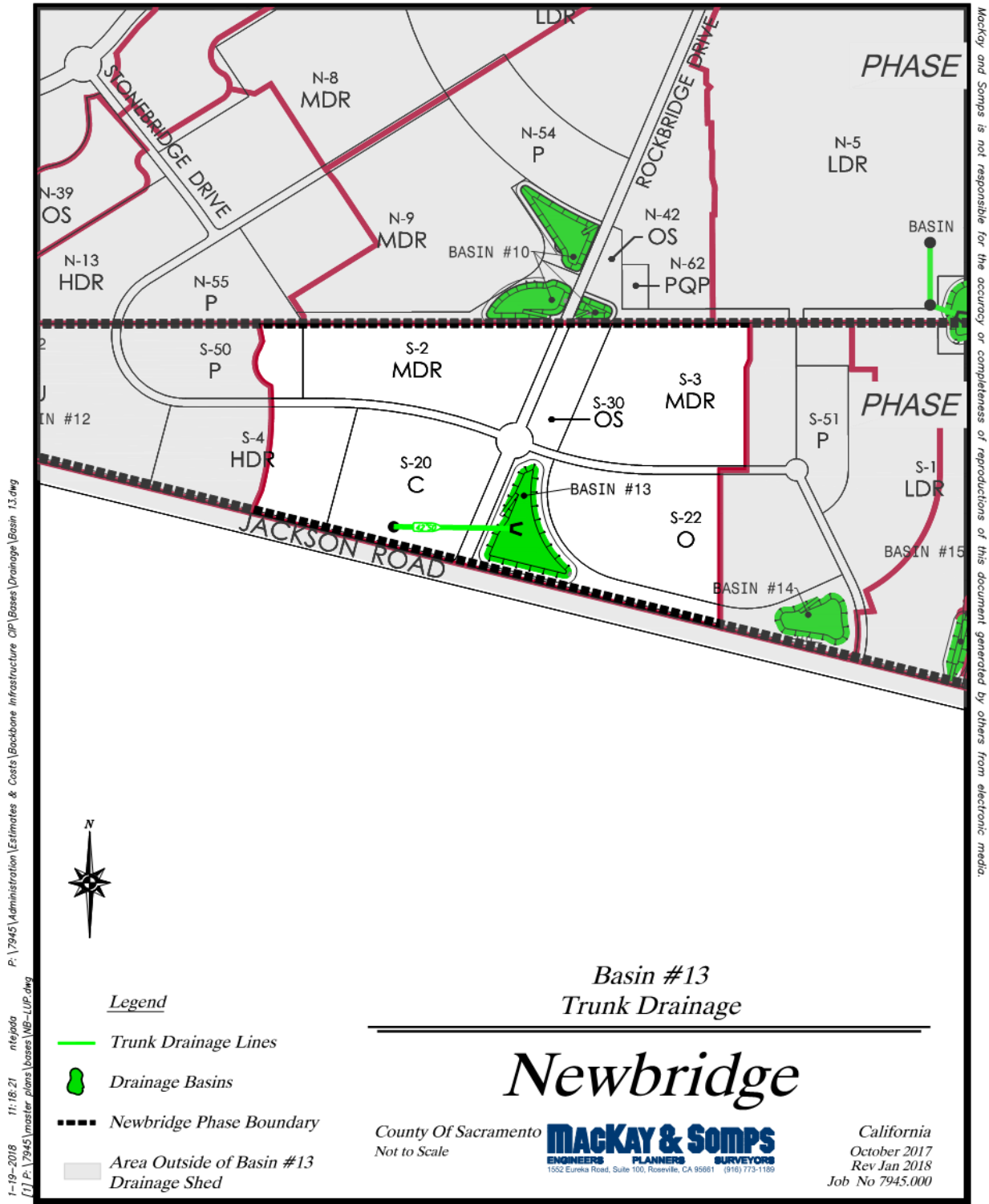
[6] 10' landscaping strip around the outside of the maintenance road. Landscaping will consist of topsoil, irrigation and low screen plants.

[7] Basin Access Ramp Cost = 6 x \$0.52 + 6 x \$0.31 = \$4.98

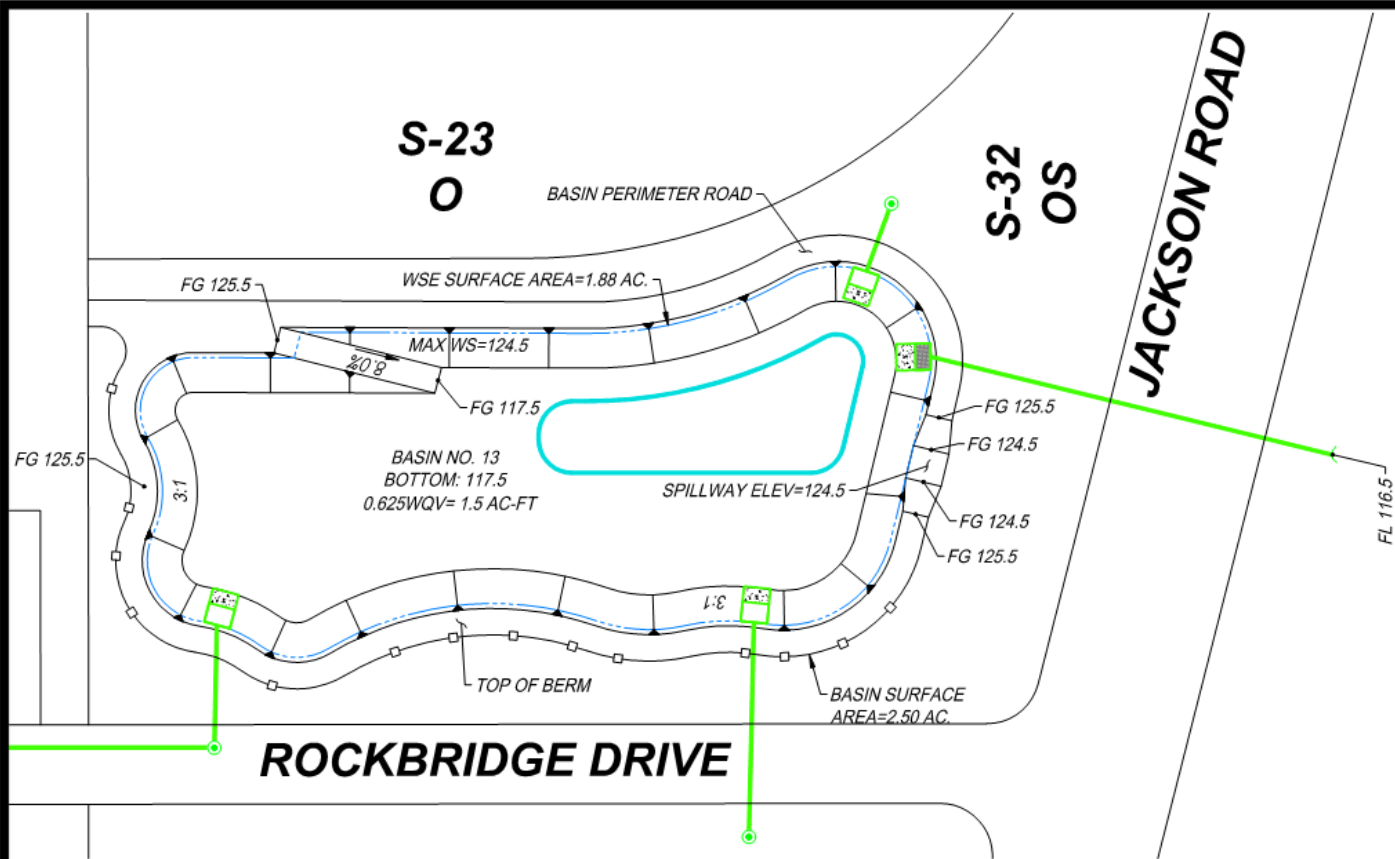
[8] Emergency Spillway Cost = 6 x \$0.52 + 6 x \$0.31 x 16' x 50' = \$4,000

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NewBridge Specific Plan

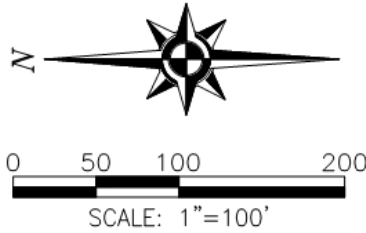
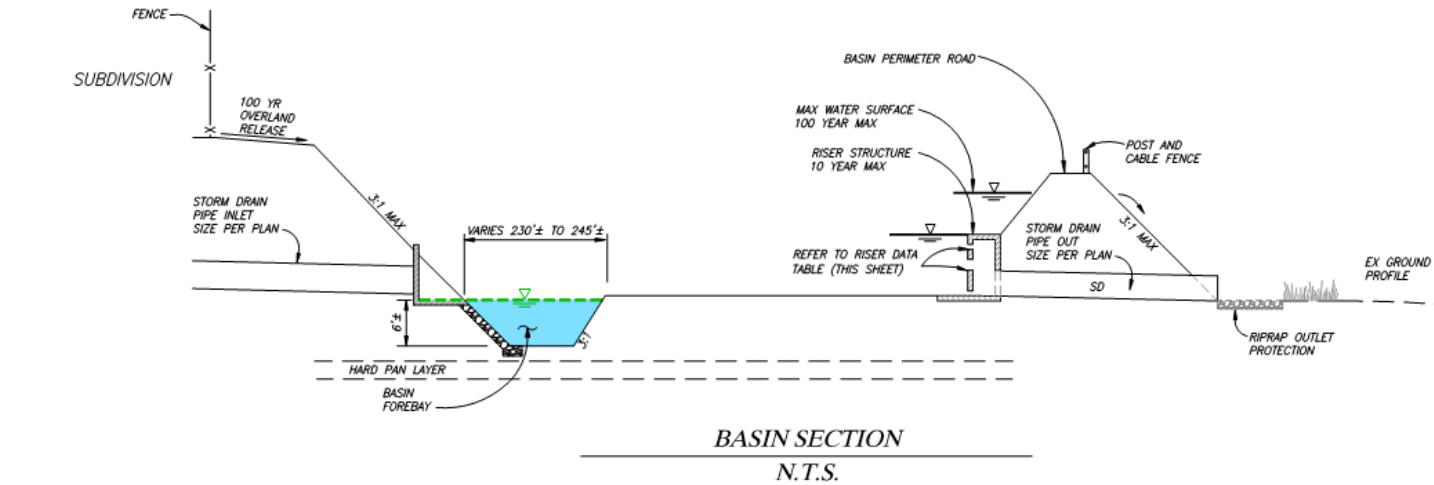


Hydro Data	Elevation
Top of Berm	125.5
Basin Bottom	117.5
WSE ₁₀	122.2
WSE ₁₀₀	124.0

Riser Data				
	Bottom	Lower	Upper	Top
Width (ft)	0.5	-	2	4
Height (ft)	0.4	-	1	2
Riser Elevation (ft)	117.5	-	121.0	122.5
C-Value (Orifice)	0.59	-	0.58	0.58

*WEIR COEFFICIENT IS 3.3 FOR ALL, PRIOR TO BECOMING AN ORIFICE.

Basin Stage, Storage, Discharge			
Elevation (ft)	Area (Ac)	Volume, Cumulative (Ac-ft)	Discharge (CFS)
117.5	1.276	0.000	0.000
118.0	1.317	0.648	0.583
118.5	1.358	1.317	0.947
119.0	1.399	2.006	1.160
119.5	1.441	2.717	1.339
120.0	1.483	3.448	1.497
120.5	1.526	4.200	1.640
121.0	1.568	4.973	1.772
121.5	1.611	5.768	4.227
122.0	1.655	6.585	8.609
122.5	1.698	7.423	13.519
123.0	1.742	8.283	29.386
123.5	1.787	9.166	54.274
124.0	1.831	10.070	64.142
124.5	1.876	10.997	72.580



Detention Basin No. 13
Storm Drainage Master Plan

NewBridge

County of Sacramento
Scale: N.T.S.

MACKay & Somps
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

California
February, 2016
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DEVELOPMENT PHASE C

Drainage Facilities

Basin 14 Volume = 6.2-Ac. Ft.

Shed Area = 23.42 ac

Basin does not qualify for Zone 11a Credits

Item		QTY	Unit	Unit Cost [1]	Subtotal
NewBridge Zone 11A Creditable items					
Zone 11A Subtotal					\$ -
	Engineering/Contingency [2]	8	%	\$ -	\$ -
	Land Acquisition [3][4]	0	acres	\$ 50,000.00	\$ -
Basin 14	Zone 11A Credits Total				\$ -
NewBridge Supplemental Fee					
1.	Clearing and Grubbing	68,400	sf	\$ 0.10	\$ 6,840.00
2.	Basin Excavation [5]	8,800	c.y	\$ 4.17	\$ 36,696.00
3.	Hydroseed	1.10	acres	\$ 1,988.08	\$ 2,186.89
4.	Basin Finish Grading	68,400	sf	\$ 0.10	\$ 6,840.00
5.	Basin Access Road [7]	1,600	sf	\$ 4.98	\$ 7,968.00
6.	Pipe Gate	1	ea.	\$ 3,545.33	\$ 3,545.33
7.	Emergency Spillway [8]	1	ea.	\$ 4,000.00	\$ 4,000.00
8.	Steel Tubular Fence	920	lf	\$ 25.53	\$ 23,487.60
9.	Landscaping [6]	8,300	sf	\$ 12.00	\$ 99,600.00
10.	Flow Duration Control Structure	1	ea.	\$ 25,000.00	\$ 25,000
Supplemental Fee Subtotal					\$ 216,164
	Engineering/Contingency [2]	8	%	\$ 216,164	\$ 17,293
	Land Acquisition [3][4]	1.57	acres	\$ 80,000.00	\$ 125,619.8
Basin 14	NewBridge Supplemental Fee Total				\$ 359,077

Notes:

[1] Unit Cost based on 2018 Zone 11 Credit Schedule

[2] Soft costs in excess of 8% of the total construction cost for Zone 11 reimbursable items are not reimbursable through Zone 11 and as such shall be borne by the developer.

[3] Zone 11A Land Acquisition unit cost to be determined by appraisal (assumed to be \$50,000).

[4] Land Acquisition costs only reimbursable by Zone 11A for regional basins (shed area ≥ 160 acres).

Basins with shed areas less than 160 acres to be funded through the Newbridge Supplemental Fee Program.

[5] Excavated basin volume determined using a ratio of cut depth over total basin depth.

[6] 10' landscaping strip around the outside of the maintenance road. Landscaping will consist of topsoil, irrigation and low screen plants.

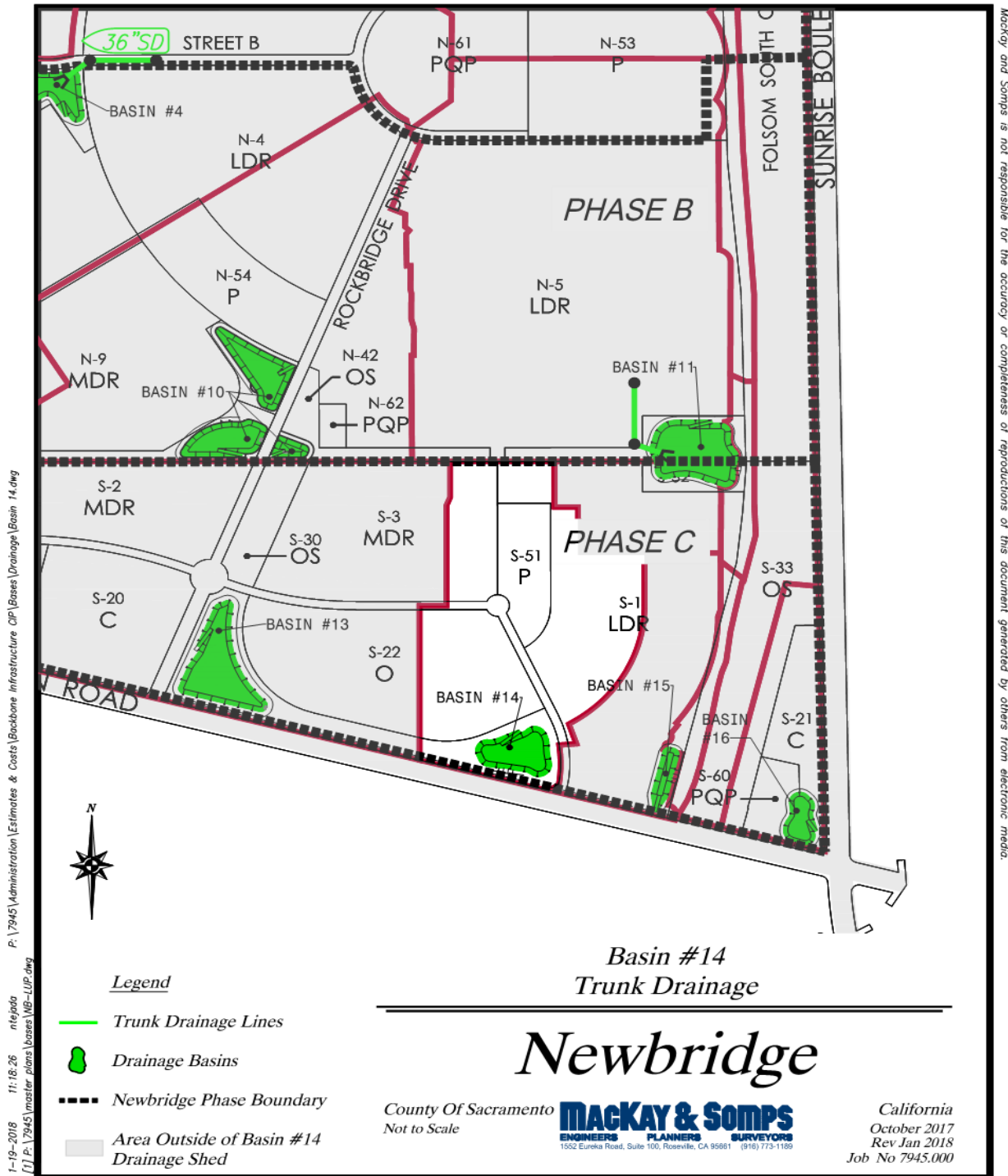
[7] Basin Access Ramp Cost = 6 x \$0.52 + 6 x \$0.31 = \$4.98

[8] Emergency Spillway Cost = 6 x \$0.52 + 6 x \$0.31 x 16' x 50' = \$4,000

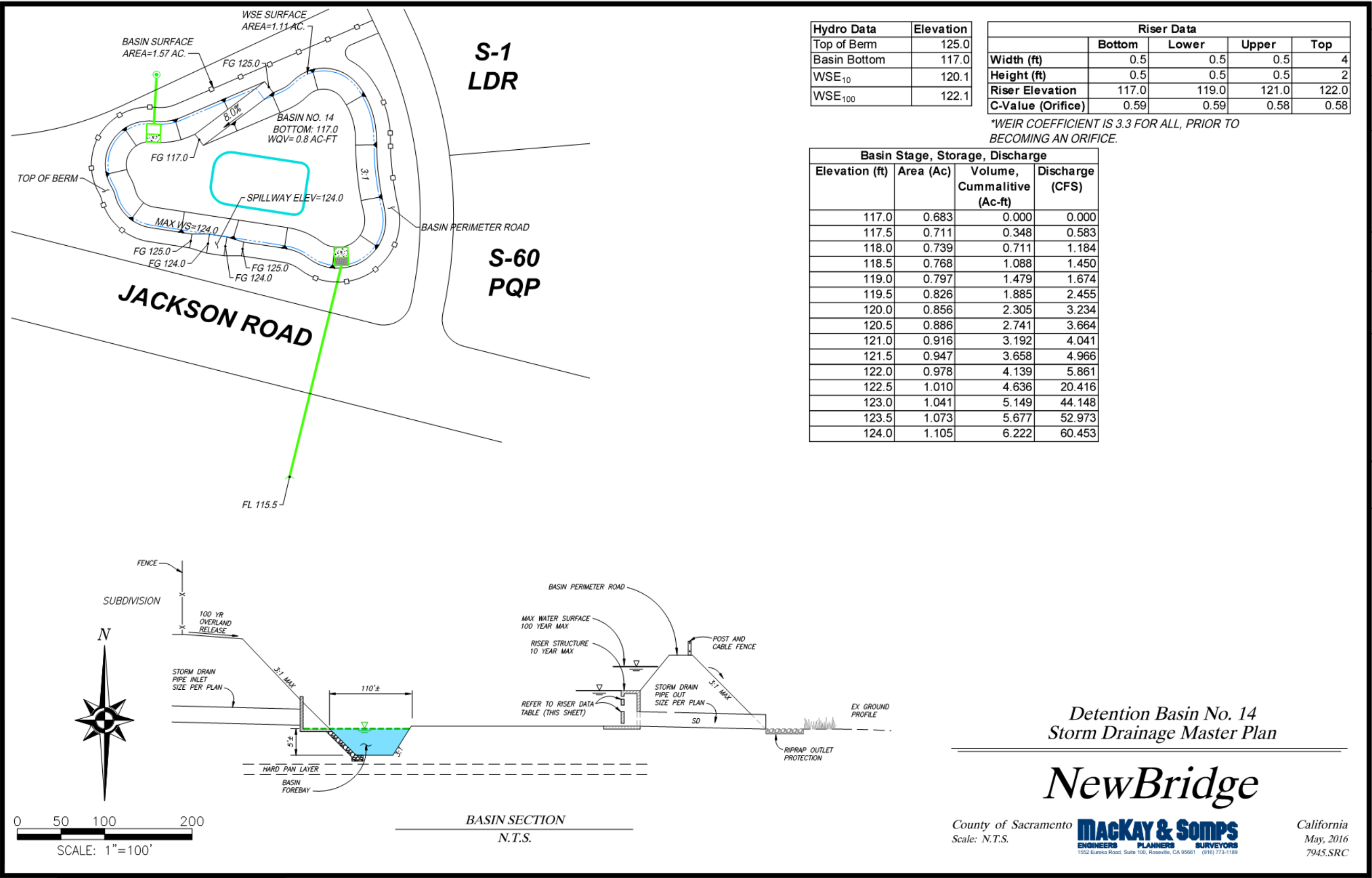
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DEVELOPMENT PHASE C

Drainage Facilities

Basin 15 Volume = 1.6-Ac. Ft.

Shed Area = 10.21 ac

Basin qualifies for Zone 11a Credits

Item	QTY	Unit	Unit Cost [1]	Subtotal
NewBridge Zone 11A Creditable items				
Zone 11A Subtotal				\$ -
Engineering/Contingency [2]	8	%	\$ -	\$ -
Land Acquisition [3][4]	0	acres	\$ 50,000.00	\$ -
Basin 15 Zone 11A Credits Total				\$ -
NewBridge Supplemental Fee				
1. Clearing and Grubbing	30,900	sf	\$ 0.10	\$ 3,090.00
2. Hydroseeding	17,400	sf	\$ 0.50	\$ 8,700.00
3. Excavation	0	c.y	\$ 4.17	\$ -
4. Basin Finish Grading	30,900	sf	\$ 0.10	\$ 3,090.00
5. Basin Access Road [7]	1,200	sf	\$ 4.98	\$ 5,976.00
6. Emergency Spillway [8]	1	ea	\$ 4,000.00	\$ 4,000.00
7. Pipe Gate	1	ea	\$ 3,545.33	\$ 3,545.33
8. Steel Tubular Fence	680	lf	\$ 25.53	\$ 17,360.40
9. Landscaping [6]	7,600	sf	\$ 12.00	\$ 91,200.00
10. Flow Duration Control Structure	1	ea.	\$ 25,000.00	\$ 25,000
Supplemental Fee Subtotal				\$ 161,962
Engineering/Contingency [2]	8	%	\$ 161,962	\$ 12,957
Land Acquisition [3][4]	0.71	acres	\$ 80,000.00	\$ 56,749.3
Basin 15 NewBridge Supplemental Fee Total				\$ 231,668

Notes:

[1] Unit Cost based on 2018 Zone 11 Credit Schedule

[2] Soft costs in excess of 8% of the total construction cost for Zone 11 reimbursable items are not reimbursable through Zone 11 and as such shall be borne by the developer.

[3] Zone 11A Land Acquisition unit cost to be determined by appraisal (assumed to be \$50,000).

[4] Land Acquisition costs only reimbursable by Zone 11A for regional basins (shed area ≥ 160 acres).

Basins with shed areas less than 160 acres to be funded through the Newbridge Supplemental Fee Program.

[5] Basin constructed in fill

[6] 10' landscaping strip around the outside of the maintenance road. Landscaping will consist of topsoil, irrigation and low screen plants.

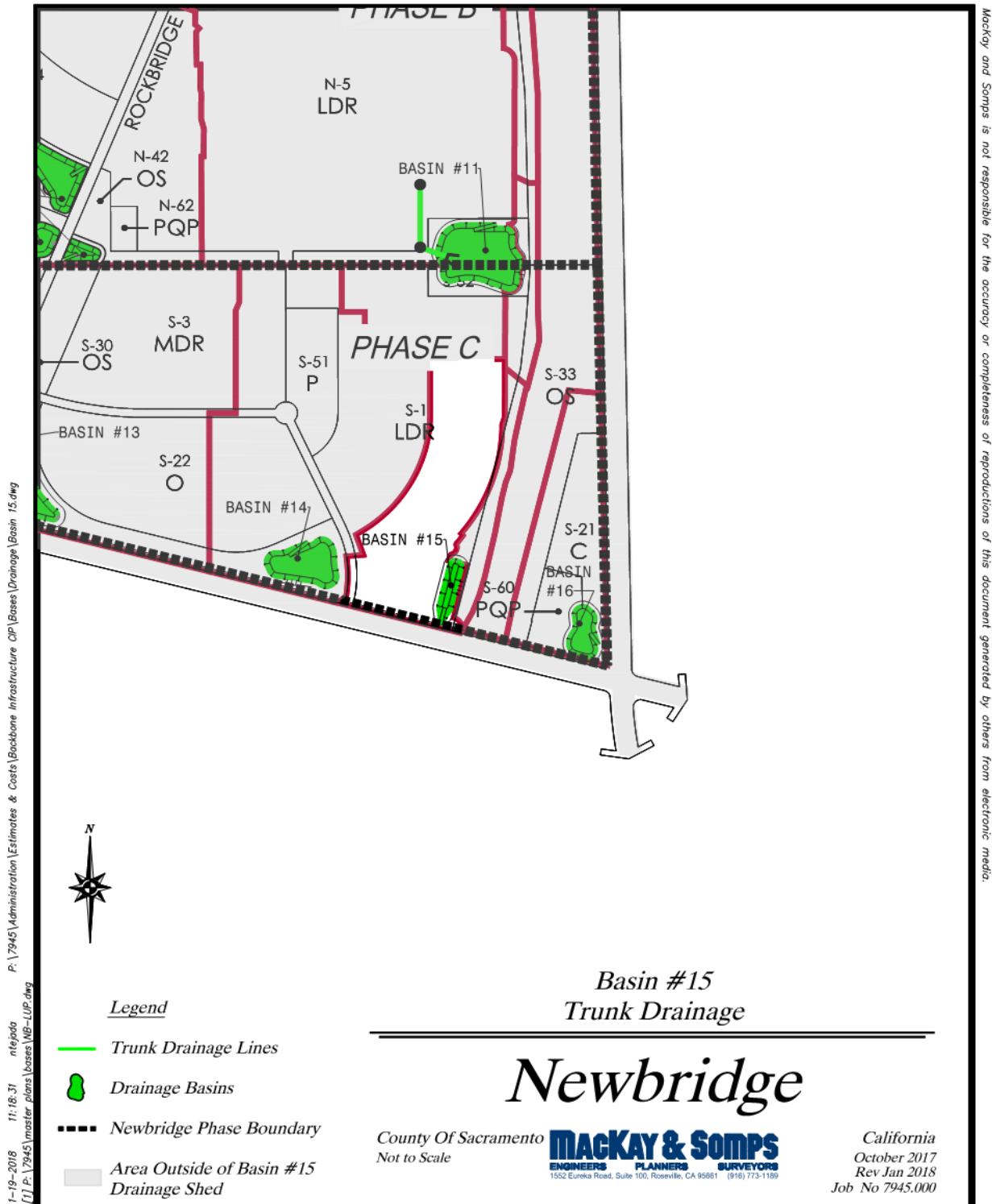
[7] Basin Access Ramp Cost = 6 x \$0.52 + 6 x \$0.31 = \$4.98

[8] Emergency Spillway Cost = 6 x \$0.52 + 6 x \$0.31 x 16' x 50' = \$4,000

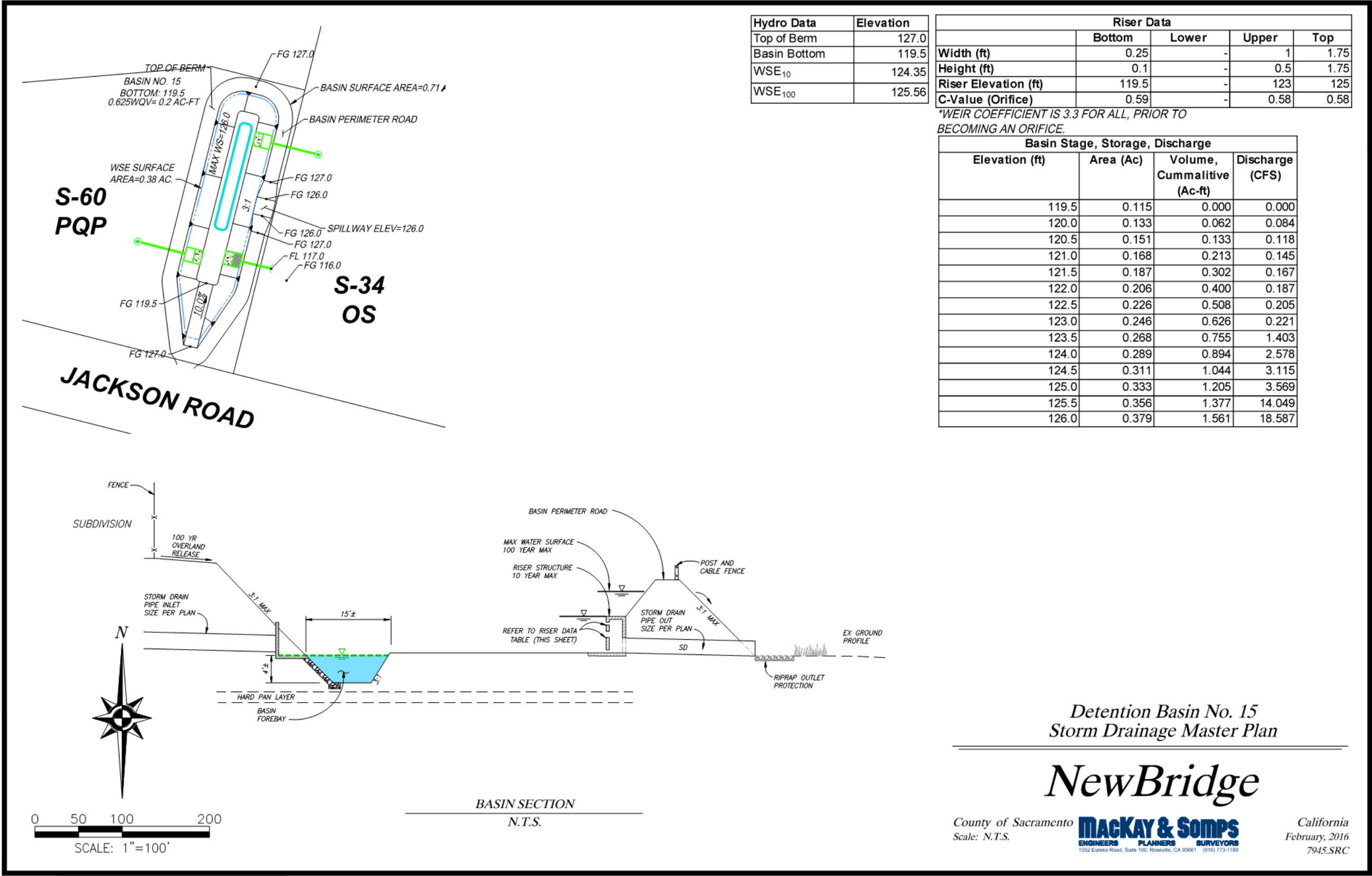
Preliminary Cost Estimate
NewBridge Specific Plan

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Preliminary Cost Estimate
NewBridge Specific Plan



**Preliminary Cost Estimate
NewBridge Specific Plan**

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DEVELOPMENT PHASE C

Drainage Facilities

Basin 16 Volume = 2.1-Ac. Ft.

Shed Area = 7.95 ac

Basin does not qualify for Zone 11a Credits

Item	QTY	Unit	Unit Cost [1]	Subtotal
NewBridge Zone 11A Creditable items				
Zone 11A Subtotal				\$ -
Engineering/Contingency [2]	8	%	\$ -	\$ -
Land Acquisition [3][4]	0	acres	\$ 50,000.00	\$ -
Basin 16 Zone 11A Credits Total				\$ -
NewBridge Supplemental Fee				
1. Clearing and Grubbing	36,600	sf	\$ 0.10	\$ 3,660.00
2. Hydroseeding	21,800	sf	\$ 0.50	\$ 10,900.00
3. Excavation	600	c.y	\$ 4.17	\$ 2,502.00
4. Basin Finish Grading	36,600	sf	\$ 0.10	\$ 3,660.00
5. Basin Access Road [7]	1,000	sf	\$ 4.98	\$ 4,980.00
6. Emergency Spillway [8]	1	ea	\$ 4,000.00	\$ 4,000.00
7. Pipe Gate	1	ea	\$ 3,545.33	\$ 3,545.33
8. Steel Tubular Fence	640	lf	\$ 25.53	\$ 16,339.20
9. Landscaping [6]	4,000	sf	\$ 12.00	\$ 48,000.00
10. Flow Duration Control Structure	1	ea.	\$ 25,000.00	\$ 25,000
Supplemental Fee Subtotal				\$ 122,587
Engineering/Contingency [2]	8	%	\$ 122,587	\$ 9,807
Land Acquisition [3][4]	0.84	acres	\$ 80,000.00	\$ 67,217.6
Basin 16 NewBridge Supplemental Fee Total				\$ 199,611

Notes:

[1] Unit Cost based on 2018 Zone 11 Credit Schedule

[2] Soft costs in excess of 8% of the total construction cost for Zone 11 reimbursable items are not reimbursable through Zone 11 and as such shall be borne by the developer.

[3] Zone 11A Land Acquisition unit cost to be determined by appraisal (assumed to be \$50,000).

[4] Land Acquisition costs only reimbursable by Zone 11A for regional basins (shed area ≥ 160 acres).

Basins with shed areas less than 160 acres to be funded through the Newbridge Supplemental Fee Program.

[5] Excavated basin volume determined using a ratio of cut depth over total basin depth.

[6] 10' landscaping strip around the outside of the maintenance road. Landscaping will consist of topsoil, irrigation and low screen plants.

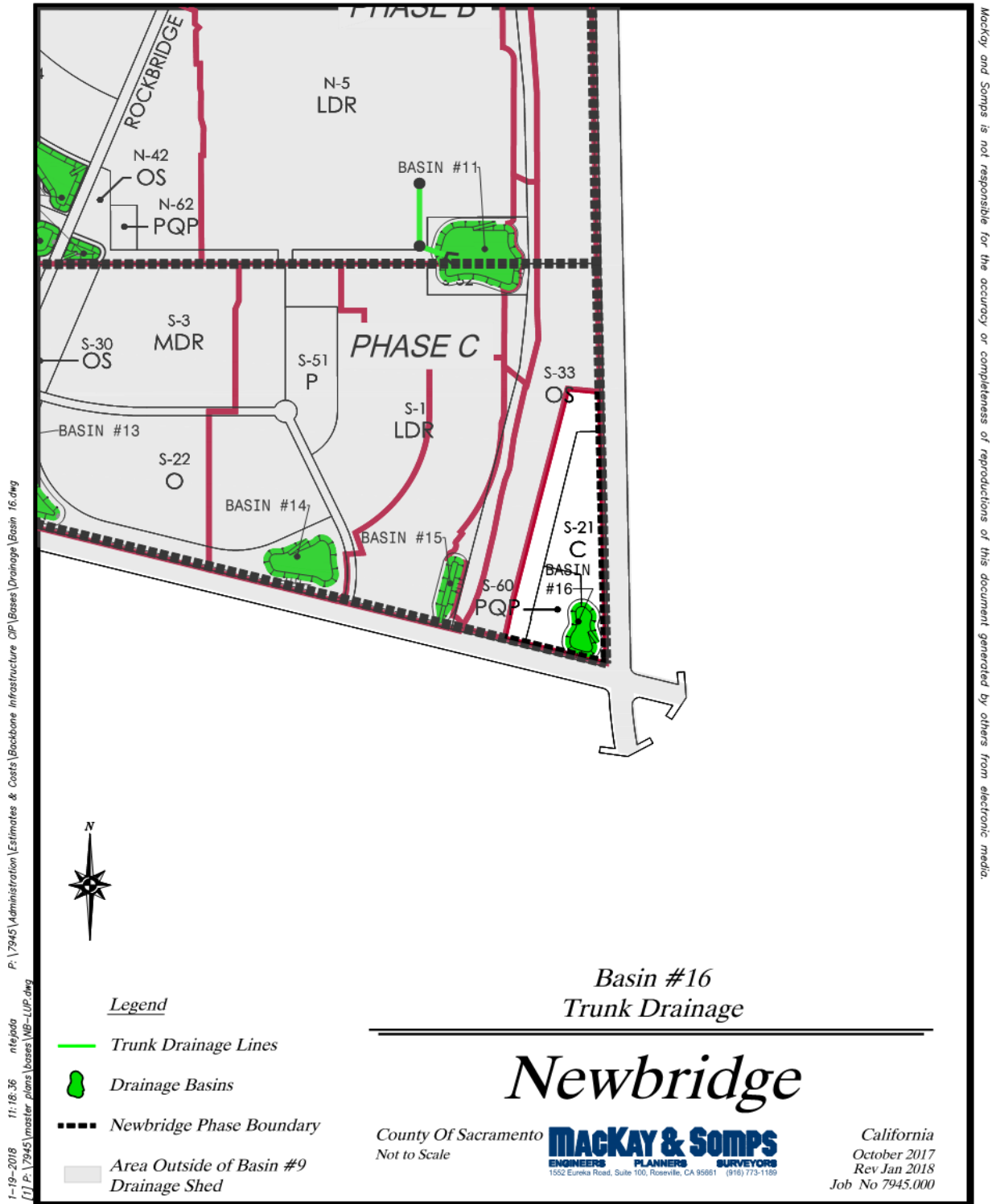
[7] Basin Access Ramp Cost = 6 x \$0.52 + 6 x \$0.31 = \$4.98

[8] Emergency Spillway Cost = 6 x \$0.52 + 6 x \$0.31 x 16' x 50' = \$4,000

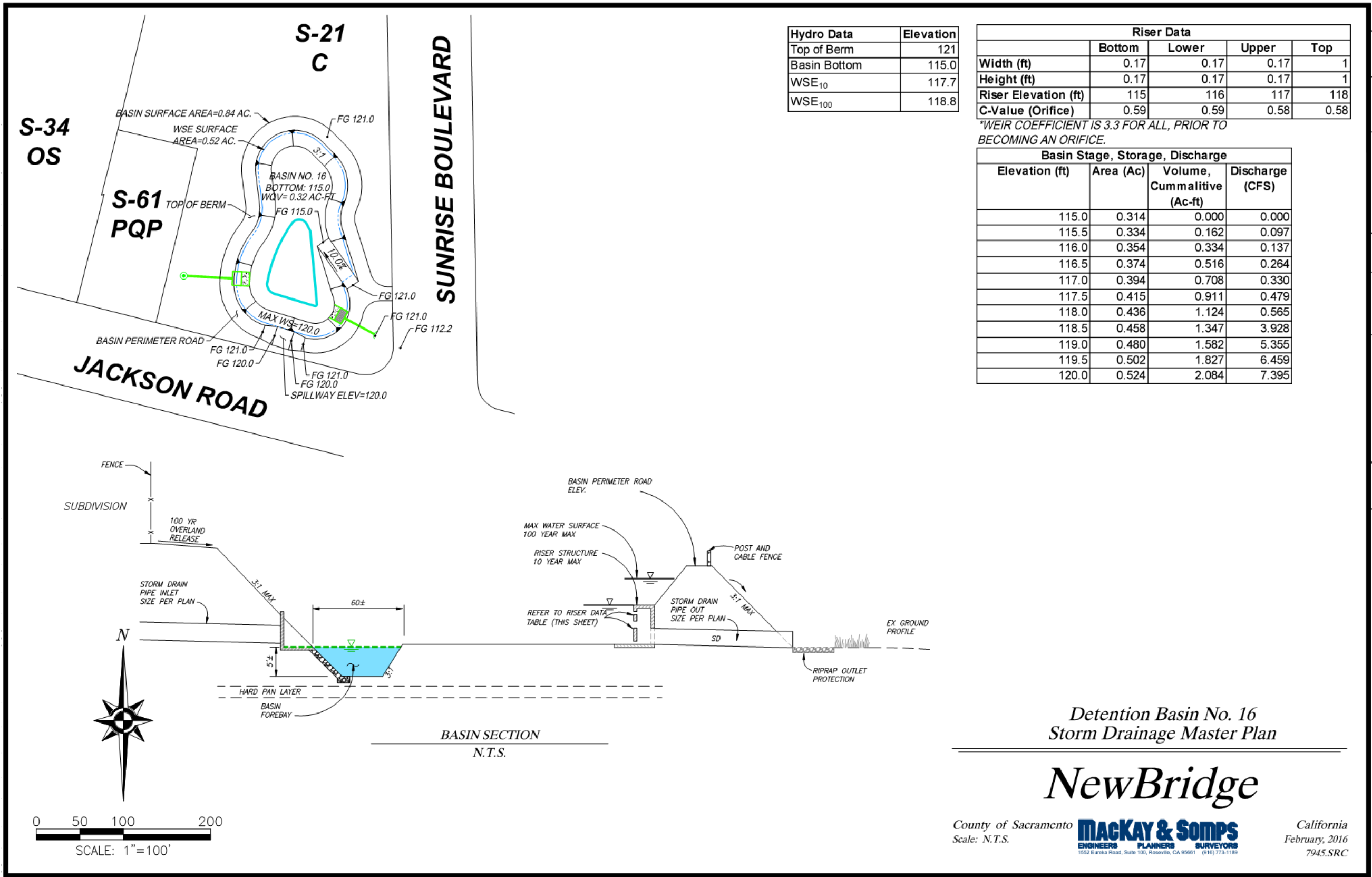
Preliminary Cost Estimate NewBridge Specific Plan

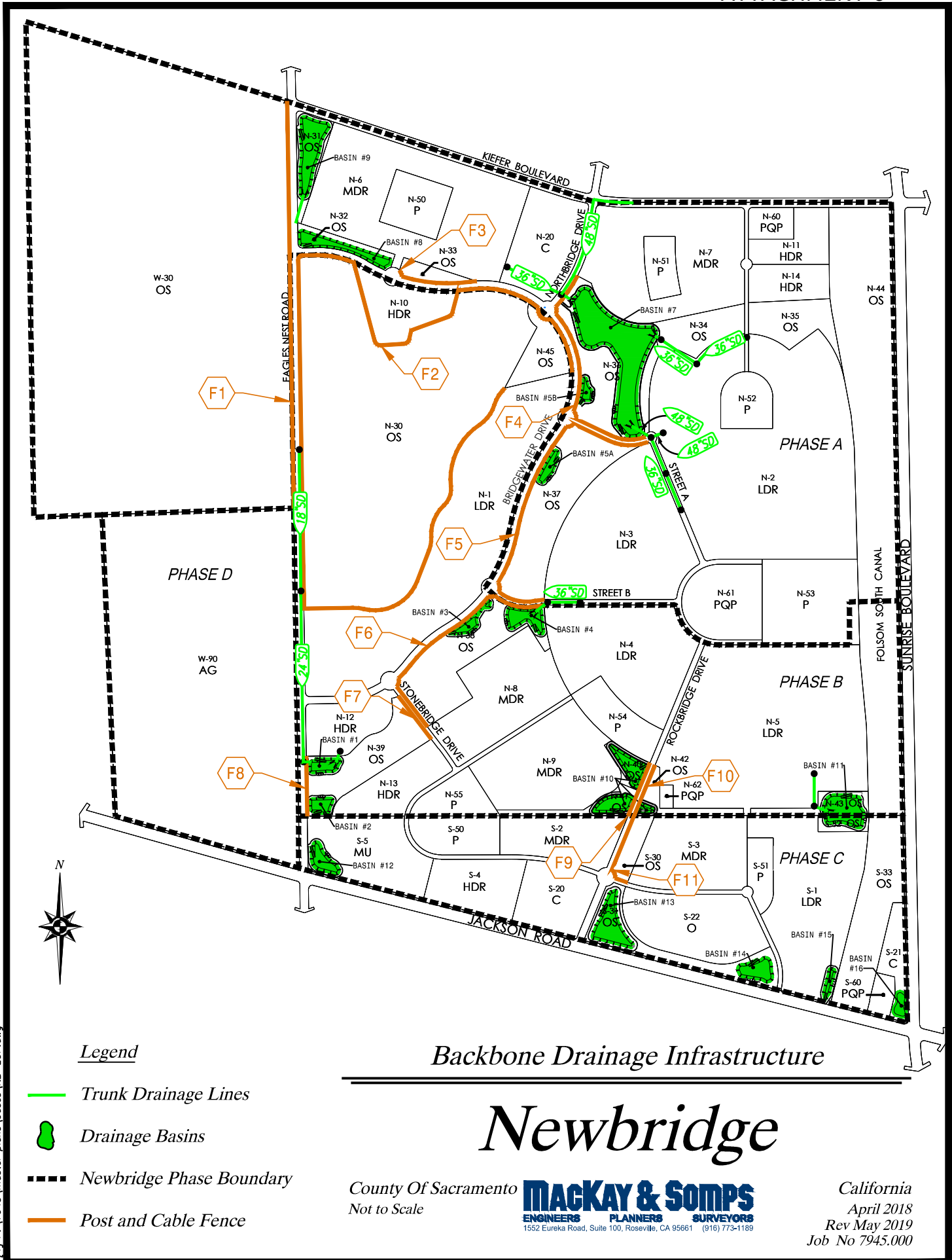
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Preliminary Cost Estimate
NewBridge Specific Plan





Appendix F:
Cost Estimates for Sewer Infrastructure

**Preliminary Cost Estimate
NewBridge Specific Plan**

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**New Bridge
Backbone Infrastructure Development Cost Estimate
Appendix F - Sewer**

<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL COST</u>
Phase A Sewer Infrastructure - Cost				
Sanitary Sewer				
Gravity Sewer System				
8" San. Sewer Pipe, incl. appurtenances	10545	LF	\$ 80	\$ 843,600
10" San. Sewer Pipe, incl. appurtenances	2320	LF	\$ 100	\$ 232,000
15" San. Sewer Pipe, incl. appurtenances	3910	LF	\$ 150	\$ 586,500
18" San. Sewer Pipe, incl. appurtenances	270	LF	\$ 180	\$ 48,600
		Sub-Total:	\$	1,711,000
Force Main System				
6" Sewer Force Main, incl. appurtenances	8969	LF	\$ 60	\$ 538,140
10" Sewer Force Main, incl. appurtenances	8969	LF	\$ 100	\$ 896,900
		Sub-Total:	\$	1,435,000
Sanitary Sewer Pump Station				
3.23 mgd Pump Station	3.23	EA	\$ 1,000,000	\$ 3,230,000
		Sub-Total:	\$	3,230,000
		Sanitary Sewer (on-site) Sub-Total	\$	6,376,000
Off-site Gravity Sewer System (Kiefer Blvd to N. Mather Blvd)				
24" San. Sewer Pipe, incl. appurtenances	4530	LF	\$ 240	\$ 1,087,200
27" San. Sewer Pipe, incl. appurtenances	1970	LF	\$ 270	\$ 531,900
		Sanitary Sewer (off-site) Sub-Total	\$	1,619,000
		Sanitary Sewer Facilities Sub-Total:	\$	7,995,000
		5% Mobilization	\$	399,750
		15% Contingency	\$	1,199,250
		15% Engineering/ Permits/ Inspection	\$	1,199,250
		Total Phase A Sewer	\$	10,793,000

Phase A Sewer Infrastructure - Credit

Gravity Sewer System				
15" San. Sewer Pipe, incl. appurtenances	3910	LF	\$ 150	\$ 586,500
18" San. Sewer Pipe, incl. appurtenances	270	LF	\$ 180	\$ 48,600
Force Main System				
6" Sewer Force Main, incl. appurtenances	8969	LF	\$ 60	\$ 538,140
10" Sewer Force Main, incl. appurtenances	8969	LF	\$ 100	\$ 896,900

**Preliminary Cost Estimate
NewBridge Specific Plan**

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<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL COST</u>
Sanitary Sewer Pump Station				
3.23 mgd Pump Station	3.23	EA	\$ 1,000,000	\$ 3,230,000
Off-site Gravity Sewer System (Kiefer Blvd to N. Mather Blvd)				
24" San. Sewer Pipe, incl. appurtenances	4530	LF	\$ 240	\$ 1,087,200
27" San. Sewer Pipe, incl. appurtenances	1970	LF	\$ 270	\$ 531,900
Sanitary Sewer Credit Sub-Total			\$	6,919,240
10% Contingency Credit			\$	691,924
6.5% Engineering and Staking Service Credit			\$	449,751
Total Phase A Sewer Credit			\$	8,061,000

Phase B Sewer Infrastructure - Cost

Gravity Sewer System

8" San. Sewer Pipe, incl. appurtenances	5658	LF	\$ 80	\$ 452,640
10" San. Sewer Pipe, incl. appurtenances	1630	LF	\$ 100	\$ 163,000
18" San. Sewer Pipe, incl. appurtenances	400	LF	\$ 180	\$ 72,000
Sub-Total:			\$	688,000
Sanitary Sewer (on-site) Sub-Total			\$	688,000

Offsite Gravity Sewer System

Sanitary Sewer (off-site) Sub-Total	\$	-
Sanitary Sewer Facilities Sub-Total:	\$	688,000
5% Mobilization	\$	34,400
15% Contingency	\$	103,200
15% Engineering/ Permits/ Inspection	\$	103,200
Total Phase B Sewer Cost	\$	929,000

Phase B Sewer Infrastructure - Credit

Gravity Sewer System

18" San. Sewer Pipe, incl. appurtenances	400	LF	\$ 180	\$ 72,000
Sanitary Sewer Credit Sub-Total			\$	72,000
10% Contingency Credit			\$	7,200
6.5% Engineering and Staking Service Credit			\$	4,680
Total Phase B Sewer Credit			\$	84,000

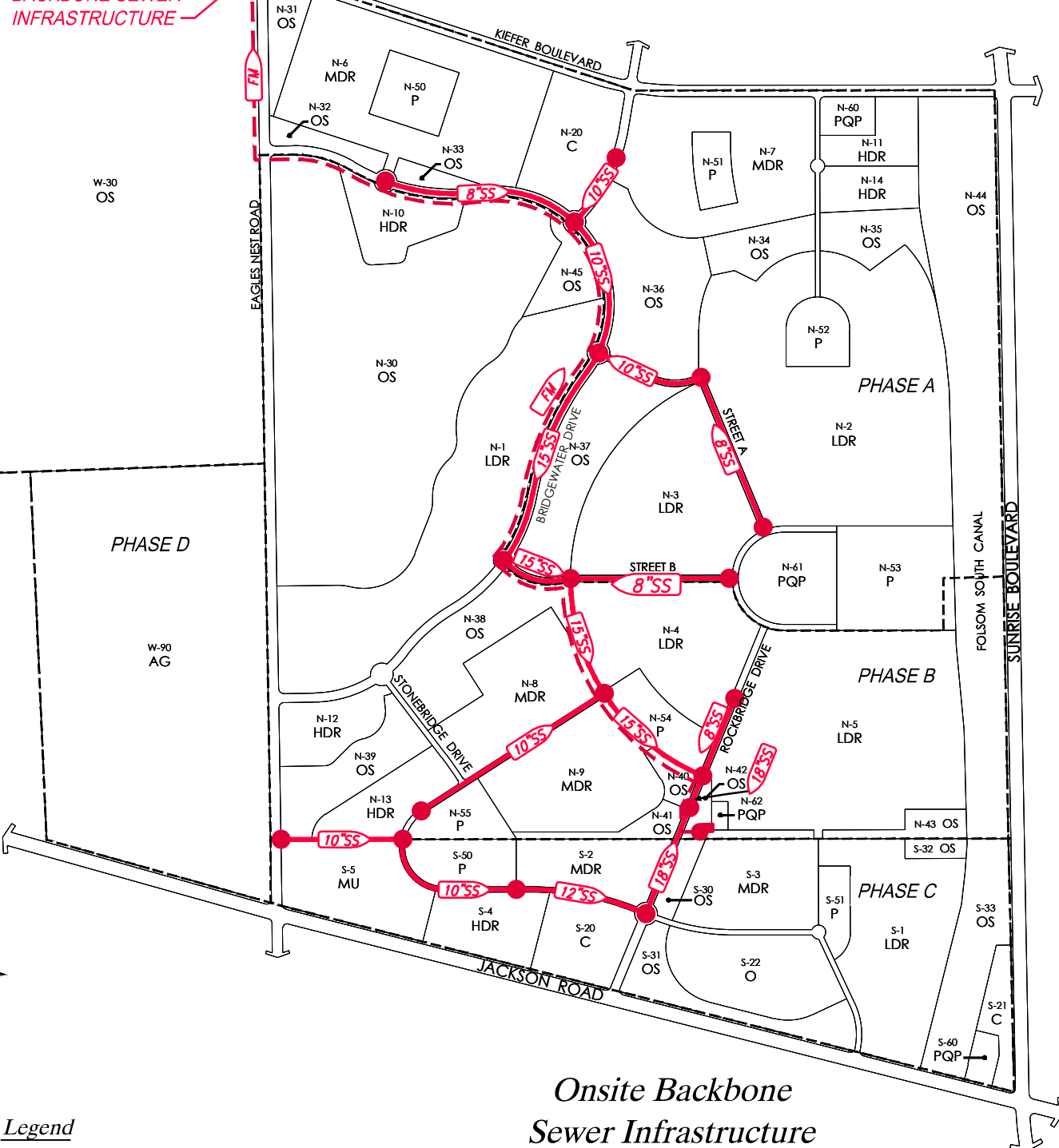
**Preliminary Cost Estimate
NewBridge Specific Plan**

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<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL COST</u>
Phase C Sewer Infrastructure - Cost				
Gravity Sewer System				
8" San. Sewer Pipe, incl. appurtenances	8745	LF	\$ 80	\$ 699,600
10" San. Sewer Pipe, incl. appurtenances	2300	LF	\$ 100	\$ 230,000
12" San. Sewer Pipe, incl. appurtenances	1330	LF	\$ 120	\$ 159,600
Sub-Total			\$	1,089,000
Sanitary Sewer (on-site) Sub-Total			\$	1,089,000
Offsite Gravity Sewer System				
Sanitary Sewer (off-site) Sub-Total			\$	-
Sanitary Sewer Facilities Sub-Total			\$	1,089,000
5% Mobilization			\$	54,450
15% Contingency			\$	163,350
15% Engineering/ Permits/ Inspection			\$	163,350
Total Phase C Sewer Cost			\$	1,470,000
Phase C Sewer Infrastructure - Credit				
Gravity Sewer System				
12" San. Sewer Pipe, incl. appurtenances	1330	LF	\$ 120	\$ 159,600
Sanitary Sewer Credit Sub-Total			\$	159,600
10% Contingency Credit			\$	15,960
6.5% Engineering and Staking Service Credit			\$	10,374
Sanitary Sewer Total Credit			\$	186,000
NewBridge Sewer Infrastructure Total				
Grand Total Sewer Infrastructure Cost			\$	13,192,150
Grand Total Sewer Infrastructure Credit			\$	8,331,000
Grand Total Sewer Infrastructure Net			\$	4,861,150

SEE OFFSITE
BACKBONE SEWER
INFRASTRUCTURE



Legend

- Sanitary Sewer Pipe
- 6" & 10" Sanitary Sewer Force Main
- Newbridge Phase Boundary

Onsite Backbone Sewer Infrastructure

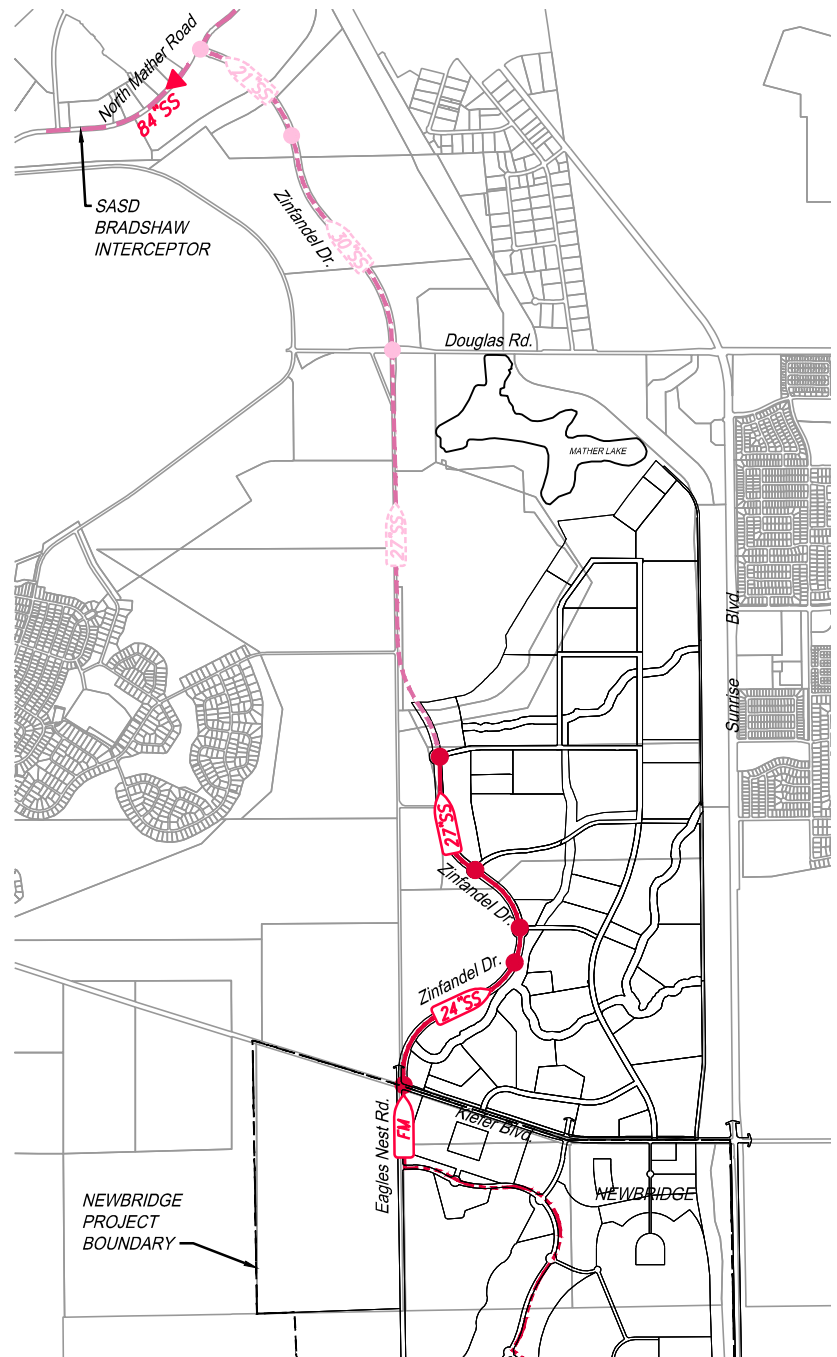
Newbridge

County Of Sacramento
Not to Scale

MACKAY & SOMPAS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

California
April 2018
Rev May 2019
Job No 7945.000

PRELIMINARY - Subject to Revision



Legend

- Sanitary Sewer Pipe
- Existing Sanitary Sewer Pipe
- Bradshaw Interceptor
- Newbridge Onsite Forcemain
- Newbridge Project Boundary



0 1500 3000 6000
SCALE: 1"=3000'

Offsite Backbone Sewer Infrastructure

Newbridge

County Of Sacramento
Scale 1"=3000'

MACKEY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

California
April 2018
Rev May 2019
Job No 7945.000

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Appendix G-1:
Cost Estimates for Local Trails

**Preliminary Cost Estimate
NewBridge Specific Plan**

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November 2019
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**New Bridge
Backbone Infrastructure Development Cost Estimate
Appendix G-1 - Trails**

<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL COST</u>
Phase A Trails				
Local Trails				
Conventional Class 1 Trail	3,490	LF	\$ 84	\$ 293,160
Local Class 1 Trail	13,670	LF	\$ 72	\$ 984,240
Enhanced Crossing Locations	8	EA	\$ 20,000	\$ 160,000
Local Trails Sub-Total				\$ 1,437,400
5% Mobilization				\$ 71,870
15% Contingency				\$ 215,610
15% Engineering/ Permits/ Inspection				\$ 215,610
Local Trails Sub-Total				\$ 1,940,000
Regional Trails				
Regional Class 1 Trail	5,230	LF	\$ 240.53	\$ 1,257,964
Regional Class 1 Trail Through Parcel W-30	3,890	LF	\$ 240.53	\$ 935,656
Regional Trails Sub-Total				\$ 2,194,000
Wildlife Crossing				
Kiefer Blvd crossing west of Eagles Nest Road	88	LF	\$ 635.21	\$ 55,898
Eagles Nest Road crossing south of Bridgewater Drive (north)	110	LF	\$ 635.21	\$ 69,873
Wildlife Crossing Sub-Total				\$ 126,000
Phase A Trails Sub-Total				\$ 4,260,000
Phase B Trails				
Local Trails				
Landscaping for Regional Class 1 Trail ⁴	131,112	SF	\$ 6	\$ 786,672
Conventional Class 1 Trail	9,299	LF	\$ 84	\$ 781,116
Local Class 1 Trail	6,905	LF	\$ 72	\$ 497,160
Enhanced Crossing Locations	3	EA	\$ 20,000	\$ 60,000
Trails Sub-Total				\$ 2,124,948
5% Mobilization				\$ 106,247
15% Contingency				\$ 318,742
15% Engineering/ Permits/ Inspection				\$ 318,742
Local Trails Sub-Total				\$ 2,868,680

**Preliminary Cost Estimate
NewBridge Specific Plan**

ATTACHMENT 6

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November 2019
by: NT

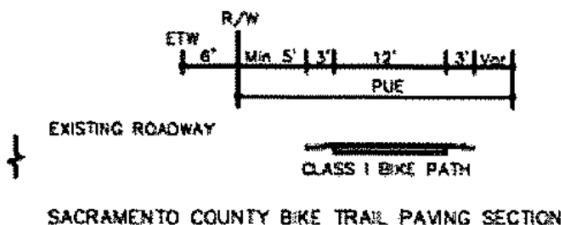
<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL COST</u>
Regional Trails				
Regional Class 1 Trail	5,465	LF	\$ 240.53	\$ 1,314,488
Regional Trails Sub-Total				\$ 1,314,488
Phase B Local Trails Sub-Total				\$ 4,183,168
<hr/>				
Phase C Trails				
Local Trail				
Landscaping for Regional Class 1 Trail	20,976	SF	\$ 6	\$ 125,856
Conventional Class 1 Trail	460	LF	\$ 84	\$ 38,640
Local Class 1 Trail	4,245	LF	\$ 72	\$ 305,640
Enhanced Crossing Locations	2	EA	\$ 20,000	\$ 40,000
Folsom South Canal Regional Pedestrian Bridge	1	EA	\$ 500,000	\$ 500,000
Local Trails Sub-Total:				\$ 1,010,000
5% Mobilization				\$ 50,500
15% Contingency				\$ 151,500
15% Engineering/ Permits/ Inspection				\$ 151,500
Local Trails Sub-Total				\$ 1,364,000
Regional Trails				
Regional Class 1 Trail	6,215	LF	\$ 240.53	\$ 1,494,885
Regional Trails Sub-Total				\$ 1,495,000
Wildlife Crossing				
Jackson Road crossing west of Eagles Nest Road	112	LF	\$ 635.21	\$ 71,143
Wildlife Crossing Sub-Total				\$ 71,000
Phase C Local Trails Sub-Total				\$ 2,930,000
<hr/>				
NewBridge Local Trails Infrastructure Total				
Grand Total Local Trails Infrastructure Cost				\$ 11,373,168
Grand Total Local Trails Infrastructure Credit				\$ -
Grand Total Local Trails Infrastructure Net				\$ 11,373,168

**Preliminary Cost Estimate
NewBridge Specific Plan**

ATTACHMENT 6

7945.SRC
November 2019
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12' REGIONAL TRAIL (1-Side -- 12ft Class I Bike Path)	Date: 2/6/2019
	Job # 7945.000
	By: RD/NT



ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
1 Earthwork				
ROADWAY EXCAVATION	CY	\$ 50.00	1270.0	\$ 63,500.00
TOTAL FOR ITEM 1 EARTHWORK				\$ 63,500.00

3 PAVEMENT				
ASPHALT CONCRETE	TON	\$ 120.00	818.4	\$ 98,208.00
AGGREGATE BASE	CY	\$ 70.00	980.0	\$ 68,600.00
SIDEWALK	SF	\$ 8.00	0	\$ -
CURB & GUTTER	LF	\$ 35.00	0	\$ -
DECOMPOSED GRANITE	SF	\$ 4.50	31680	\$ 142,560.00
TOTAL OR ITEM 3 PAVEMENT				\$ 309,370.00

5 MINOR ITEMS				
MINOR ITEMS	%	30.0%	\$ 372,870.00	\$ 111,861.00
TOTAL FOR ITEM 5 MINOR ITEMS				\$ 111,861.00

7 CONTINGENCY				
SUBTOTAL CONSTRUCTION COST				\$ 484,800.00
CONTINGENCY 15%				\$ 72,800.00
TOTAL CONSTRUCTION COST				\$ 557,600.00

8 ENGINEERING & MANAGEMENT				
ENGINEERING STUDIES	%	3.0%	\$ 557,600.00	\$ 16,800.00
ENVIROMENTAL DOCUMENT	%	1.5%	\$ 557,600.00	\$ 8,400.00
DESIGN ENGINEERING	%	10.0%	\$ 557,600.00	\$ 55,800.00
DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	\$ 557,600.00	\$ 8,400.00
CONSTRUCTION STAKING	%	2.5%	\$ 557,600.00	\$ 14,000.00
CONSTRUCTION MANAGEMENT	%	10.0%	\$ 557,600.00	\$ 55,800.00
TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$ 159,200.00
(THE ABOVE EXCLUDES LAND AND RIGHT OF WAY & MAJOR STRUCTURES WORK)				

TOTAL COST: \$ 716,800.00

**Preliminary Cost Estimate
NewBridge Specific Plan**

ATTACHMENT 6

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TASK 3A- RIGHT-OF-WAY, UTILITY RELOCATION, AND ENVIRONMENTAL MITIGATION COST ANALYSIS

9 RIGHT OF WAY				
EASEMENT	SF	\$ 2.25	105,600.00	\$ 237,600.00
ACQUISITION OF COST	LF	\$ 40.00	5280	\$ 211,200.00
TOTAL FOR ITEM 9 RIGHT OF WAY				\$ 448,800.00

10 UTILITIES				
UTILITIES RELOCATION	%	2.0%	\$ 557,600.00	\$ 11,200.00
TOTAL FOR ITEM 10 UTILITIES				\$ 11,200.00

11 ENVIROMENTAL MITIGATION				
ENVIROMENTAL MITIGATION	%	3.0%	\$ 557,600.00	\$ 16,800.00
TOTAL FOR ITEM 11 ENVIROMENTAL MITIGATION				\$ 16,800.00

TASK 3A GRAND TOTAL	\$	476,800.00	
GRAND TOTAL	\$	1,193,600.00	
GRAND TOTAL WITH 6.4% INFLATOR	\$	1,269,990	COST
	\$	240.53	COST/LF

**Preliminary Cost Estimate
NewBridge Specific Plan**

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November 2019
by: NT

Wildlife culvert Crossing

Description - Wildlife Culvert crossing for regional roadways. Crossings are not designed for hydrological functions.

ITEM DESCRIPTION		UNIT	PRICE	QUANTITY	COST
1	Earthwork				
	ROADWAY EXCAVATION	CY	\$ 50.00	0	\$ -
	TOTAL FOR ITEM 1 EARTHWORK				\$ -
2	DRAINAGE				
	DRAINAGE	LF	\$ 45.00	0	\$ -
	TOTAL FOR ITEM 2 DRAINAGE				\$ -
3	PAVEMENT				
	ASPHALT CONCRETE (5.5" AC)	TON	\$ 120.00	0	\$ -
	AGGREGATE BASE (16.5" AB)	CY	\$ 70.00	0	\$ -
	SIDEWALK	SF	\$ 8.00	0	\$ -
	CURB & GUTTER	LF	\$ 35.00	0	\$ -
	MEDIAN CURB & 16" CONC LANDSCAPE STRIP	LF	\$ 17.00	0	\$ -
	TOTAL OR ITEM 3 PAVEMENT				\$ -
4	MISCELLANEOUS				
	TRAFFIC SIGNAL	INT	\$ 300,000.00	0	\$ -
	TRAFFIC SIGNAL MODIFICATIONS	INT	\$ 150,000.00	0	\$ -
	STREET LIGHTS / ELECTROLIERS	LF	\$ 31.82	0	\$ -
	LANDSCAPING	SF	\$ 10.00	0	\$ -
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$ -
5	MINOR ITEMS				
	MINOR ITEMS	%	30.0%	\$ -	\$ -
	TOTAL FOR ITEM 5 MINOR ITEMS				\$ -

**Preliminary Cost Estimate
NewBridge Specific Plan**

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ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
6 STRUCTURES				
BRIDGES	SF	\$ 175.00	0	\$ -
CULVERTS	LF	\$ 375.00	1	\$ 375.00
RAILROAD CROSSING	LS	\$ 800,000.00	0	\$ -
TOTAL FOR ITEM 6 STRUCTURES				\$ 375.00
7 CONTINGENCY				
SUBTOTAL CONSTRUCTION COST				\$ 375.00
CONTINGENCY	%	15.0%	\$ 375.00	\$ 56.25
TOTAL CONSTRUCTION COST				\$ 431.25
8 ENGINEERING & MANAGEMENT				
ENGINEERING STUDIES	%	3.0%	\$ 431.25	\$ 12.94
ENVIROMENTAL DOCUMENTS	%	1.5%	\$ 431.25	\$ 6.47
DESIGN ENGINEERING	%	12.0%	\$ 431.25	\$ 51.75
DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	\$ 431.25	\$ 6.47
CONSTRUCTION STAKING	%	2.5%	\$ 431.25	\$ 10.78
CONSTRUCTION MANAGEMENT	%	13.0%	\$ 431.25	\$ 56.06
TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$ 144.47
(THE ABOVE EXCLUDES LAND AND RIGHT OF WAY & MAJOR STRUCTURES WORK)				
9 RIGHT OF WAY				
RIGHT OF WAY	SF	\$ 2.25	0	\$ -
EASEMENT	SF	\$ 2.25	0	\$ -
ACQUISITION SOFT COST	LF	\$ 40.00	0	\$ -
TOTAL FOR ITEM 9 RIGHT OF WAY				\$ -
10 UTILITIES				
UTILITIES RELOCATION	%	2.0%	\$ 431.25	\$ 8.63
TOTAL FOR ITEM 10 UTILITIES				\$ 8.63
11 ENVIROMENTAL MITIGATION				
ENVIROMENTAL MITIGATION	%	3.0%	\$ 431.25	\$ 12.94
TOTAL FOR ITEM 11 ENVIROMENTAL MITIGATION				\$ 12.94

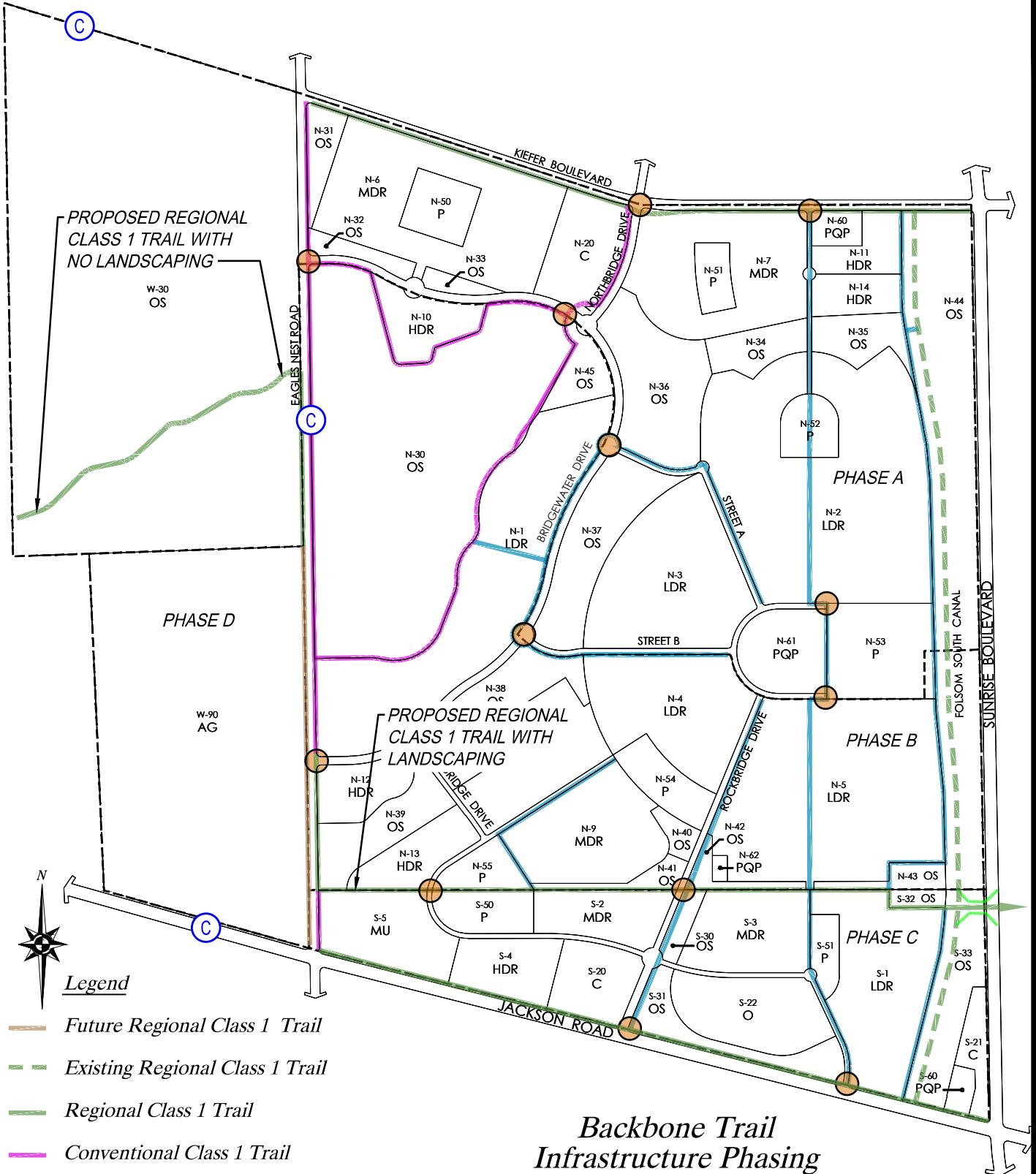
Grand Total with 6.4% Inflator \$ 597.00
Grand Total \$ 635.21

NOTES:

- Wildlife crossings are identified in the SSHCP

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Newbridge

County Of Sacramento
Not to Scale

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

California
April 2018
Rev Nov. 2019
Job No 7945.000

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Appendix G-2:
Cost Estimates for Transit

Preliminary Cost Estimate
NewBridge Specific Plan

ATTACHMENT 6

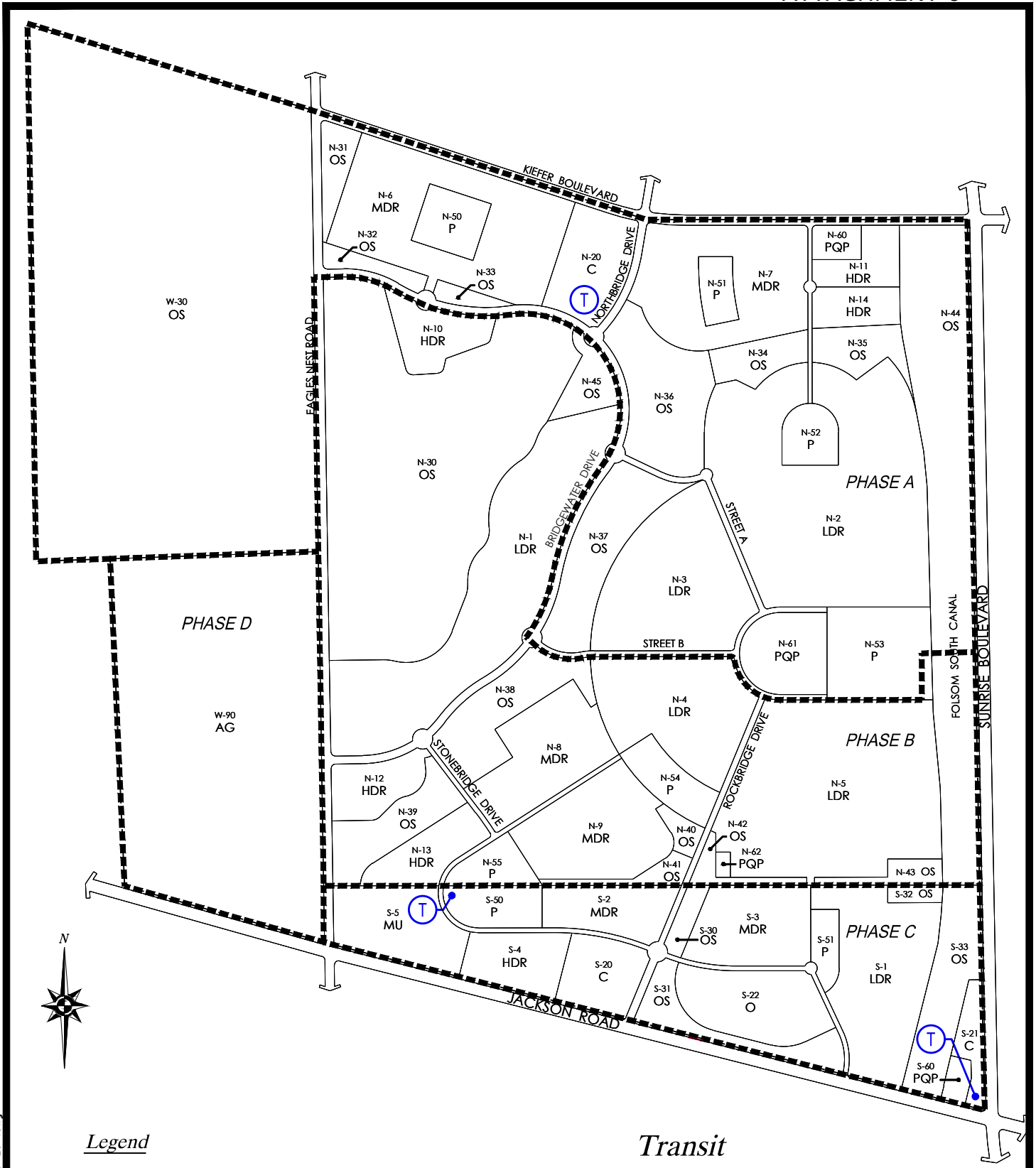
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by: NT

New Bridge
Backbone Infrastructure Development Cost Estimate
Appendix G-2 - Transit

<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL COST</u>
Phase A Transit Cost				
Transit Center	1	EA	\$ 16,000	\$ 16,000
Transit Center Cost Sub-Total				\$ 16,000
5% Mobilization				\$ 800
15% Contingency				\$ 2,400
15% Engineering/ Permits/ Inspection				\$ 2,400
Phase A Transit Cost Total				\$ 22,000
Phase C Transit Cost				
TRANSIT CENTERS				
Transit Center	2	EA	\$ 16,000	\$ 32,000
Transit Center Sub-Total				\$ 32,000
5% Mobilization				\$ 1,600
15% Contingency				\$ 4,800
15% Engineering/ Permits/ Inspection				\$ 4,800
Phase C Transit Cost Total				\$ 43,000
NewBridge Transit Infrastructure Total				
Grand Total Transit Infrastructure Cost				\$ 65,000
Grand Total Transit Infrastructure Credit				\$ -
Grand Total Transit Infrastructure Net				\$ 65,000

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Legend



Transit Center Location



Newbridge Phase Boundary

Transit

Newbridge

County Of Sacramento
Not to Scale

Mackay & Sompas
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

California
April 2018
Rev May 2019
Job No 7945.000

PRELIMINARY - Subject to Revision

Appendix H:

Transportation Financial Obligations Technical Memorandum

APPENDIX H – TRANSPORTATION FINANCIAL OBLIGATION
TECHNICAL MEMORANDUM

To: Susan Goetz

From: Nelson Tejada

Date: November 20, 2019

Job No.: 7945.000

Subject: NewBridge Specific Plan – Transportation Financial Obligation

INTRODUCTION

The purpose of this Technical Memorandum (TM) is to describe the methodology used to determine the total financial obligation that the NewBridge Specific Plan has to mitigate its impacts on the regional transportation system.

BACKGROUND

NewBridge and three nearby plan areas, Jackson Township, West Jackson, and Mather South are collectively known as the Jackson Corridor 4 Projects (JC4P). Based on the proximity to each other and the similar development stage of each project, a traffic study was prepared which analyzed the traffic impacts of all 4 projects collectively. The Mather South Transportation Impact Report (TIR) dated December 2018 identifies the impacts and associated mitigation needed for the JC4P, which the NewBridge Specific Plan is a part of. The roadways and intersections that were analyzed in the TIR are collectively known as Regional Roadways.

Funding of Transportation Mitigation Measures

The NewBridge Plan Area Fee will fund two types of roadway improvements.

1. Local Roadways Facilities – Local Roadways Facilities are defined as backbone roadways within the boundary of the NewBridge. Local roadways within the boundary are not creditable towards any agency transportation fee program. The TIR does not analyze Local Roadways Facilities and therefore is not included in this analysis.
2. Regional Roadways – Regional Roadway are defined as impacted roadways identified in the TIR. Regional Roadways include roadways funded by the SCTDF, non-SCTDF roads, frontages adjacent to Regional Roads, and wildlife crossing. The plan area fee will fund Newbridge's fair

share of regional roadway E+P, C+P, E+4P and C+4P traffic impact mitigation identified by the TIR and non-regional roadway fair share creditable improvements such as regional roadway frontage improvements (curb, gutter, sidewalk and landscaping) and wildlife crossings. A majority of the regional roadway improvements identified by the TIR overlap with the Sacramento County Transportation Development Fee Program (SCTDF). The fair share mitigation cost of Regional Roadways that overlap with the SCTDF are eligible for credit towards the SCTDF. Additional funding from Sacramento Countywide Transportation Mitigation Fee (SCTMF), Measure A Transportation sales tax, State and Federal funding may be available for roadway improvements.

The financial obligation to mitigate for Newbridge's Regional Roadway traffic impacts were determined by two separate analyses. One analysis conducted by DKS determined the fair share mitigation cost of the Regional Roadway improvements that overlapped with improvements included in the SCTDF program. The second analysis provided by Sacramento County DOT captured the fair share mitigation cost for Regional Roadway improvements outside of the SCTDF. Non-SCTDF Regional Roadway improvements consist of functional improvements, cross jurisdictional improvements, high capacity intersections and regional share improvements. The total NewBridge financial obligation towards the fair share of Regional Roadway mitigation was determined with the sum of the fair share SCTDF improvements overlapping with Regional Roadways (DKS memo) and the fair share of Non-SCTDF improvements (provided by the County).

DKS SCTDF FAIR SHARE ANALYSIS

The County requested DKS Associates (DKS) to analyze Newbridge's fair share obligation of Regional Roadway improvements that overlap with the SCTDF. DKS published their findings in a technical memorandum titled NewBridge Overlap with SCTDF (Overlap TM) dated August 5, 2019. The study analyzed the transportation fair share obligation of the NewBridge Specific Plan and the NewBridge EIR Project. The NewBridge EIR Project includes the dwelling units within the NewBridge Specific Plan, future Ag-Res dwelling units within Parcel W-90 and HDR Bonus Units prorated across the HDR land uses within the project. See **Exhibit 1** for an illustration of the NewBridge Land Use Plan.

**Exhibit 1 - NewBridge Land Use Plan
Per NewBridge Specific Plan**



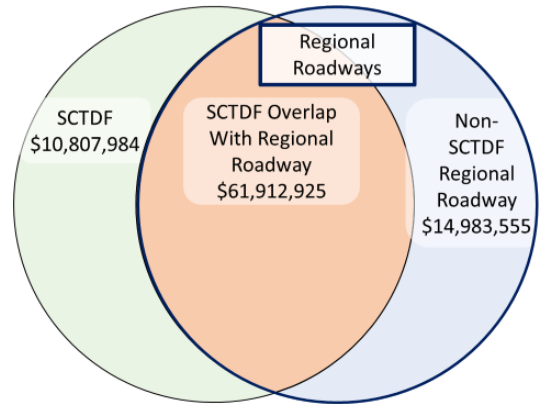
The Overlap TM determined the NewBridge Specific Plan Regional Roadway overlap with SCTDF fair share to be \$58,188,839 prior to an inflation adjustment of 6.4%¹. Additionally, the SCTDF Update includes partial funding for regional trails proposed to be constructed by NewBridge. According to the Overlap TM, The NewBridge fair share of

¹ Per the Overlap TM, "Caltrans Construction Index between December 31, 2017 and December 31, 2018, which was an increase of 6.4%".

regional trails will be \$1,559,828 prior to a 6.4% inflation adjustment. After adjusting for inflation, the SCTDF fair share is \$61,912,925 or \$16,137 per DUE. See **Exhibit 2 – NewBridge Fee Obligation** for an illustration of the relationship of between the SCTDF and JC4P fair share obligation.

Exhibit 2 NewBridge Fair Share Fee Obligation

As shown in **Exhibit 2**, The \$61,912,925 represents the fair share of Regional Roadway improvements that overlap with the SCTDF. The remaining SCTDF fee outside of the overlap (shown in green in **Exhibit 2**) represents the remaining SCTDF District 4 fee, admin fee and transit fee. The total SCTDF fee which includes SCTDF overlap with JC4P, SCTDF program fees, admin fees and transit fees is \$18,954 per DUE (after adjusting for inflation), or \$72,721,180. See **Table 1 - SCTDF Fees for NewBridge** for a table of the fees NewBridge is obligated to pay. See **Appendix H**



-1 – NewBridge Overlap with SCTDF for the DKS technical memorandum. Refer to the 2018 Update of the SCTDF dated February 2019 for the detailed estimates used to create to generate the fair share totals in the Overlap TM.

Table 1 – SCTDF Fees for NewBridge

Items					Total
SCTDF District 4 Fee per DUE ¹				=	\$ 17,455
Transit Fee ¹				+	\$ 1,068
Admin Fee ¹				+	\$ 431
Total SCTDF Fee Per DUE					\$ 18,954
Grand Total SCTDF Fee	\$ 18,954	x	3,836.7	=	\$ 72,721,180

1. Per February 2019 SCTDF, Table 1, District 4. Fees has been adjusted by 6.4% to account for inflation.

Table 2 - SCTDF Overlap with Regional Roadways

Items					Total
SCTDF Overlap with Regional Roadway ¹				=	\$ 61,912,925
SCTDF Overlap with Regional Roadway per DUE	\$61,912,925	÷	3,836.7	=	\$ 16,137
Trails Component		+	\$ 498	=	\$ 16,635

Transit Component		+	\$ 8	=	\$ 16,643
SCTDF Fee outside of the SCTDF Overlap Per DUE ²	\$ 18,954	-	16,643	=	\$ 2,311
SCTDF Fee outside of the SCTDF Overlap	\$ 2,311	x	3,836.7	=	\$ 8,866,613

1. Per Overlap TM, see Appendix H-1

2. SCTDF Fee outside of SCTDF Overlap includes transit, admin and remaining SCTDF Fee

Non-SCTDF Regional Roadway Fair Share Analysis

The County provided the Non-SCTDF estimates to the Applicant in August 12, 2019. The estimates provided by the County were based on Mark Thomas estimates title “Submittal 5-19-2016” with an inflation factor of 51% to account for inflation between 2016 to present. Detailed estimates for the Non-SCTDF can be found in H-1.

The fair share of Non-SCTDF Regional Roadway improvements consist of several roadway improvements components.

1. Cross Jurisdictional Component - Regional Roadway improvements wholly outside of the County’s boundary is considered Cross Jurisdictional. The total Non-SCTDF fair share includes the fair share of 6 intersections and 8 roadways Cross Jurisdictional Improvements.
2. Functional Improvements – Functional improvements widen existing substandard County roadways to County minimum roadway width. The total Non-SCTDF fair share includes the fair share of 60 Functionality Improvements.
3. High Capacity Intersections – High Capacity Intersections improve intersections within the County with high traffic demands which exceed the capacity of standard County intersections. The total Non-SCTDF fair share includes the fair share of 4 high capacity intersections.
4. Regional Share Improvements – Regional Share Improvements widen roadways (beyond functional improvements) and intersections within the County that were not included within the SCTDF. The total Non-SCTDF fair share includes the fair share of 2 roadways and 1 intersection improvements.

Table 3 – Non-SCTDF Fair Share Obligation Summary

Item	NewBridge Fair Share ¹
Functional Roadway Improvements	\$ 13,442,245
High Capacity Intersections	\$ 1,230,992

Regional Share Roadway	\$ 191,865
Regional Share Intersection	\$ 138,453
Sub-Total	\$ 15,003,555
Sub-Total Per DUE	\$ 3,911

1. Fair share totals provided by Kamal Atwal via email November 8, 2019. See Appendix H-1 for the detailed estimates used to determine the Non-SCTDF obligation. Fair share values above include 51% unit price inflator to adjust cost from 2016 unit prices to 2018.

Cross Jurisdictional Improvements	NewBridge Fair Share
City of Sacramento	\$ 331,703
City of Rancho Cordova	\$ 368,971
City of Elk Grove	\$ 717,995
Caltrans	\$ 353,752
Total Jurisdictional Improvements	\$ 1,772,421

Total Regional Roadway Fair Share Obligation

The NewBridge financial obligation to mitigate for Regional Roadway impacts can be determined by taking the sum of the fair share of Regional Roadway improvements which overlap with SCTDF improvements and the remaining Non-SCTDF Regional Roadway improvements.

Table 4 – Total Regional Roadway Fair Share Summary

Items					Total
SCTDF Overlap with Regional Roadway					\$ 61,912,925
Non SCTDF Regional Roadway Improvements				+	\$ 15,003,555
Total Regional Roadway Fair Share					\$ 76,916,480
Total Regional Roadway Fair Share Per DUE	\$ 76,916,480	÷	3,836.7	=	\$ 20,048

1. Per February 2019 SCTDF, Table 1, District 4. Fees has been adjusted by 6.4% to account for inflation.

The NewBridge Specific Plan proposed to develop a total of 3,129.3 DUEs of the 3,836.7 included in the NewBridge EIR Project. A comparison of the funding generated by the NewBridge Specific plan and remaining AG Res units and HDR bonus units included in the NewBridge EIR Project is shown below.

Table 5 – NewBridge Specific Plan and NewBridge EIR Project Comparison

Project	Proposed DUE		Per DUE Cost		Total
NewBridge Specific Plan					
SCTDF Fee	3,129.3	x	\$ 18,954	=	\$ 59,312,752
SCTDF Overlap	3,129.3	x	\$ 16,643 ¹	=	\$ 52,080,940
Non-SCTDF Fair Share	3,129.3	x	\$ 3,911	=	\$ 12,236,968
Regional Roadway Fair Share	3,129.3	x	\$ 20,048	=	\$ 62,733,431
NewBridge EIR (Ag-Res, HDR Bonus Units)					
SCTDF Fee	3,836.7	x	\$ 18,954	=	\$ 72,721,180
SCTDF Overlap	3,836.7	x	\$ 16,643	=	\$ 63,854,198
Non-SCTDF Fair Share	3,836.7	x	\$ 3,911	=	\$ 15,003,569
Regional Roadway Fair Share	3,836.7	x	\$ 20,047	=	\$ 76,916,493

1. Per Overlap TM, see Appendix H-1

NewBridge Fee and Build Obligation

On July 23, 2019, the County Board of Supervisors approved the Jackson Corridor Development Projects Transportation Mitigation Strategy (Strategy TM). The Strategy TM established the methodology used to implement JC4P Regional Roadway improvements. The methodology includes a process to allocate approximately 80% of the funds generated by the Regional Roadway Fee towards building improvements and 20% towards a flex fund. The flex fund would be placed in reserve to be applied to other transportation improvements to address unforeseen issues and needed improvements.

Roadway improvements would be selected using the methodology described in the Strategy TM. The total improvement cost would be set to approximately 80% of the funds generated. For the purposes of the NewBridge Finance Plan, the funds generated by each phase was determined and improvements listed in the NewBridge DEIR were selected to match the funds generated. It is anticipated that the

improvements listed below may change as existing conditions and the traffic demands evolve over time. The improvements listed may change, however the overall strategy used to determine the total NewBridge financial obligation towards Regional Roadways will remain the same. The approved Strategy TM can be found in appendix H-3.

See **Table 6 – Build and Fee Obligation** for calculations of the 80% and 20% allocation.

Table 6 - Build and Fee Obligation

Build Obligation					
Total Regional Roadway Fair Share Per DUE				=	\$ 20,048
Total Regional Roadway Fair Share Build Obligation Per DUE	\$ 20,048	x	80%	=	\$ 16,038
Total Regional Roadway Fair Share Build Obligation	\$ 16,038	x	3,836.7	=	\$ 61,533,194
Flex Fund Obligation					
Total Regional Roadway Fair Share Per DUE				=	\$ 20,047
Total Regional Roadway Fair Share Flex Fund Obligation Per DUE	\$ 20,048	x	20%	=	\$ 4,010
Total Regional Roadway Fair Share Flex Fund Obligation	\$ 4,010	x	3,836.7	=	\$ 16,038

Fulfilling the Fair Share Obligation

The following steps describe the steps required to use to determine and build obligations for NewBridge. The process listed below follow the same overall process described in the Strategy TM.

1. Determine the fee and build obligation per phase – The first step in fulfilling the fee and build obligation for Newbridge is to distribute the fair share obligation of the SCTDF and Non-SCTDF to each phase based on the total fee per Dwelling Unit Equivalents (DUEs). As mentioned earlier, the Overlap TM identifies a total of 3,129.3 DUEs in the NewBridge Specific Plan and 3,836.7 DUEs in the NewBridge EIR Project. The NewBridge EIR Project includes the Dwelling Units (DUs) for the NewBridge Specific Plan, 660 Ag-Res DUs within Parcel W-90 and 113 High-Density bonus DUs. The DUs proposed to be built per phase are then multiplied by the DUE rates found in the SCTDF Table G-1. The result is the total DUE count per phase. Multiplying the DUE count for each phase by the fee and build obligation per DUE sets the total

amount NewBridge is obligated to spend in construction and fees for Regional Roadways improvements.

2. Create a list of improvements to fulfill the build obligation – The NewBridge DEIR contained a list of roadway and intersection improvements required to mitigate the traffic impacts per phase. The DEIR improvements were used as example list of improvements proposed to be built by NewBridge to fulfill the build obligation.
3. Determine remaining future build obligation – In all phases of NewBridge, the total cost of Regional Roadway projects, including regional trails and wildlife crossings, did not reach the total build obligation. As a result, an additional line item for future construction improvements was added for the difference between the cost of proposed improvements and the 80% build obligation for each phase. The improvements will be identified in the future during tentative map approval by the County's Dynamic Implementation Tool¹.
4. Parcel W-90 Improvements – Parcel W-90 is a 105.4 acre agriculture land use west of Eagles Nest Road within the boundaries of the Specific Plan. Parcel W-90 includes existing single-family residential units, accessory structures, agricultural uses, pet cemetery and cemetery. While no development is proposed for Parcel W-90 in the NewBridge Specific Plan, assumptions regarding general density and intensity of development are made in order to determine the impacts of possible future development. The Specific Plan assumes a maximum residential unit allocation of 660 units. SCTDF and Non-SCTDF fair share cost per DUE were distributed to Parcel W-90 units.

See **Tables 5-11** for a calculation of the DUE per phase, the total fee and build obligation per phase and the projects selected to fulfill the build obligation.

Conclusion

The Newbridge Specific Plan has a Regional Roadway fair share funding obligation of \$20,048 per DUE, or \$76,896,480 total. The \$20,048 per DUE fee is comprised of \$3,911 per DUE for the fair share of Non-SCTDF Regional Roadway improvements and \$16,643 fair share towards Regional Roadway improvement which overlap with SCTDF improvements. Each NewBridge phase will construct roadway improvements based on the traffic mitigation identified by the process set in place by the Strategy TM. A list of improvements based on the traffic mitigations identified in the DEIR was used to create an example of list of improvements. In the future, the improvements selected may change as the existing conditions surrounding NewBridge and the JC4P evolve but the overall strategy to determine the financial obligation will remain constant.

Based on the NewBridge project phasing and projects listed in the DEIR, the total cost of improvements constructed shall be **\$ 18,068,615** for Phase A, **\$19,982,000** for Phase B, **\$13,837,000** for Phase C. NewBridge shall pay toward the Flex Fund a total of **\$5,112,986** for Phase A, **\$1,477,916** for Phase B,

¹ See Appendix H-3 for a description of the County's Dynamic Implementation Tool.

\$4,254,925 for Phase C. If the NewBridge EIR Project as described in the Overlap TM were to develop in the future, the fair share obligation for Parcel W-90 and bonus HDR units for Phase A, B and C would be **\$13,111,108** and **\$1,283,044**, respectively. Additionally, each phase, Parcel W-90 and bonus units shall pay **\$2,311** per DUE towards the remaining SCTDF, Admin and Transit fee.

Table 7 – Phase A Fee and Build Obligation

NewBridge Specific Plan Phase A DUE Calculation						
LAND USE	DU/KSF/AC		DUE RATE			DUE
Residential – LDR(DU) ¹	455	x	1	=		455.0
Residential – MDR(DU) ¹	440	x	1	=		440.0
Residential – HDR(DU) ¹	241	x	0.57	=		137.4
Commercial (KSF) ¹	120,000	x	0.00109	=		130.8
Existing Rendering Plant Credit (DUE) ³						-6.8
Total DUE for Phase A						1,156
Total Revenue for Phase A	1,156	x	\$ 20,048	=		\$ 23,181,601
Specific Plan Phase A Fee and Build Obligation						
80% Phase A Improvement Funding Goal	\$ 23,181,601	x	80%	=		\$ 18,545,281
20% Phase A Flexible Fund Goal	\$ 23,181,601	x	20%	=		\$ 4,636,320
NewBridge Specific Plan Phase A Proposed Improvements to Fulfill Build Obligation						
Regional Roadway Projects²						
Kiefer Blvd Widening - Eagles Nest Rd to W MS-1 (SCTDF 268)					\$	355,680
Kiefer Blvd Widening– W MS-1 to Northbridge Dr (SCTDF 269)					\$	1,111,500
Kiefer Blvd Widening – Northbridge Dr to E MS-1 (SCTDF 270)					\$	259,350
Kiefer Blvd Widening – E MS-1 to Sunrise Blvd (SCTDF 271)					\$	874,380
Eagles Nest Rd Widening-Kiefer Blvd to Bridgewater Drive(north)(SCTDF 76)					\$	364,612
Sunrise Blvd & Kiefer Blvd (SCTDF 202)					\$	3,973,378
Kiefer Blvd & W MS-1 (SCTDF 202)					\$	2,310,263
Kiefer Blvd & Northbridge Dr (SCTDF 203)					\$	2,122,760
Kiefer Blvd & E MS-1 (SCTDF 204)					\$	2,149,360
Eagles Nest and Kiefer Blvd (SCTDF 59)					\$	2,,422,636
Eagles Nest and Bridgewater Dr (SCTDF 501)					\$	2,124,696
					\$	18,068,615
80% Phase A Improvement Fund						
Proposed Phase A Improvements					\$	18,068,615
Future Phase A Improvements to be determined by Dynamic Implementation Tool					\$	471,840
					\$	18,545,281
20% Phase A Flexible Fund					\$	4,636,320

Phase A Fee and Build Obligation Notes:

1. DUE rates per SCTDF Table G-1, DU totals from NewBridge Specific Plan Table 9-1.
2. See NewBridge Preliminary Backbone Infrastructure CIP cost estimates for detailed estimates.
3. Existing Rendering Plant Credits per Overlap TM. Total credits to be verified in the future.

Table 8 – Additional Phase A NewBridge EIR Project Fair Share Obligation

Additional NewBridge EIR Project Phase A DUE Calculation						
LAND USE		DU/KSF/AC		DUE RATE		DUE
Residential – HDR Bonus Units ^{1,2}		30	x	.57	=	17.1
Additional “NewBridge EIR Project” DUE for Phase A						17.1
Additional “NewBridge EIR Project” Revenue for Phase A		17	x	\$ 20,048	=	\$ 340,809
Additional NewBridge EIR Project Phase A Fair Share Obligation						
Additional NewBridge EIR Project Revenue for Phase A						\$ 340,809

Phase A Fee and Build Obligation Notes:

1. DUE rates per SCTDF Table G-1, DU totals from NewBridge Specific Plan Table 9-1
2. The 113 Bonus DUs were prorated to the total 911 HDR DUs within NewBridge. The SCTDF does not list a DUE rate for HDR Bonus Units so the HDR DUE rate of 0.57 DUE/DU was assumed.

Table 9 – Phase B Fee and Build Obligation

NewBridge Specific Plan Phase B Due Calculation						
LAND USE	DU/KSF/AC		DUE RATE			DUE
Residential – LDR(DU) ¹	529	x	1	=		529
Residential – MDR(DU) ¹	265	x	1	=		265
Residential – HDR(DU) ¹	485	x	0.57	=		276.5
Total DUE for Phase B						1,070
Total Revenue for Phase B	1,070	x	\$ 20,048			\$ 21,459,916
NewBridge Specific Plan Phase B Fee and Build Obligation						
80% Phase B Improvement Funding Goal	\$ 21,459,916	x	80%			\$ 17,167,933
20% Phase B Flexible Fund Goal	\$ 21,459,916	x	20%			\$ 4,291,983
NewBridge Specific Plan Phase B Proposed Improvements to Fulfill Build Obligation						
Regional Roadway Projects²						
Eagles Nest Road - N. Bridgewater to S.						\$ 2,057,952
Eagles Nest Road - S. Bridgewater to Jackson Road						\$ 509,054
Jackson Road - South Watt Ave to Hedge Ave						\$ 2,401,064
Jackson Road - Bradshaw road and Excelsior Road						\$ 2,673,304
Jackson Road and Eagles Nest Road						\$ 3,492,105
Eagles Nest Rd & Bridgewater Dr South						\$ 2,742,715
Jackson Road and Hedge Ave						\$ 1,391,933
Jackson Road and South Watt Ave						\$ 1,604,168
Jackson Road and Bradshaw Road						\$ 3,110,140
			Sub-Total			\$ 19,982,000
93% Phase B Improvement Fund						
Proposed Phase B Improvements						\$ 19,982,000
Future Phase B Improvements to be determined by Dynamic Implementation Tool						\$ 0
						\$ 19,982,000
7 % Phase B Flexible Fund						\$ 1,477,916

Phase B Fee and build Obligation Notes:

1. DUE rates per SCTDF Table G-1, DU totals from NewBridge Specific Plan Table 9-1
2. See NewBridge Preliminary Backbone Infrastructure CIP cost estimates for detailed estimates.

Table 10 – Additional Phase B NewBridge EIR Project Fair Share Obligation

Additional NewBridge EIR Project Phase B Due Calculation						
	LAND USE	DU/KSF/AC		DUE RATE		DUE
	Residential - HDR Bonus Units (DU) ²	60	x	0.57		34.2
	Total DUE for Phase B					34
	Total Revenue for Phase B	34	x	\$ 20,048		\$ 681,617
Additional NewBridge EIR Project Phase B Fair Share Obligation						
	Additional NewBridge Project Fair Share for Phase B					\$ 681,617

Phase B Fee and build Obligation Notes:

1. DUE rates per SCTDF Table G-1, DU totals from NewBridge Specific Plan Table 9-1
2. The 113 Bonus DUs were prorated to the total 911 HDR DUs within NewBridge Specific Plan. The SCTDF does not list a DUE rate for HDR Bonus Units so the HDR DUE rate of 0.57 DUE/DU was assumed.

Table 11 – Phase C Fee and Build Obligation

NewBridge Specific Plan Phase C DUE Calculation						
LAND USE	DU/KSF/AC		DUE RATE			DUE
Residential – LDR(DU) ¹	140	x	1	=		140
Residential – MDR(DU) ¹	175	x	1	=		175
Residential – HDR(DU) ¹	185	x	0.57	=		105.5
Commercial(SF) ¹	70,000	x	0.00109	=		76.3
Office(SF) ¹	180,000	x	0.00096	=		172.8
Mixed Use(SF) ²	130,000	x	0.00109	=		141.7
Mixed Use(DU) ²	160	x	0.57	=		91.2
Total DUE for Phase C						902
Total Revenue for Phase C	902	x	\$ 20,048	=		\$ 18,091,925
NewBridge Specific Plan Phase C Fee and Build Obligation						
80% Phase C Improvement Funding Goal	\$ 18,091,925	x	80%			\$ 14,473,540
20% Phase C Flexible Fund Goal	\$ 18,091,925	x	20%			\$ 3,618,385
NewBridge Specific Plan Phase C Proposed Improvements to Fulfill Build Obligation						
Regional Roadway Projects³						
Jackson Road - Eagles Nest Road to Sunrise Blvd (251,252)						\$ 5,429,053
Jackson Road - Excelsior to Eagles Nest Road						\$ 1,759,291
Jackson Road & Sunrise Blvd (SCTDF 70)						\$ 4,271,354
Jackson Road & Rockbridge (SCTDF 500)						\$ 2,377,056
			Sub-Total			\$ 13,837,000
80% Phase C Improvement Fund						
Proposed Phase C Improvements						\$ 13,837,000
Future Phase C Improvements to be determined by Dynamic Implementation Tool						\$ 636,540
						\$ 14,473,540
20% Phase C Flexible Fund						\$ 3,618,385

Phase C Fee and Obligation Notes:

1. DUE rates per SCTDF Table G-1, DU totals from NewBridge Specific Plan Table 9-1
2. The following rates were assumed for Mixed Use:
 - a. 0.00109 DUE / SF, same as the commercial rate.
 - b. 0.57 DUE/DU, same as the HDR DUE rate.
3. See NewBridge Preliminary Backbone Infrastructure CIP cost estimates for detailed estimates.

Table 12 – Additional Phase C NewBridge EIR Project Fair Share Obligation

Additional NewBridge EIR Project Phase C DUE Calculation						
LAND USE		DU/KSF/AC		DUE RATE		DUE
Residential - HDR Bonus Units(DU) ^{1,2}		23	x	0.57		13.1
Total DUE for Phase C						13
Total Revenue for Phase C		13	x	\$ 20,048	=	\$ 260,618
Additional NewBridge EIR Project Phase C Fair Share Obligation						
Additional NewBridge EIR Project Fair Share for Phase C						\$ 260,618

Phase C Fee and Obligation Notes:

1. DUE rates per SCTDF Table G-1, DU totals from NewBridge Specific Plan Table 9-1
2. The 113 Bonus DUs were prorated to the total 911 HDR DUs within NewBridge Specific Plan. The SCTDF does not list a DUE rate for HDR Bonus Units so the HDR DUE rate of 0.57 DUE/DU was assumed.

TABLE 13 – PARCEL W-90 FEE AND BUILD OBLIGATION

Parcel W-90 Proposed Improvements to Fulfill Build Obligation						
LAND USE	DU/KSF/AC		DUE RATE			DUE
Agriculture Residential (DU) ¹	660	x	1.00	=		660
Existing Homes (DU) ² Credits	6	x	1.00	=		-6
Total DUE for Parcel W-90						654
Total Revenue for Parcel W-90	654	x	\$ 20,048	=	\$	13,111,108
Parcel W-90 Phase Fee and Build Obligation						
80% Parcel W-90 Improvement Funding Goal	\$13,111,108	x	80%	=	\$	10,488,886
20% Parcel W-90 Flexible Fund Goal	\$13,111,108	x	20%	=	\$	2,622,222
Parcel W-90 Proposed Improvements to Fulfill Build Obligation						
Regional Roadway Projects						
N/A (Roadway Projects to be determined during Parcel W-90 entitlements)						
					\$	-
			Sub-Total		\$	-
80% Parcel W-90 Improvement Funding Goal						
Proposed Parcel W-90 Improvements					\$	-
Parcel W-90 Improvements to be determined by Dynamic Implementation Tool					\$	10,488,886
					\$	10,488,886
20% Parcel W-90 Flexible Fund Goal					\$	2,622,222

Parcel W-90 Fee and Obligation Notes:

1. DUE rate for Agriculture Residential assumed to be 1 DUE/DU.
2. Existing home credit per Overlap TM. Total credits to be verified in the future.

Appendix H– 1
NewBridge Overlap with SCTDF

**NewBridge Specific Plan
Public Facilities Financing Plan**

**Appendix H-1
Regional Roadway**

**Summary of Regional Roadway
Fee Revenue by Phase**

ATTACHMENT 6

Jackson Corridor Regional County Roadway Funding Obligation	Per DUE	Phase A	Phase B	Phase C	Buildout
SCTDF Overlapping Roadway Fair Share	\$16,136.87	\$18,659,547	\$17,273,713	\$14,386,826	\$50,320,086
Functionality Fair Share	\$4,310.72	\$4,984,614	\$4,614,409	\$3,843,222	\$13,442,245
High Capacity Intersections Fair Share	\$394.76	\$456,473	\$422,571	\$351,948	\$1,230,992
SCTDF Non Overlapping Roadway Fair Share	\$105.93	\$122,488	\$113,391	\$94,440	\$330,319
Total Regional Roadway Component	\$20,948.28	\$24,223,122	\$22,424,084	\$18,676,437	\$65,323,642

**SCTDF Overlap for NewBridge
Regional Roadways and Trails**

MEMORANDUM

DATE: August 5, 2019
TO: Ron Vicari
FROM: John P. Long
SUBJECT: NewBridge Overlap with SCTDF

This memorandum and attached tables summarize an analysis of the overlap between the Sacramento County Transportation Development Fee (SCTDF) Program and the transportation improvements that will be required from the NewBridge Project. This overlap analysis is the same as the one documented in the June 27, 2019 memoranda on this subject but some additional information was added to Tables A and B at the request of Sacramento County Engineering – Special Districts.

Definitions

In the following discussion, the “SCTDF overlap” is defined as the SCTDF improvements that overlap with those transportation improvements that 1) are part of the “NewBridge EIR Project” or 2) the NewBridge EIR Project would need to pay all or a share of in their “existing plus project” (E+P) plus their “existing plus four projects” (E+4P) and their “cumulative plus project” (C+P) requirements. The following are important definitions and assumptions:

- The “NewBridge EIR Project” is defined as the project description in the NewBridge EIR, which not only includes the uses in the NewBridge Specific Plan but also 113 potential high density “bonus” units within the Specific Plan plus 660 dwelling units in the adjacent “AG Res” area west of the Specific Plan. This memorandum discusses the SCTDF overlap with the NewBridge EIR Project and the NewBridge Specific Plan
- The NewBridge Specific Plan has not been finalized. Thus the project’s transportation requirements are subject to change.
- This analysis assumes that NewBridge Specific Plan will have its own Finance District and fee program.

The SCTDF allocates “fair shares” of the cost of the following elements:

- Countywide roadway and intersection capacity improvements
- Regional Trails
- Missing bike and pedestrian facilities along roadways that would operate at LOS F conditions even with the maximum capacity improvements allowed under the General Plan
- Intelligent Transportation System (ITS) improvements on roadways that would be congested even with the maximum capacity improvements allowed under the General Plan
- Capital costs to provide transit services to accommodate countywide growth

The SCTDF fees paid by development in the NewBridge Specific Plan would not only fund its fair share of the “SCTDF overlap” improvements, but its fair share of other SCTDF improvements throughout the County. The analysis covered in this memorandum covers only the “SCTDF overlap”. Transit capital improvements will be funded through a separate Transit Impact Fee (TIF). This memorandum does not include any potential overlap with the TIF.

The NewBridge EIR Project has 5.04 miles of regional trails. The SCTDF assumes \$1,193,600 per mile as the average cost for a regional trail. Regional trails would benefit both existing and new development. In the SCTDF, new development’s “fair share” of these trails is based on the estimated 2017 to 2050 growth as a percent of total 2050 development levels, which is 38.22%. Thus NewBridge’s overlap with the SCTDF is \$2,299,217 ($= 5.04 \times \$1,193,600 \times 38.22\%$).

The SCTDF intersection cost estimates include the cost of improvements for 500 feet along the arterial and thoroughfare legs of intersections in the SCTDF but not along the collector legs of intersections. At intersections along arterials/thoroughfares with future collector roadways, the cost of new traffic signals was not included in the SCTDF Program.

The costs and fair share amounts used in this analysis reflect the February 2019 SCTDF Nexus Study, which were based on 2017 cost data. The SCTDF rates that will be presented to the Sacramento County Board of Supervisors for adoption on April 9, 2019 reflect the Nexus Study but were adjusted for inflation based on the change in Caltrans Construction Index between December 31, 2017 and December 31, 2018, which was an increase of 6.4%. This inflation adjustment was thus applied to the “overlap per DUE” estimates for the NewBridge Project.

Analysis Summary

Table 1 summarizes the overlap analysis. Its elements are lettered A through H, which are described as follows:

A = NewBridge EIR Projects’s total SCTDF “fair share” but only for roadway and intersection improvements in its “SCTDF overlap” (defined above)

B = The approximate total cost of NewBridge’s E+P transportation requirements that are part of its “SCTDF overlap”

C = $A - B$

D = A / B

E = NewBridge EIR Projects’s cost for its regional trails

F = Total overlap between the SCTDF and NewBridge EIR Project for roadway, intersection and regional trail improvements

G = Dwelling unit equivalents (DUEs) in the NewBridge EIR Project (including Ag Res and Bonus Units)

H = Dwelling unit equivalents (DUEs) in the NewBridge Specific Plan

I = Inflation adjustment for 2017 to 2018 cost increase

J = SCTDF Roadway Overlap per DUE for NewBridge EIR Project ($J = A / G * (1 + I)$)

K = SCTDF Trail Overlap per DUE for NewBridge EIR Project ($K = E / G * (1 + I)$)

L = SCTDF Total Overlap per DUE for NewBridge EIR Project ($L = J + K$)

M = NewBridge Specific Plan Roadway Overlap with SCTDF ($M = J * H$)

N = NewBridge Specific Plan Trail Overlap with SCTDF ($N = K * H$)

O = NewBridge Specific Plan Total Overlap with SCTDF ($O = M + N$)

The following tables are attached:

- Table A shows the NewBridge EIR Project's roadway segment mitigations that overlap with the SCTDF
- Table B shows the NewBridge EIR Project's intersection mitigations that overlap with the SCTDF
- Table C shows how the 3,836.7 DUEs for the NewBridge EIR Project were estimated.
- Table D shows the calculation of 3,118.3 DUEs for the Newbridge Specific Plan, which excludes the high density "bonus" units within the Specific Plan plus dwelling units in the adjacent "AG Res" area west of the Specific Plan.

General Conclusions

Table 1 indicates the following:

- NewBridge Specific Plan's "SCTDF overlap" would be \$52,308,385 or \$16,774.65 per DUE
- If NewBridge's Finance District had funding for SCTDF improvements that is equal to its total SCTDF fair share for its "SCTDF overlap," it would have a high percentage of the total funding needed to construct its required E+P transportation improvements
- Some of NewBridge's required E+P transportation improvements are also required E+P improvements for one or more of the other three Jackson Corridor developments. If each of the four developments had funding in a finance district for SCTDF improvements that is equal to its total SCTDF fair share for its "SCTDF overlap," then collectively that funding would be equal to about 96 percent of the total funding needed to construct all of the required E+P transportation improvements.

Table 1 **8-5-19**
Summary - SCTDF Overlap with Required Transportation Improvements
for NewBridge

No	Item	Costs	
		NewBridge	All 4 Projects
A	SCTDF Fair Share (New Bridge EIR Project Overlap with SCTDF) ¹		
	Segments	\$34,267,915	\$351,599,850
	Intersections	\$23,920,924	\$207,223,954
	Total	\$58,188,839	\$558,823,804
B	Approximate E+P Costs (NewBridge EIR Project Overlap with SCTDF) ¹		
	Segments	\$47,128,028	\$349,259,260
	Intersections	\$20,728,126	\$230,429,691
	Total	\$67,856,155	\$579,688,951
C	SCTDF Fair Share minus E+P Total Cost (C = A - B)	\$9,667,316	\$20,865,147
D	SCTDF Fair Share as a percent of E+P Total Costs (D = A / B)	86%	96%
E	SCTDF Fair Share for Regional Trails ¹	\$2,299,217	
F	Total SCTDF/New Bridge EIR Project Overlap ¹ (F = A + E)	\$60,488,056	
G	DUEs NewBridge EIR Project (including Ag Res and Bonus Units)	3,836.7	
H	DUEs NewBridge Specific Plan	3,118.3	
I	Inflation adjustment for 2017 to 2018 cost increase ²	6.4%	
J	SCTDF Roadway Overlap per DUE for NewBridge EIR Project (J = A / G) * (1 + I)	\$16,137.03	
K	SCTDF Trail Overlap per DUE for NewBridge EIR Project (K = E / G) * (1 + I)	\$637.62	
L	SCTDF Total Overlap per DUE for NewBridge EIR Project (L = J + K)	\$16,774.65	
M	NewBridge Specific Plan Roadway Overlap with SCTDF (M = J * H)	\$50,320,086	
N	NewBridge Specific Plan Trail Overlap with SCTDF (N = K * H)	\$1,988,299	
O	NewBridge Specific Plan Total Overlap with SCTDF (O = M + N)	\$52,308,385	

Notes

1 Costs based on 2017 construction prices

2 Based on the change in Caltrans Construction Index between December 31, 2017 and December 31, 2018

Table A NewBridge Roadway Segment Mitigations Analysis of Overlap with SCTDF																	
Segement #		Roadway	Segment		Travel Lanes				Added Travel Lanes			SCTDF			New Bridge		
SCTDF	Jack- son				Existing	E+P Mitigated		Cum + 4 Projects	E+P Mitigated		Cum + 4 Projects	Total Cost	Assumed Other Funding	Cost Funded by SCTDF	Percent Fair Share	Fair Share	Estimated E+P Cost
			New Bridge	All Four		New Bridge	All Four										
37	5.1	Bradshaw Road	Goethe Road	Collector WJ-8	4	4	6	6		2	2	\$3,867,800	\$899,301	\$2,968,499	2.57%	\$76,218	\$0
38	5.2	Bradshaw Road	Collector WJ-8	Kiefer Boulevard	4	4	6	6		2	2	\$1,061,600	\$246,832	\$814,768	2.58%	\$21,008	\$0
39	6.1	Bradshaw Road	Kiefer Boulevard	Collector WJ-9	4	4	6	6		2	2	\$1,657,120	\$385,296	\$1,271,824	0.00%	\$58	\$0
40	6.2	Bradshaw Road	Collector WJ-9	Mayhew Road	4	4	6	6		2	2	\$1,638,670	\$381,007	\$1,257,663	0.07%	\$840	\$0
41	6.3	Bradshaw Road	Mayhew Road	Jackson Road	4	4	6	6		2	2	\$1,200,260	\$279,072	\$921,188	0.39%	\$3,594	\$0
42	7.1	Bradshaw Road	Jackson Road	Rock Creek Pkwy	4	4	6	6		2	2	\$1,649,850	\$383,606	\$1,266,244	0.15%	\$1,886	\$0
43	7.2	Bradshaw Road	Rock Creek Pkwy	Collector WJ-10	4	4	6	6		2	2	\$1,649,850	\$383,606	\$1,266,244	0.04%	\$550	\$0
44	7.3	Bradshaw Road	Collector WJ-10	Collector WJ-11	4	4	6	6		2	2	\$1,649,850	\$383,606	\$1,266,244	0.00%	\$49	\$0
45	7.4	Bradshaw Road	Collector WJ-11	Elder Creek Rd	4	4	6	6		2	2	\$1,649,850	\$383,606	\$1,266,244	0.10%	\$1,210	\$0
68	128	Douglas Rd Ext	Mather Rd	Kiefer Boulevard				4			4	\$31,299,600	\$0	\$31,299,600	0.25%	\$78,642	\$0
69	301	Douglas Rd Ext	Kiefer Boulevard	Rock Creek Pkwy			4	4		4	4	\$2,608,240	\$0	\$2,608,240	1.56%	\$40,736	\$0
70	300	Douglas Rd Ext	Rock Creek Pkwy	Excelsior Road			6	6		6	6	\$720,570	\$0	\$720,570	2.09%	\$15,080	\$0
76	19.1	Eagles Nest Road	Kiefer Boulevard	N Bridgewater Dr	2	4	4	4	2	2	2	\$885,520	\$0	\$885,520	55.53%	\$491,726	\$885,520
77	19.2	Eagles Nest Road	N Bridgewater Dr	S Bridgewater Dr	2	4	4	4	2	2	2	\$885,520	\$0	\$885,520	56.65%	\$501,667	\$885,520
78	19.3	Eagles Nest Road	S Bridgewater Dr	Jackson Road	2	4	4	4	2	2	2	\$885,520	\$0	\$885,520	57.74%	\$511,280	\$885,520
97	25	Elder Creek Road	South Watt Ave	Hedge Avenue	2	2	4	6		2	4	\$3,876,708	\$0	\$3,876,708	1.11%	\$43,194	\$0
98	26	Elder Creek Road	Hedge Avenue	Mayhew Road	2	2	4	6		2	4	\$15,415,104	\$0	\$15,415,104	1.78%	\$273,696	\$0
99	27	Elder Creek Road	Mayhew Road	Bradshaw Road	2	2	3	6		1	4	\$2,958,600	\$0	\$2,958,600	2.32%	\$68,494	\$0
100	28.1	Elder Creek Road	Bradshaw Road	Vineyard Road	2	2	4	4		2	2	\$7,612,460	\$0	\$7,612,460	2.74%	\$208,764	\$0
101	28.2	Elder Creek Road	Vineyard Road	Excelsior Road	2	2	4	4		2	2	\$7,527,200	\$0	\$7,527,200	3.39%	\$255,169	\$0
102	29	Elk Grove-Florin Rd	Florin Rd	Gerber Rd	2	2	4	6		2	4	\$17,885,040	\$11,607,519	\$6,277,521	0.00%	\$1	\$0
131	30.2	Excelsior Road	Douglas Road Ext	Collector WJ-1/JT-1	2	2	4	4		2	2	\$1,736,700	\$0	\$1,736,700	2.26%	\$39,208	\$0
132	30.3	Excelsior Road	Collector WJ-1/JT-1	Collector WJ-2/JT-2	2	2	4	4		2	2	\$1,736,700	\$0	\$1,736,700	2.13%	\$37,003	\$0
133	30.4	Excelsior Road	Collector WJ-2/JT-2	Jackson Road	2	2	4	4		2	2	\$868,700	\$0	\$868,700	2.92%	\$25,355	\$0
134	31.1	Excelsior Road	Jackson Road	Collector WJ-6	2	2	4	6		2	4	\$2,006,208	\$0	\$2,006,208	3.15%	\$63,235	\$0
135	31.2	Excelsior Road	Collector WJ-6	Elder Creek Road	2	2	4	6		2	4	\$2,033,988	\$0	\$2,033,988	3.12%	\$63,556	\$0
136	32	Excelsior Road	Elder Creek Road	Florin Road	2	2	3	3		1	1	\$10,255,130	\$0	\$10,255,130	0.05%	\$4,724	\$0
159	37	Florin Rd	Power Inn Rd	Florin Perkins Rd	4	4	4	4				\$20,876,200	\$0	\$20,876,200	1.03%	\$215,695	\$0
163	41	Florin Rd	Waterman Rd	Bradshaw Road	2	2	2	6			4	\$9,965,808	\$0	\$9,965,808	2.85%	\$283,583	\$0
165	42.2	Florin Rd	Vineyard Rd	Excelsior Rd	2	2	3	4		1	2	\$11,891,440	\$0	\$11,891,440	5.13%	\$610,215	\$0
166	43	Florin Rd	Excelsior Rd	Eagles Nest Rd	2	2	3	4		1	2	\$26,932,160	\$0	\$26,932,160	8.18%	\$2,202,982	\$0
177	48	Fruitridge Road	South Watt Ave	Hedge Avenue	2	2	3	4		1	2	\$2,361,420	\$1,180,710	\$1,180,710	2.07%	\$24,415	\$0
178	49.1	Fruitridge Road	Hedge Avenue	Collector WJ-12	2	2	4	4		2	2	\$3,750,630	\$0	\$3,750,630	2.06%	\$77,077	\$0
179	49.2	Fruitridge Road	Collector WJ-12	Mayhew Road	2	2	4	4		2	2	\$3,698,030	\$0	\$3,698,030	2.10%	\$77,706	\$0
197	51.2	Grant Line Rd	Chrysanthy Blvd	Kiefer Boulevard	2	2	2	6			4	\$7,396,000	\$4,807,400	\$2,588,600	5.40%	\$139,825	\$0
198	52.1	Grant Line Rd	Kiefer Boulevard	Rancho Cord Pkwy	2	2	2	6			4	\$10,433,270	\$6,781,625	\$3,651,645	7.01%	\$256,158	\$0
234	66.2	Jackson Rd	14th Avenue	Rock Creek Pkwy	2	2	4	4		2	2	\$124,720	\$62,360	\$62,360	3.62%	\$2,258	\$0

Table A NewBridge Roadway Segment Mitigations Analysis of Overlap with SCTDF																	
Segement #		Roadway	Segment		Travel Lanes				Added Travel Lanes			SCTDF			New Bridge		
SCTDF	Jack- son				Existing	E+P Mitigated		Cum + 4 Projects	E+P Mitigated		Cum + 4 Projects	Total Cost	Assumed Other Funding	Cost Funded by SCTDF	Percent Fair Share	Fair Share	Estimated E+P Cost
			New Bridge	All Four		New Bridge	All Four										
235	66.3	Jackson Rd	Rock Creek Pkwy	Aspen 1 Driveway	2	2	4	4		2	2	\$124,720	\$62,360	\$62,360	3.65%	\$2,276	\$0
236	66.4	Jackson Rd	Aspen 1 Driveway	South Watt Ave\	2	2	4	4		2	2	\$124,720	\$62,360	\$62,360	3.65%	\$2,276	\$0
237	67	Jackson Rd	South Watt Ave	Hedge Avenue	2	4	6	6	2	4	4	\$6,118,452	\$0	\$6,118,452	4.34%	\$265,508	\$3,671,071
238	68.1	Jackson Rd	Hedge Avenue	Collector WJ-3	2	2	6	6		4	4	\$7,497,570	\$0	\$7,497,570	4.83%	\$362,257	\$0
239	68.2	Jackson Rd	Collector WJ-3	Mayhew Road	2	2	6	6		4	4	\$7,497,570	\$0	\$7,497,570	4.99%	\$373,881	\$0
240	69	Jackson Rd	Mayhew Road	Bradshaw Road	2	4	6	6	2	4	4	\$5,377,920	\$0	\$5,377,920	4.34%	\$233,628	\$3,226,752
241	70.1	Jackson Rd	Bradshaw Road	Collector WJ-4	2	4	6	6	2	4	4	\$2,844,696	\$0	\$2,844,696	6.24%	\$177,617	\$1,706,818
242	70.2	Jackson Rd	Collector WJ-4	Happy Lane	2	4	6	6	2	4	4	\$2,844,696	\$0	\$2,844,696	6.28%	\$178,723	\$1,706,818
243	70.3	Jackson Rd	Happy Lane	Rock Creek Pkwy	2	4	6	6	2	4	4	\$4,480,656	\$0	\$4,480,656	6.62%	\$296,440	\$2,688,394
244	70.4	Jackson Rd	Rock Creek Pkwy	Collector WJ-5	2	4	6	6	2	4	4	\$4,559,496	\$0	\$4,559,496	9.46%	\$431,374	\$2,735,698
245	70.5	Jackson Rd	Collector WJ-5	Collector WJ-6	2	4	6	6	2	4	4	\$2,844,696	\$0	\$2,844,696	10.84%	\$308,258	\$1,706,818
246	70.6	Jackson Rd	Collector WJ-6	Excelsior Road	2	4	6	6	2	4	4	\$2,844,696	\$0	\$2,844,696	10.27%	\$292,092	\$1,706,818
247	71.1	Jackson Rd	Excelsior Road	Collector JT-3	2	2	6	6		4	4	\$7,278,876	\$0	\$7,278,876	10.35%	\$753,262	\$0
248	71.2	Jackson Rd	Collector JT-3	Tree View Lane	2	2	4	6		2	4	\$7,436,556	\$0	\$7,436,556	15.57%	\$1,157,906	\$0
249	71.3	Jackson Rd	Tree View Lane	Collector JT-4	2	2	4	6		2	4	\$7,436,556	\$0	\$7,436,556	19.83%	\$1,474,507	\$0
250	71.4	Jackson Rd	Collector JT-4	Eagles Nest Road	2	4	4	6	2	2	4	\$7,357,476	\$0	\$7,357,476	15.33%	\$1,127,836	\$4,414,486
251	72.1	Jackson Rd	Eagles Nest Road	Rockbridge Drive	2	4	4	6	2	2	4	\$6,315,660	\$0	\$6,315,660	18.26%	\$1,153,266	\$3,789,396
252	72.2	Jackson Rd	Rockbridge Drive	Sunrise Boulevard	2	4	4	6	2	2	4	\$6,315,660	\$0	\$6,315,660	22.65%	\$1,430,551	\$3,789,396
253	73	Jackson Rd	Sunrise Boulevard	Grant Line Road	2	4	4	6	2	2	4	\$19,538,520	\$9,769,260	\$9,769,260	10.86%	\$1,060,746	\$5,861,556
260	77.1	Kiefer Blvd	Bradshaw Road	Collector WJ-14	2	2	6	6		4	4	\$1,437,720	\$0	\$1,437,720	6.61%	\$95,061	\$0
261	77.2	Kiefer Blvd	Collector WJ-14	Routier Ext	2	2	6	6		4	4	\$1,065,360	\$0	\$1,065,360	7.66%	\$81,554	\$0
262	77.3	Kiefer Blvd	Routier Ext	Happy Lane	2	2	6	6		4	4	\$1,058,010	\$0	\$1,058,010	7.49%	\$79,255	\$0
263	302	Kiefer Blvd	Happy Lane	Collector WJ-15			6	6		6	6	\$881,675	\$0	\$881,675	6.93%	\$61,108	\$0
264	302	Kiefer Blvd	Collector WJ-15	Douglas Rd Ext			6	6		6	6	\$4,624,020	\$0	\$4,624,020	6.93%	\$320,484	\$0
265	303	Kiefer Blvd	Douglas Rd Ext	Excelsior Rd			4	4				\$4,855,600	\$0	\$4,855,600	11.89%	\$577,101	\$0
266	410	Kiefer Blvd	Excelsior Road	Tree View Lane			4	4		4	4	\$5,375,100	\$0	\$5,375,100	13.14%	\$706,264	\$0
267	200	Kiefer Blvd	Tree View Lane	Eagles Nest Road			2	4		2	4	\$7,455,800	\$0	\$7,455,800	12.53%	\$933,959	\$0
268	78.1	Kiefer Blvd	Eagles Nest Road	W Collector MS-1	2	3	4	4	1	2	2	\$609,200	\$0	\$609,200	18.75%	\$114,241	\$365,520
269	78.2	Kiefer Blvd	W Collector MS-1	Northbridge Drive	2	3	4	4	1	2	2	\$631,075	\$0	\$631,075	22.47%	\$141,817	\$378,645
270	78.3	Kiefer Blvd	Northbridge Drive	E Collector MS-1	2	3	4	4	1	2	2	\$708,275	\$0	\$708,275	29.41%	\$208,275	\$424,965
271	78.4	Kiefer Blvd	E Collector MS-1	Sunrise Boulevard	2	3	3	4	1	1	2	\$2,041,000	\$0	\$2,041,000	21.57%	\$440,325	\$1,224,600
305	304	Mayhew Road	Routier Ext	Bradshaw Rd			4	6		4	6	\$1,242,360	\$0	\$1,242,360	0.29%	\$3,613	\$0
306	305	Mayhew Road	Bradshaw Road	Jackson Road			4	6		4	6	\$3,116,600	\$0	\$3,116,600	0.21%	\$6,395	\$0
307	89.1	Mayhew Road	Jackson Road	Rock Creek Pkwy	2	2	6	6		4	4	\$340,446	\$0	\$340,446	1.11%	\$3,763	\$0
308	89.2	Mayhew Road	Rock Creek Pkwy	Fruitridge Road	2	2	4	6		2	4	\$340,446	\$0	\$340,446	0.99%	\$3,359	\$0
309	306	Mayhew Road	Fruitridge Road	Collector WJ-13			4	4		4	4	\$2,050,900	\$0	\$2,050,900	0.00%	\$17	\$0
310	307	Mayhew Road	Collector WJ-13	Elder Creek Road			3	4		3	4	\$5,375,100	\$0	\$5,375,100	0.19%	\$9,973	\$0

Table A NewBridge Roadway Segment Mitigations Analysis of Overlap with SCTDF																	
Segement #		Roadway	Segment		Travel Lanes			Added Travel Lanes			SCTDF			New Bridge			
SCTDF	Jack- son				Existing	E+P Mitigated		Cum + 4 Projects	E+P Mitigated		Cum + 4 Projects	Total Cost	Assumed Other Funding	Cost Funded by SCTDF	Percent Fair Share	Fair Share	Estimated E+P Cost
			New Bridge	All Four		New Bridge	All Four										
344	97	South Watt Ave	Kiefer Boulevard	Jackson Road	5	5	6	6		1	1	\$10,572,450	\$2,458,196	\$8,114,254	1.50%	\$121,415	\$0
345	98.1	South Watt Ave	Jackson Road	Rock Creek Pkwy	2	2	4	6		2	4	\$5,459,543	\$1,269,396	\$4,190,147	0.00%	\$143	\$0
346	98.2	South Watt Ave	Rock Creek Pkwy	Fruitridge Road	2	2	4	6		2	4	\$5,924,970	\$1,377,612	\$4,547,358	0.01%	\$605	\$0
347	99	South Watt Ave	Fruitridge Road	Elder Creek Road	2	2	4	6		2	4	\$20,515,320	\$6,313,049	\$14,202,271	0.33%	\$46,252	\$0
348	100	South Watt Ave	Elder Creek Road	Florin Road	2	2	4	6		2	4	\$17,649,360	\$4,103,646	\$13,545,714	0.00%	\$38	\$0
363	105	Sunrise Blvd	Douglas Rd	Keifer Blvd	5	5	5	6			1	\$17,199,520	\$0	\$17,199,520	25.69%	\$4,417,782	\$0
364	106	Sunrise Blvd	Kiefer Blvd	Jackson Rd	2	4	4	6	2	2	4	\$23,244,120	\$14,787,920	\$8,456,200	19.56%	\$1,653,868	\$5,073,720
369	414	Tree View Rd	Kiefer Blvd	Jackson Rd			4	4		4	4	\$14,972,500	\$0	\$14,972,500	3.24%	\$485,293	\$0
372	313	Vineyard Rd	Jackson Road	Rock Creek Pkwy			4	4		4	4	\$2,418,165	\$0	\$2,418,165	0.81%	\$19,615	\$0
373	315	Vineyard Road	Rock Creek Pkwy	Elder Creek Road			4	4		4	4	\$4,544,800	\$0	\$4,544,800	0.02%	\$922	\$0
374	316	Vineyard Road	Elder Creek Road	Florin Road			4	4		4	4	\$7,825,795	\$0	\$7,825,795	0.01%	\$779	\$0
375	145	Vineyard Road	Florin Road	Gerber Road				4			4	\$8,741,100	\$0	\$8,741,100	1.12%	\$98,251	\$0
408	116.2	White Rock Road	Rancho Cord Pkwy	Americanos Blvd	2	2	2	4			2	\$33,350,300	\$16,675,150	\$16,675,150	0.01%	\$852	\$0
409	116.3	White Rock Road	Americanos Blvd	Grant Line Road	2	2	2	4			2	\$18,919,980	\$0	\$18,919,980	0.00%	\$894	\$0
422	122	Zinfandel Dr	City Limit	Douglas Road	2	2	4	4		2	2	\$12,612,750	\$6,306,375	\$6,306,375	9.25%	\$583,519	\$0
423	123.1	Zinfandel Dr	Douglas Road	Collector MS-2	2	2	4	4		2	2	\$15,688,900	\$0	\$15,688,900	18.10%	\$2,839,742	\$0
424	123.2	Zinfandel Dr	Collector MS-2	Collector MS-3			4	4		4	4	\$2,379,900	\$0	\$2,379,900	25.61%	\$609,469	\$0
425	123.3	Zinfandel Dr	Collector MS-3	Collector MS-4			4	4		4	4	\$531,900	\$0	\$531,900	26.70%	\$142,012	\$0
426	123.4	Zinfandel Dr	Collector MS-4	Kiefer Boulevard			4	4		4	4	\$5,320,200	\$0	\$5,320,200	25.52%	\$1,357,592	\$0
1005	317	Routier Ext	Old Placerville Rd	Happy Lane			4	4		4	4	\$22,922,800	\$0	\$22,922,800	1.25%	\$286,430	\$0
1006	318	Routier Ext	Happy Lane	Kiefer Blvd			4	4		4	4	\$10,160,010	\$0	\$10,160,010	0.01%	\$613	\$0
1007	319	Routier Ext	Kiefer Blvd	Mayhew			4	4		4	4	\$7,649,190	\$0	\$7,649,190	0.21%	\$16,004	\$0
									Total			\$645,303,488	\$91,350,870	\$553,952,618		\$34,267,915	\$47,128,028

Mitigation Needed	
E+P is portion of ultimate improvement	

Table B
NewBridge Intersection Mitigation
Analysis of Overlap with SCTDF

8/5/2019

#	Intersection		Improvement from Existing = 1			SCTDF			New Bridge		
			E+P Mitigated		Cum + 4 Projects Mitigated	Total Cost	Assumed Other Funding	Cost Funded by SCTDF	Percent Fair Share	Fair Share	Estimated E+P Cost
	NS Roadway	EW Roadway	New Bridge	All Four							
12	South Watt Ave	Folsom Blvd			1	\$3,389,300	\$1,438,359	\$1,950,941	1.88%	\$36,763	\$0
14	South Watt Ave	Kiefer Blvd		1	1	\$4,446,500	\$1,033,854	\$3,412,646	2.48%	\$84,645	\$0
16	South Watt Ave	Jackson Rd		1	1	\$7,944,350	\$3,371,441	\$4,572,909	2.78%	\$126,962	\$0
17	South Watt Ave	Fruitridge Rd		1	1	\$6,901,850	\$1,604,746	\$5,297,104	0.89%	\$47,348	\$0
18	South Watt Ave	Elder Creek Rd		1	1	\$4,834,000	\$1,123,951	\$3,710,049	0.86%	\$31,883	\$0
20	South Watt Ave	Florin Rd			1	\$4,395,000	\$1,021,880	\$3,373,120	0.98%	\$32,934	\$0
23	Hedge Ave	Jackson Rd		1	1	\$2,769,550	\$0	\$2,769,550	4.26%	\$118,097	\$0
24	Hedge Ave	Fruitridge Rd		1	1	\$1,851,600	\$0	\$1,851,600	1.64%	\$30,278	\$0
25	Hedge Ave	Elder Creek Rd		1	1	\$2,126,400	\$0	\$2,126,400	1.24%	\$26,404	\$0
27	Hedge Ave	Florin Rd		1	1	\$2,664,000	\$0	\$2,664,000	2.38%	\$63,296	\$0
28	Mayhew Rd	Kiefer Blvd			1	\$2,527,500	\$0	\$2,527,500	4.17%	\$105,298	\$0
29	Mayhew Rd	Jackson Rd		1	1	\$7,135,970	\$0	\$7,135,970	3.31%	\$236,264	\$0
30	Mayhew Rd	Fruitridge Rd		1	1	\$3,341,975	\$0	\$3,341,975	0.94%	\$31,580	\$0
31	Mayhew Rd	Elder Creek Rd		1	1	\$5,868,700	\$0	\$5,868,700	1.26%	\$73,780	\$0
32	Zinfandel Dr	Woodring Dr		1	1	\$2,444,625	\$0	\$2,444,625	18.02%	\$440,622	\$0
36	Bradshaw Rd	Old Placerville Rd		1	1	\$3,534,600	\$2,178,214	\$1,356,386	2.32%	\$31,455	\$0
37	Bradshaw Rd	Kiefer Blvd		1	1	\$7,723,000	\$1,795,672	\$5,927,328	3.21%	\$189,992	\$0
38	Bradshaw Rd	Jackson Rd	1	1	1	\$8,107,350	\$1,885,037	\$6,222,313	3.66%	\$227,617	\$4,355,619
39	Bradshaw Rd	Elder Creek Rd		1	1	\$8,359,350	\$1,943,629	\$6,415,721	1.28%	\$82,093	\$0
40	Bradshaw Rd	Florin Rd		1	1	\$778,000	\$180,892	\$597,108	1.44%	\$8,574	\$0
43	Happy Lane	Kiefer Blvd			1	\$4,343,600	\$0	\$4,343,600	6.91%	\$300,248	\$0
44	Excelsior Rd	Kiefer Blvd		1	1	\$4,180,850	\$0	\$4,180,850	10.74%	\$448,894	\$0
45	Excelsior Rd	Jackson Rd		1	1	\$12,167,750	\$0	\$12,167,750	7.38%	\$898,539	\$0
46	Excelsior Rd	Elder Creek Rd		1	1	\$2,622,000	\$0	\$2,622,000	3.17%	\$83,015	\$0
47	Excelsior Rd	Florin Rd		1	1	\$3,842,350	\$0	\$3,842,350	5.69%	\$218,683	\$0
48	Excelsior Rd	Gerber Rd		1	1	\$3,340,000	\$0	\$3,340,000	2.58%	\$86,261	\$0

Table B
NewBridge Intersection Mitigation
Analysis of Overlap with SCTDF

8/5/2019

#	Intersection		Improvement from Existing = 1			SCTDF			New Bridge		
			E+P Mitigated		Cum + 4 Projects Mitigated	Total Cost	Assumed Other Funding	Cost Funded by SCTDF	Percent Fair Share	Fair Share	Estimated E+P Cost
	NS Roadway	EW Roadway	New Bridge	All Four							
52	Mather Blvd	Douglas Rd		1	1	\$3,324,475	\$0	\$3,324,475	2.21%	\$73,500	\$0
58	Zinfandel Dr	Douglas Rd			1	\$6,955,125	\$0	\$6,955,125	6.38%	\$443,699	\$0
59	Zinfandel Dr	Kiefer Blvd		1	1	\$5,839,020	\$0	\$5,839,020	22.25%	\$1,299,437	\$0
60	Eagles Nest Rd	Jackson Rd	1	1	1	\$5,100,210	\$0	\$5,100,210	24.61%	\$1,255,031	\$5,100,210
61	Eagles Nest Rd	Florin Rd		1	1	\$3,290,700	\$0	\$3,290,700	13.09%	\$430,605	\$0
69	Sunrise Blvd	Kiefer Blvd	1	1	1	\$9,189,550	\$5,663,104	\$3,526,446	19.96%	\$704,035	\$2,468,512
70	Sunrise Blvd	Jackson Rd		1	1	\$12,706,875	\$5,392,572	\$7,314,303	14.28%	\$1,044,525	\$0
72	Sunrise Blvd	Grant Line Rd			1	\$4,633,550	\$1,077,345	\$3,556,205	9.81%	\$348,925	\$0
76	Prairie City Rd	White Rock Rd			1	\$4,689,525	\$2,227,524	\$2,462,001	4.20%	\$103,426	\$0
77	Grant Line Rd	White Rock Rd			1	\$4,329,350	\$1,298,805	\$3,030,545	4.21%	\$127,591	\$0
78	Grant Line Rd	Douglas Rd			1	\$4,949,075	\$3,216,899	\$1,732,176	3.13%	\$54,298	\$0
79	Grant Line Rd	Kiefer Blvd			1	\$6,968,325	\$4,529,411	\$2,438,914	6.85%	\$166,978	\$0
80	Grant Line Rd	Jackson Rd		1	1	\$8,717,300	\$4,140,717	\$4,576,583	7.66%	\$350,453	\$0
86	Power Inn Rd	Florin Rd			1	\$5,468,500	\$0	\$5,468,500	0.88%	\$48,219	\$0
90	Excelsior Rd	Calvine Rd		1	1	\$1,635,000	\$817,500	\$817,500	3.72%	\$30,428	\$0
91	Grant Line Rd	Sloughhouse Rd			1	\$5,209,625	\$0	\$5,209,625	17.23%	\$897,673	\$0
92	Grant Line Rd	Calvine Rd			1	\$4,115,875	\$1,028,969	\$3,086,906	17.33%	\$534,902	\$0
96	14th Ave	Jackson Rd			1	\$3,464,815	\$1,732,407	\$1,732,408	3.62%	\$62,789	\$0
97	Rock Creek Pkwy	Jackson Rd			1	\$2,534,160	\$1,267,080	\$1,267,080	3.55%	\$45,006	\$0
111	Grant Line Rd	Chrysanthy Blvd			1	\$6,202,800	\$3,101,400	\$3,101,400	4.20%	\$130,363	\$0
200	Excelsior Rd	Collector WJ-1		1	1	\$2,639,600	\$0	\$2,639,600	2.02%	\$53,317	\$0
201	Excelsior Rd	Collector WJ-2		1	1	\$2,639,600	\$0	\$2,639,600	2.52%	\$66,521	\$0
202	Kiefer Blvd	W Collector MS-1		1	1	\$2,171,300	\$0	\$2,171,300	20.32%	\$441,150	\$0
203	Kiefer Blvd	Northbridge Dr	1	1	1	\$1,995,075	\$0	\$1,995,075	31.15%	\$621,473	\$1,995,075
204	Kiefer Blvd	E Collector MS-1		1	1	\$2,020,075	\$0	\$2,020,075	22.12%	\$446,928	\$0
300	Jackson Rd	Collector WJ-3		1	1	\$1,995,075	\$0	\$1,995,075	4.92%	\$98,247	\$0

Table B
NewBridge Intersection Mitigation
Analysis of Overlap with SCTDF

8/5/2019

#	Intersection		Improvement from Existing = 1			SCTDF			New Bridge		
			E+P Mitigated		Cum + 4 Projects Mitigated	Total Cost	Assumed Other Funding	Cost Funded by SCTDF	Percent Fair Share	Fair Share	Estimated E+P Cost
	NS Roadway	EW Roadway	New Bridge	All Four							
301	Jackson Rd	Collector WJ-4		1	1	\$3,225,600	\$0	\$3,225,600	6.15%	\$198,454	\$0
303	Jackson Rd	Rock Creek Pkwy			1	\$4,159,800	\$0	\$4,159,800	5.36%	\$222,836	\$0
304	Jackson Rd	Collector WJ-5		1	1	\$2,912,850	\$0	\$2,912,850	9.88%	\$287,914	\$0
305	Jackson Rd	Collector WJ-6		1	1	\$2,912,850	\$0	\$2,912,850	10.18%	\$296,552	\$0
306	Excelsior Rd	Collector WJ-6		1	1	\$1,882,330	\$0	\$1,882,330	3.05%	\$57,339	\$0
307	Rock Creek Pkwy	South Watt Ave		1	1	\$3,228,325	\$0	\$3,228,325	0.07%	\$2,137	\$0
310	Rock Creek Pkwy	Mayhew Rd		1	1	\$3,389,270	\$0	\$3,389,270	0.92%	\$31,175	\$0
312	Rock Creek Pkwy	Bradshaw Rd		1	1	\$3,199,775	\$0	\$3,199,775	0.07%	\$2,203	\$0
314	Rock Creek Pkwy	Vineyard Rd		1	1	\$2,008,500	\$0	\$2,008,500	0.71%	\$14,200	\$0
315	Rock Creek Pkwy	Douglas Rd		1	1	\$2,934,325	\$0	\$2,934,325	1.55%	\$45,591	\$0
316	Bradshaw Rd	Collector WJ-8		1	1	\$2,876,675	\$668,855	\$2,207,820	2.54%	\$56,048	\$0
317	Bradshaw Rd	Collector WJ-9		1	1	\$2,876,675	\$668,855	\$2,207,820	0.07%	\$1,452	\$0
318	Bradshaw Rd	Mayhew Rd		1	1	\$7,875,800	\$1,831,199	\$6,044,601	0.23%	\$14,098	\$0
319	Bradshaw Rd	Rock Creek Pkwy		1	1	\$3,285,150	\$763,829	\$2,521,321	0.04%	\$931	\$0
320	Bradshaw Rd	Collector WJ-11		1	1	\$2,686,105	\$624,545	\$2,061,560	0.08%	\$1,655	\$0
321	Fruitridge Rd	Collector WJ-12		1	1	\$2,401,300	\$0	\$2,401,300	1.91%	\$45,858	\$0
322	Mayhew Rd	Collector WJ-13		1	1	\$2,081,395	\$0	\$2,081,395	0.19%	\$3,862	\$0
323	Kiefer Blvd	Collector WJ-14		1	1	\$2,912,850	\$0	\$2,912,850	6.76%	\$196,815	\$0
324	Kiefer Blvd	Collector WJ-15		1	1	\$4,017,450	\$0	\$4,017,450	6.76%	\$271,450	\$0
325	Kiefer Blvd	Douglas Rd		1	1	\$5,715,775	\$0	\$5,715,775	5.07%	\$289,520	\$0
327	Vineyard Rd	Elder Creek Rd		1	1	\$5,929,500	\$0	\$5,929,500	2.16%	\$128,103	\$0
328	Vineyard Rd	Florin Rd		1	1	\$2,543,000	\$0	\$2,543,000	3.76%	\$95,510	\$0
329	Routier Ext	Kiefer Blvd		1	1	\$8,861,300	\$0	\$8,861,300	4.11%	\$364,552	\$0
330	Happy Lane	Routier Ext		1	1	\$5,031,850	\$0	\$5,031,850	1.82%	\$91,718	\$0
331	Routier Rd	Old Placerville Rd		1	1	\$7,152,050	\$3,576,025	\$3,576,025	1.04%	\$37,342	\$0
400	Jackson Rd	Collector JT-3		1	1	\$3,493,350	\$0	\$3,493,350	10.69%	\$373,401	\$0

Table B NewBridge Intersection Mitigation Analysis of Overlap with SCTDF											
8/5/2019											
#	Intersection		Improvement from Existing = 1			SCTDF			New Bridge		
			E+P Mitigated		Cum + 4 Projects Mitigated	Total Cost	Assumed Other Funding	Cost Funded by SCTDF	Percent Fair Share	Fair Share	Estimated E+P Cost
	NS Roadway	EW Roadway	New Bridge	All Four							
401	Jackson Rd	Tree View Lane		1	1	\$3,540,375	\$0	\$3,540,375	17.59%	\$622,645	\$0
402	Jackson Rd	Collector JT-4		1	1	\$2,006,005	\$0	\$2,006,005	21.35%	\$428,307	\$0
406	Kiefer Blvd	Tree View Lane		1	1	\$4,552,475	\$0	\$4,552,475	11.80%	\$537,385	\$0
407	Kiefer Blvd	HS/MS Dwy		1	1	\$2,692,850	\$0	\$2,692,850	12.55%	\$338,003	\$0
500	Jackson Rd	Rockbridge Dr	1	1	1	\$2,234,075	\$0	\$2,234,075	26.37%	\$589,146	\$2,234,075
501	Eagles Nest Rd	N Bridgewater Dr	1	1	1	\$1,996,895	\$0	\$1,996,895	57.73%	\$1,152,710	\$1,996,895
502	Eagles Nest Rd	S Bridgewater Dr	1	1	1	\$2,577,740	\$0	\$2,577,740	65.66%	\$1,692,474	\$2,577,740
600	Zinfandel Dr	Collector MS-2		1	1	\$1,909,625	\$0	\$1,909,625	17.99%	\$343,561	\$0
601	Zinfandel Dr	Collector MS-3		1	1	\$2,621,525	\$0	\$2,621,525	21.40%	\$561,037	\$0
602	Zinfandel Dr	Collector MS-4		1	1	\$2,621,525	\$0	\$2,621,525	22.27%	\$583,896	\$0
Total						\$370,771,690	\$61,204,716	\$309,566,974		\$23,920,924	\$20,728,126

Mitigation Needed

Table C NewBridge EIR Project DUE Estimate					
Land Use	Acres	DUE Rate	Units	Square Footage	DUEs
Residential					
VLDR		1.00			0.0
LDR	224.2	1.00	1,124		1,124.0
MDR	106.5	1.00	880		880.0
HDR	37.3	0.57	911		519.3
High Density Bonus Units		0.57	113		64.4
Ag Res		1.00	660		660.0
Commercial, Office, etc.					
Commercial	20.3	0.00109		180,000	196.2
Office	13.8	0.00096		180,000	172.8
Mixed Use	11.4	0.00109		130,000	141.7
Res. Units in Mixed Use		0.57	160		91.2
Schools					
ES/MS/HS	9.4	NA			
PQP/Other Designations					
Fire Station	4.4	NA			
Open Space					
Parks	41.3	NA			
Open Space - other	136.9	NA			
Habitat Preserve	336.5	NA			
Agriculture (existing uses)	105.4	NA			
Arterial/Collector Roads	47.9	NA			
Total for Proposed Uses	1,095		3,848	490,000	3,850
Existing Uses					
Ag Res		1.00	6		6.0
Industrial ¹		0.0006		11,400	6.8
Total for Existing Uses					12.8
Net DUEs (Proposed - Existing)					3,836.7

¹ Square feet for rendering plant site based on 19 employees (SACOG) X 600 sq. ft. /employee (which has since been determined to be low based on aerials)

Table D NewBridge Specific Plan DUE Estimate					
Land Use	Acres	DUE Rate	Units	Square Footage	DUEs
Residential					
VLDR		1.00			0.0
LDR	224.2	1.00	1,124		1,124.0
MDR	106.5	1.00	880		880.0
HDR	37.3	0.57	911		519.3
High Density Bonus Units		0.57	0		0.0
Ag Res		1.00	0		0.0
Commercial, Office, etc.					
Commercial	20.3	0.00109		180,000	196.2
Office	13.8	0.00096		180,000	172.8
Mixed Use	11.4	0.00109		130,000	141.7
Res. Units in Mixed Use		0.57	160		91.2
Schools					
ES/MS/HS	9.4	NA			
PQP/Other Designations					
Fire Station	4.4	NA			
Open Space					
Parks	41.3	NA			
Open Space - other	136.9	NA			
Habitat Preserve	336.5	NA			
Agriculture (existing uses)	105.4	NA			
Arterial/Collector Roads	47.9	NA			
Total for Proposed Uses	1,095		3,075	490,000	3,125.2
Existing Uses					
Ag Res		1.00	0		0.0
Industrial ¹		0.0006		11,400	6.8
Total for Existing Uses					6.8
Net DUEs (Proposed - Existing)					3,118.3

¹ Square feet for rendering plant site based on 19 employees (SACOG) X 600 sq. ft. /employee (which has since been determined to be low based on aeriels)

Functionality Improvements

Jackson Corridor Functionality Fair Share ^A														
Segment Number ^{B,C}	Roadway	Segment Points		MTC Functionality Improvement Costs	Fair Shares %					Fair Shares USD Amount				
					Growth				Total	Growth				Total
		From	To		West Jackson	Jackson Township	Newbridge	Mather South		West Jackson	Jackson Township	Newbridge	Mather South	
15	Douglas Rd	Mather Blvd	Zinfandel Dr	\$ 387,768.00	76.7%	13.9%	4.1%	5.3%	100%	\$ 297,280.45	\$ 54,037.18	\$ 15,750.97	\$ 20,699.40	\$ 387,768.00
16	Douglas Rd	Zinfandel Dr	Rancho Cordova CL	\$ 1,290,748.00	65.5%	8.1%	0.0%	26.4%	100%	\$ 844,895.72	\$ 104,477.14	\$ 407.26	\$ 340,967.88	\$ 1,290,748.00
19.1	Eagles Nest Road	Kiefer Boulevard	N Bridgewater Dr	\$ 1,046,913.44	2.3%	8.1%	62.1%	27.5%	100%	\$ 24,184.45	\$ 84,754.81	\$ 649,962.22	\$ 288,011.96	\$ 1,046,913.44
19.2	Eagles Nest Road	N Bridgewater Dr	S Bridgewater Dr	\$ 3,114,164.82	3.7%	7.4%	63.4%	25.5%	100%	\$ 114,040.13	\$ 231,008.93	\$ 1,975,411.07	\$ 793,704.70	\$ 3,114,164.82
19.3	Eagles Nest Road	S Bridgewater Dr	Jackson Road	\$ 1,160,463.28	8.1%	8.3%	65.4%	18.2%	100%	\$ 93,698.04	\$ 96,702.45	\$ 758,527.43	\$ 211,535.37	\$ 1,160,463.28
20	Eagles Nest Road	Jackson Road	Florin Road	\$ 3,063,941.00	5.8%	6.7%	54.4%	33.1%	100%	\$ 177,268.90	\$ 204,830.18	\$ 1,667,750.87	\$ 1,014,091.05	\$ 3,063,941.00
25	Elder Creek Road	South Watt Ave	Hedge Avenue	\$ 827,027.00	86.3%	10.4%	2.2%	1.1%	100%	\$ 713,650.19	\$ 85,936.70	\$ 18,235.11	\$ 9,205.00	\$ 827,027.00
26	Elder Creek Road	Hedge Avenue	Mayhew Road	\$ 2,947,822.00	85.0%	11.4%	2.4%	1.3%	100%	\$ 2,504,929.91	\$ 334,934.28	\$ 70,258.30	\$ 37,699.52	\$ 2,947,822.00
27	Elder Creek Road	Mayhew Road	Bradshaw Road	\$ 1,329,706.00	78.3%	17.4%	2.9%	1.4%	100%	\$ 1,041,048.46	\$ 230,935.36	\$ 39,024.83	\$ 18,697.35	\$ 1,329,706.00
28.1	Elder Creek Road	Bradshaw Road	Vineyard Road	\$ 3,565,356.17	72.5%	22.9%	3.1%	1.5%	100%	\$ 2,583,318.92	\$ 816,436.46	\$ 111,326.75	\$ 54,274.05	\$ 3,565,356.17
28.2	Elder Creek Road	Vineyard Road	Excelsior Road	\$ 3,637,445.83	64.6%	30.0%	3.7%	1.8%	100%	\$ 2,348,191.04	\$ 1,091,260.69	\$ 133,981.64	\$ 64,012.46	\$ 3,637,445.83
30.1	Excelsior Road	Kiefer Boulevard	Douglas Road Ext (S)	\$ 1,471,857.56	35.9%	50.4%	1.9%	11.8%	100%	\$ 528,868.67	\$ 741,760.91	\$ 27,578.72	\$ 173,649.26	\$ 1,471,857.56
30.2	Excelsior Road	Douglas Road Ext	Collector WJ-1/JT-1	\$ 480,934.17	50.8%	45.5%	2.2%	1.6%	100%	\$ 244,089.30	\$ 218,841.57	\$ 10,434.38	\$ 7,568.92	\$ 480,934.17
30.3	Excelsior Road	Collector WJ-1/JT-1	Collector WJ-2/JT-2	\$ 1,052,261.80	47.0%	49.4%	2.2%	1.4%	100%	\$ 494,793.99	\$ 519,700.94	\$ 22,723.34	\$ 15,043.53	\$ 1,052,261.80
30.4	Excelsior Road	Collector WJ-2/JT-2	Jackson Road	\$ 1,584,896.86	55.8%	39.7%	3.0%	1.5%	100%	\$ 884,963.42	\$ 628,965.39	\$ 46,903.21	\$ 24,064.84	\$ 1,584,896.86
31.1	Excelsior Road	Jackson Road	Collector WJ-6	\$ 292,978.51	54.3%	40.7%	3.4%	1.6%	100%	\$ 159,194.83	\$ 119,108.09	\$ 9,975.68	\$ 4,699.91	\$ 292,978.51
31.2	Excelsior Road	Collector WJ-6	Elder Creek Road	\$ 937,980.34	53.3%	41.7%	3.4%	1.6%	100%	\$ 499,674.53	\$ 390,973.19	\$ 31,926.61	\$ 15,406.01	\$ 937,980.34
32	Excelsior Road	Elder Creek Road	Florin Road	\$ 4,349,555.00	58.1%	41.9%	0.1%	0.0%	100%	\$ 2,525,997.86	\$ 1,821,062.00	\$ 2,490.75	\$ 4.39	\$ 4,349,555.00
33	Excelsior Road	Florin Road	Gerber Road	\$ 3,879,039.00	42.6%	51.8%	3.8%	1.8%	100%	\$ 1,651,660.99	\$ 2,009,154.45	\$ 149,319.48	\$ 68,904.07	\$ 3,879,039.00
34	Excelsior Road	Gerber Road	Calvine Road	\$ 7,858,040.00	46.9%	53.1%	0.0%	0.0%	100%	\$ 3,688,654.58	\$ 4,169,385.42	\$ -	\$ -	\$ 7,858,040.00
39	Florin Rd	S. Watt Ave	Hedge Avenue	\$ 1,123,440.00	76.4%	5.5%	11.9%	6.1%	100%	\$ 858,453.20	\$ 61,867.99	\$ 134,241.36	\$ 68,877.44	\$ 1,123,440.00
40	Florin Rd	Hedge Avenue	Waterman Rd	\$ 4,161,409.00	77.1%	6.1%	21.2%	5.6%	100%	\$ 3,207,159.09	\$ 255,543.37	\$ 464,527.99	\$ 234,178.55	\$ 4,161,409.00
41	Florin Rd	Waterman Rd	Bradshaw Road	\$ 1,161,190.00	74.1%	3.6%	14.9%	7.4%	100%	\$ 860,702.35	\$ 41,581.68	\$ 172,450.27	\$ 86,455.70	\$ 1,161,190.00
42.1	Florin Rd	Bradshaw Road	Vineyard Road	\$ 2,898,440.89	80.1%	1.5%	12.0%	6.4%	100%	\$ 2,321,663.85	\$ 43,309.76	\$ 348,505.25	\$ 184,962.04	\$ 2,898,440.89
42.2	Florin Rd	Vineyard Rd	Excelsior Rd	\$ 2,945,561.11	80.5%	0.3%	12.7%	6.6%	100%	\$ 2,371,864.33	\$ 7,402.71	\$ 373,280.02	\$ 193,014.05	\$ 2,945,561.11
43.1	Florin Rd	Excelsior Rd	Eagles Nest Rd	\$ 5,838,566.00	47.6%	1.2%	33.9%	17.3%	100%	\$ 2,781,742.79	\$ 67,483.14	\$ 1,980,499.99	\$ 1,008,840.07	\$ 5,838,566.00
43.2	Florin Rd	Eagles Nest Rd	Sunrise Blvd	\$ 2,957,145.52	93.3%	0.0%	3.3%	3.3%	100%	\$ 2,760,002.48	\$ -	\$ 98,571.52	\$ 98,571.52	\$ 2,957,145.52
48	Fruitridge Road	South Watt Ave	Hedge Avenue	\$ 1,000,526.00	92.4%	4.7%	2.0%	0.8%	100%	\$ 924,384.50	\$ 47,484.18	\$ 20,392.05	\$ 8,265.27	\$ 1,000,526.00
49.1	Fruitridge Road	Hedge Avenue	Collector WJ-12	\$ 1,662,727.88	92.5%	4.7%	2.0%	0.8%	100%	\$ 1,538,272.65	\$ 77,615.16	\$ 33,329.08	\$ 13,510.99	\$ 1,662,727.88
49.2	Fruitridge Road	Collector WJ-12	Mayhew Road	\$ 1,607,630.12	92.3%	4.8%	2.1%	0.8%	100%	\$ 1,483,652.59	\$ 77,597.91	\$ 33,086.13	\$ 13,293.49	\$ 1,607,630.12
50	Grant Line Rd	White Rock Rd	Douglas Rd	\$ 12,904,913.00	40.7%	30.9%	17.9%	10.4%	100%	\$ 5,252,488.44	\$ 3,993,523.27	\$ 2,315,334.27	\$ 1,343,567.02	\$ 12,904,913.00
58.1	Happy Lane	Old Placerville	Routier Road Ext	\$ 1,286,196.29	86.3%	10.2%	2.1%	1.3%	100%	\$ 1,110,170.53	\$ 131,697.84	\$ 27,231.05	\$ 17,096.86	\$ 1,286,196.29
58.2	Happy Lane	Routier Road Ext	Kiefer Boulevard	\$ 793,436.85	56.2%	36.2%	4.8%	2.8%	100%	\$ 445,829.99	\$ 287,342.08	\$ 38,003.41	\$ 22,261.37	\$ 793,436.85
59.1	Hedge Avenue	Jackson Road	Rock Creek Parkway	\$ 885,793.11	99.6%	0.3%	0.1%	0.0%	100%	\$ 882,308.48	\$ 2,787.70	\$ 696.93	\$ -	\$ 885,793.11
59.2	Hedge Avenue	Rock Creek Parkway	Fruitridge Road	\$ 1,413,559.43	100.0%	0.0%	0.0%	0.0%	100%	\$ 1,413,559.43	\$ -	\$ -	\$ -	\$ 1,413,559.43
60	Hedge Avenue	Fruitridge Road	Elder Creek Road	\$ 3,124,945.00	100.0%	0.0%	0.0%	0.0%	100%	\$ 3,124,945.00	\$ -	\$ -	\$ -	\$ 3,124,945.00
61	Hedge Avenue	Elder Creek Road	Florin Road	\$ 3,018,339.00	100.0%	0.0%	0.0%	0.0%	100%	\$ 3,018,339.00	\$ -	\$ -	\$ -	\$ 3,018,339.00
70.1	Jackson Rd	Bradshaw Road	Collector WJ-4	\$ 274,890.56	76.0%	16.7%	7.2%	0.1%	100%	\$ 209,047.33	\$ 45,857.70	\$ 19,692.45	\$ 293.07	\$ 274,890.56
70.2	Jackson Rd	Collector WJ-4	Rock Creek Pkwy	\$ 846,852.32	75.5%	17.0%	7.2%	0.2%	100%	\$ 639,395.31	\$ 144,367.12	\$ 61,395.16	\$ 1,694.74	\$ 846,852.32
70.3	Jackson Rd	Rock Creek Pkwy	Commercial Access	\$ 77,009.23	74.0%	18.1%	7.7%	0.2%	100%	\$ 56,950.50	\$ 13,964.88	\$ 5,929.25	\$ 164.60	\$ 77,009.23
70.4	Jackson Rd	Commercial Access	Collector WJ-5	\$ 721,743.47	63.1%	25.9%	10.9%	0.1%	100%	\$ 455,287.71	\$ 187,279.04	\$ 78,679.60	\$ 497.12	\$ 721,743.47
70.5	Jackson Rd	Collector WJ-5	Collector WJ-6	\$ 463,799.93	57.1%	30.2%	12.7%	0.1%	100%	\$ 264,660.32	\$ 139,838.15	\$ 58,763.21	\$ 538.25	\$ 463,799.93
70.6	Jackson Rd	Collector WJ-6	Excelsior Road	\$ 394,267.33	57.8%	29.8%	12.1%	0.3%	100%	\$ 227,970.19	\$ 117,334.45	\$ 47,837.50	\$ 1,125.19	\$ 394,267.33
71.1	Jackson Rd	Excelsior Road	Collector JT-3	\$ 267,417.23	36.7%	50.5%	12.1%	0.7%	100%	\$ 98,211.92	\$ 135,109.57	\$ 32,248.48	\$ 1,847.26	\$ 267,417.23
71.2	Jackson Rd	Collector JT-3	Tree View Lane	\$ 354,618.50	43.6%	36.3%	19.1%	1.0%	100%	\$ 154,676.48	\$ 128,549.87	\$ 67,853.59	\$ 3,538.56	\$ 354,618.50
71.3	Jackson Rd	Tree View Lane	Collector JT-4	\$ 471,351.94	45.6%	29.4%	24.9%	0.0%	100%	\$ 215,094.48	\$ 138,812.41	\$ 117,289.19	\$ 155.86	\$ 471,351.94
71.4	Jackson Rd	Collector JT-4	Eagles Nest Road	\$ 199,632.78	50.5%	30.2%	19.3%	0.0%	100%	\$ 100,893.28	\$ 60,203.83	\$ 38,458.48	\$ 77.19	\$ 199,632.78
77.1	Kiefer Blvd	Bradshaw Road	Collector WJ-14	\$ 133,030.67	49.3%	30.4%	8.6%	11.7%	100%	\$ 65,562.84	\$ 40,476.18	\$ 11,441.56	\$ 15,550.08	\$ 133,030.67
77.2	Kiefer Blvd	Collector WJ-14	Routier Ext	\$ 115,561.99	41.2%	35.3%	10.0%	13.5%	100%	\$ 47,628.60	\$ 40,772.74	\$ 11,576.40	\$ 15,584.26	\$ 115,561.99
77.3	Kiefer Blvd	Routier Ext	Happy Lane	\$ 196,919.59	41.9%	34.3%	9.8%	14.0%	100%	\$ 82,531.97	\$ 67,555.80	\$ 19,275.74	\$ 27,556.08	\$ 196,919.59
78.1	Kiefer Blvd	Eagles Nest Road	W Collector MS-1	\$ 683,185.29	13.6%	45.0%	22.4%	19.0%	100%	\$ 92,754.51	\$ 307,429.52	\$ 153,148.34	\$ 129,852.91	\$ 683,185.29
78.2	Kiefer Blvd	W Collector MS-1	Northbridge Drive	\$ 771,896.60	13.5%	47.1%	27.0%	12.3%	100%	\$ 104,520.79	\$ 363,735.81	\$ 208,311.54	\$ 95,328.47	\$ 771,896.60
78.3	Kiefer Blvd	Northbridge Drive	E Collector MS-1	\$ 728,081.87	11.9%	41.8%	34.1%	12.2%	100%	\$ 86,714.63	\$ 304,083.01	\$ 248,580.58	\$ 88,703.66	\$ 728,081.87
78.4	Kiefer Blvd	E Collector MS-1	Sunrise Boulevard	\$ 698,331.12	7.6%	31.0%	25.2%	36.1%	100%	\$ 53,350.03	\$ 216,753.67	\$ 176,023.97	\$ 252,203.46	\$ 698,331.12
83	Excelsior Road	Kiefer Boulevard	Douglas Rd	\$ 2,008,799.21	0.0%	100.0%	0.0%	0.0%	100%	\$ -	\$ 2,008,799.21	\$ -	\$ -	\$ 2,008,799.21
89.1	Mayhew Road	Jackson Road	Rock Creek Pkwy	\$ 658,432.76	94.6%	3.5%	1.4%	0.5%	100%	\$ 622,718.47	\$ 22,926.09	\$ 9,201.33	\$ 3,586.86	\$ 658,432.76
89.2	Mayhew Road	Rock Creek Pkwy	Fruitridge Road	\$ 512,694.99	95.1%	3.1%	1.3%	0.5%	100%	\$ 487,776.46	\$ 15,680.23	\$ 6,588.35	\$ 2,649.96	\$ 512,694.99
116.2	White Rock Road	Rancho Cordova Pkwy	Americanos Blvd	\$ 1,815,774.65	99.8%	0.0%	0.2%	0.0%	100%	\$ 1,812,184.98	\$ -	\$ 3,589.67	\$ -	\$ 1,815,774.65
116.3	White Rock Road	Americanos Blvd	Grant Line Road	\$ 6,687,692.49	61.2%	1.2%	0.0%	37.6%	100%	\$ 4,089,551.50	\$ 81,053.87	\$ 531.03	\$ 2,516,556.09	\$ 6,687,692.49
123.1	Zinfandel Dr	Douglas Road	Collector MS-2	\$ 1,348,896.05	0.0%	15.7%	21.0%	63.3%	100%	\$ 358.52	\$ 211,332.08	\$ 283,691.85	\$ 853,513.60	\$ 1,348,896.05

^ANOTE: Data is only an estimate, Data is taken from Mark Thomas' pricing estimates of "Submittal 5-19-2016" and DKS' Study is from "Jackson Corridor Percent Fair Shares." The dollar values are increased by 51% for inflation From CalTrans' "Price Index for Selected Highway Construction Items."

^BNOTE: Segments 43.2, 116.2, & 116.3 costs not provided by MTC. DOT extrapolated values based on Segment 43.1 for Segment 43.2 & Segment 89 for 116.2 & 116.3 because of similar improvements. Segments 116.2 & 116.3 only measured in areas outside of Rancho Cordova.

^CNOTE: Segments that were broken down into sub-segments (eg 78.1, 78.2...etc), were divided up based on percent overall length and multiplied by the full segment's cost from the Mark Thomas estimate to get the cost of each sub-segment.

	West Jackson	Jackson Township	Newbridge	Mather South	Total
Grand Total	\$ 65,743,783.88	\$ 23,841,418.15	\$ 13,442,245.19	\$ 10,466,151.31	\$ 113,493,598.53

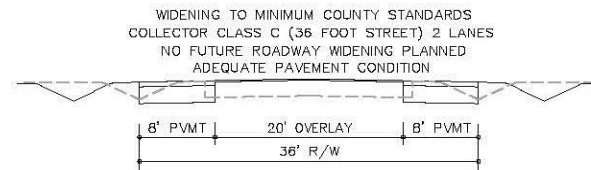
1	EARTHWORK		
	ITEM DESCRIPTION	UNIT	PRICE
	ROADWAY EXCAVATION	CY	\$18.00
	IMPORT FILL	CY	\$16.00
	TOTAL FOR ITEM 1 EARTHWORK		
2	DRAINAGE		
	ITEM DESCRIPTION	UNIT	PRICE
	DRAINAGE	LF	\$15.00
	TOTAL FOR ITEM 2 DRAINAGE		
3	PAVEMENT		
	ITEM DESCRIPTION	UNIT	PRICE
	ASPHALT CONCRETE	TON	\$100.00
	AGGREGATE BASE	TON	\$20.43
	SIDEWALK	SF	\$6.00
	CURB & GUTTER	LF	\$26.00
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00
	TOTAL FOR ITEM 3 PAVEMENT		
4	MISCELLANEOUS		
	ITEM DESCRIPTION	UNIT	PRICE
	TRAFFIC SIGNAL	INT	\$300,000.00
	TRAFFIC SIGNAL MODIFICATIONS	INT	\$150,000.00
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00
	LANDSCAPING	SF	\$15.00
	TOTAL FOR ITEM 4 MISCELLANEOUS		
5	MINOR ITEMS		
	ITEM DESCRIPTION	UNIT	PRICE
	MINOR ITEMS	%	30.0%
	TOTAL FOR ITEM 5 MINOR ITEMS		
6	STRUCTURES		
	ITEM DESCRIPTION	UNIT	PRICE
	BRIDGES	SF	\$175.00
	CULVERTS	LF	\$375.00
	RAILROAD CROSSING	LS	\$200,000.00
	TOTAL FOR ITEM 6 STRUCTURES		
7	CONTINGENCY	15%	
8	ENGINEERING & MANAGEMENT		
	ITEM DESCRIPTION	UNIT	PRICE
	ENGINEERING STUDIES	%	3.0%
	ENVIRONMENTAL DOCUMENTS	%	1.5%
	DESIGN ENGINEERING	%	12.0%
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%
	CONSTRUCTION STAKING	%	2.5%
	CONSTRUCTION MANAGEMENT	%	13.0%
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT		
*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.			
9	Right of Way		
	ITEM DESCRIPTION	UNIT	PRICE
	Right of Way	SF	\$3.00
	Easement	SF	\$3.00
	TOTAL FOR ITEM 9 RIGHT OF WAY		
10	Utilities		
	ITEM DESCRIPTION	UNIT	PRICE
	Utilities Relocation	%	2%
	TOTAL FOR ITEM 10 UTILITIES		
11	Environmental Mitigation		
	ITEM DESCRIPTION	UNIT	PRICE
	Environmental Mitigation	%	3.0%
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION		

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 15
Douglas Road between Mather Boulevard and Zinfandel Drive
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments, Outside 4 Projects area
2-Lane Roadway

Project Description: Widen existing sub-standard Roadway along Douglas Road to County Standards
 Segment Length: 960 Ft
 Roadway Classification: COLLECTOR CLASS C (36 FOOT STREET)



1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	1,612	\$29,014
	TOTAL FOR ITEM 1 EARTHWORK				\$29,014
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	0	\$0
	TOTAL FOR ITEM 2 DRAINAGE				\$0
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (4" AC)	TON	\$100.00	564	\$56,400
	AGGREGATE BASE (16 1/2" AB)	TON	\$20.43	1,531	\$31,283
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$87,683
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$35,100
	TOTAL FOR ITEM 5 MINOR ITEMS				\$35,100

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 15
Douglas Road between Mather Boulevard and Zinfandel Drive
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments, Outside 4 Projects area
2-Lane Roadway

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS	LF	\$375.00	0	\$0
	TOTAL FOR ITEM 6 STRUCTURES				\$0

SUBTOTAL CONSTRUCTION COST \$151,800

7 CONTINGENCY 15% \$22,800

TOTAL CONSTRUCTION COST \$174,600

8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$5,300
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$2,700
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$21,000
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$2,700
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$4,400
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$22,700
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$58,800

TOTAL PROJECT COST *** \$233,400

*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.

TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis

9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	0	\$0
	EASEMENT	SF	\$3.00	0	\$0
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$0

10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$3,500
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$3,500

11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION	LS	\$19,805	1	\$19,805
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$19,805

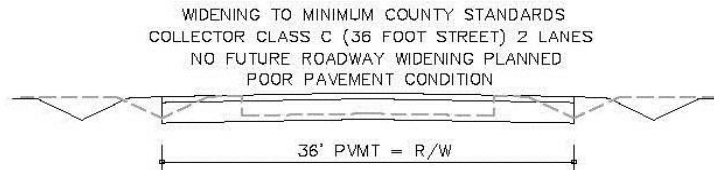
SUBTOTAL Task 4A \$23,400

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 16
Douglas Road between Zinfandel Drive and Sunrise Boulevard
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments, Outside 4 Projects area
2-Lane Roadway

Project Description: Widen existing sub-standard Roadway along Douglas Road to County Standards
Segment Length: 1,450 Ft
Roadway Classification: COLLECTOR CLASS C (36 FOOT STREET)



1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	4,323	\$77,817
	TOTAL FOR ITEM 1 EARTHWORK				\$77,817
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	0	\$0
	TOTAL FOR ITEM 2 DRAINAGE				\$0
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (4" AC)	TON	\$100.00	1,305	\$130,500
	AGGREGATE BASE (17 1/2" AB)	TON	\$20.43	5,519	\$112,755
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$243,255
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	OTHER ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$96,400
	TOTAL FOR ITEM 5 OTHER ITEMS				\$96,400

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 16
Douglas Road between Zinfandel Drive and Sunrise Boulevard
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments, Outside 4 Projects area
2-Lane Roadway

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS	LF	\$375.00	0	\$0
	TOTAL FOR ITEM 6 STRUCTURES				\$0
SUBTOTAL CONSTRUCTION COST					\$417,500
7	CONTINGENCY	15%			\$62,700
TOTAL CONSTRUCTION COST					\$480,200
8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$14,500
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$7,300
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$57,700
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$7,300
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$12,100
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$62,500
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$161,400
TOTAL PROJECT COST ***					\$641,600
*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.					
TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis					
9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	0	\$0
	EASEMENT	SF	\$3.00	0	\$0
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$0
10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$9,700
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$9,700
11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION	LS	\$203,493	1	\$203,493
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$203,493

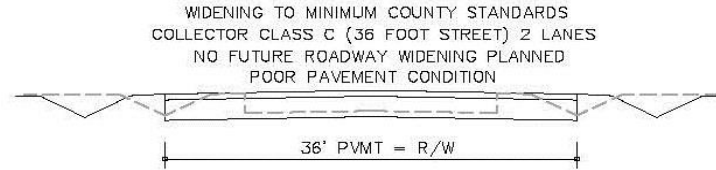
SUBTOTAL Task 4A \$213,200

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 19
Eagles Nest Road between Kiefer Boulevard and Jackson Road
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

Project Description: Widen existing sub-standard Roadway along Eagles Nest Road to County Standards
 Segment Length: 6,706 Ft
 Roadway Classification: COLLECTOR CLASS C (36 FOOT STREET)



1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	19,249	\$346,477
	TOTAL FOR ITEM 1 EARTHWORK				\$346,477
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	0	\$0
	TOTAL FOR ITEM 2 DRAINAGE				\$0
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (4" AC)	TON	\$100.00	6,035	\$603,540
	AGGREGATE BASE (16 1/2" AB)	TON	\$20.43	24,066	\$491,672
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$1,095,212
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$432,600
	TOTAL FOR ITEM 5 MINOR ITEMS				\$432,600

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 19
Eagles Nest Road between Kiefer Boulevard and Jackson Road
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS	LF	\$375.00	0	\$0
	TOTAL FOR ITEM 6 STRUCTURES				\$0
SUBTOTAL CONSTRUCTION COST					\$1,874,300
7	CONTINGENCY	15%			\$281,200
TOTAL CONSTRUCTION COST					\$2,155,500
8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$64,700
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$32,400
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$258,700
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$32,400
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$53,900
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$280,300
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$722,400
TOTAL PROJECT COST ***					\$2,877,900
*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.					
TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis					
9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	53,648	\$160,944
	EASEMENT	SF	\$3.00	0	\$0
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$160,944
10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$43,200
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$43,200
11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION	LS	\$426,073	1	\$426,073
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$426,073

SUBTOTAL Task 4A \$630,300

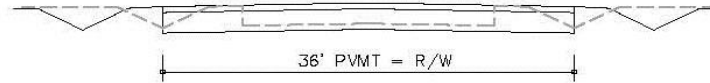
Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 20
Eagles Nest Road between Jackson Road and Florin Road
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

Project Description: Widen existing sub-standard Roadway along Eagles Nest Road to County Standards
 Segment Length: 4,700 Ft
 Roadway Classification: COLLECTOR CLASS C (36 FOOT STREET)

WIDENING TO MINIMUM COUNTY STANDARDS
 COLLECTOR CLASS C (36 FOOT STREET) 2 LANES
 NO FUTURE ROADWAY WIDENING PLANNED
 POOR PAVEMENT CONDITION



1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	10,880	\$195,834
	TOTAL FOR ITEM 1 EARTHWORK				\$195,834
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	0	\$0
	TOTAL FOR ITEM 2 DRAINAGE				\$0
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (4" AC)	TON	\$100.00	4,230	\$423,000
	AGGREGATE BASE (11 1/2" AB)	TON	\$20.43	11,756	\$240,173
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$663,173
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$257,800
	TOTAL FOR ITEM 5 MINOR ITEMS				\$257,800

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 20
Eagles Nest Road between Jackson Road and Florin Road
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS	LF	\$375.00	0	\$0
	TOTAL FOR ITEM 6 STRUCTURES				\$0
SUBTOTAL CONSTRUCTION COST					\$1,116,900
7	CONTINGENCY	15%			\$167,600
TOTAL CONSTRUCTION COST					\$1,284,500
8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$38,600
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$19,300
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$154,200
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$19,300
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$32,200
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$167,000
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$430,600
TOTAL PROJECT COST ***					\$1,715,100
*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.					
TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis					
9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	0	\$0
	EASEMENT	SF	\$3.00	0	\$0
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$0
10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$25,700
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$25,700
11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION	LS	\$288,264	1	\$288,264
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$288,264

SUBTOTAL Task 4A \$314,000

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

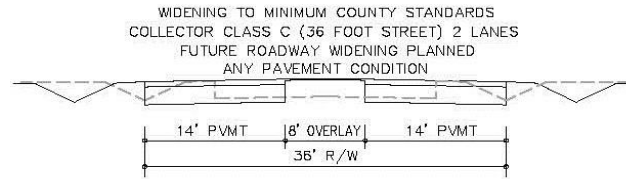
Roadway Segment 25
Elder Creek Road between South Watt Avenue and Hedge Avenue
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

Project Description: Widen existing sub-standard Roadway along Elder Creek Road to County Standards

Segment Length: 1,452 Ft

Roadway Classification: COLLECTOR CLASS C (36 FOOT STREET)



1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	3,747	\$67,438
	TOTAL FOR ITEM 1 EARTHWORK				\$67,438
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	0	\$0
	TOTAL FOR ITEM 2 DRAINAGE				\$0
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (4" AC)	TON	\$100.00	1,125	\$112,530
	AGGREGATE BASE (17 1/2" AB)	TON	\$20.43	4,299	\$87,819
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$200,349
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$80,400
	TOTAL FOR ITEM 5 MINOR ITEMS				\$80,400

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 25
Elder Creek Road between South Watt Avenue and Hedge Avenue
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS	LF	\$375.00	0	\$0
	TOTAL FOR ITEM 6 STRUCTURES				\$0
SUBTOTAL CONSTRUCTION COST					\$348,200
7	CONTINGENCY	15%			\$52,300
TOTAL CONSTRUCTION COST					\$400,500
8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$12,100
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$6,100
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$48,100
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$6,100
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$10,100
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$52,100
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$134,600
TOTAL PROJECT COST ***					\$535,100
*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.					
TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis					
9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	0	\$0
	EASEMENT	SF	\$3.00	0	\$0
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$0
10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$8,100
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$8,100
11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION	LS	\$4,413	1	\$4,413
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$4,413

SUBTOTAL Task 4A

\$12,600

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

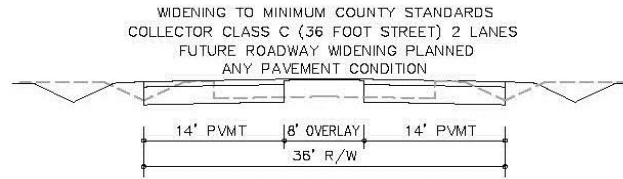
Roadway Segment 26
Elder Creek Road between Hedge Avenue and Mayhew Road
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

Project Description: Widen existing sub-standard Roadway along Elder Creek Road to County Standards

Segment Length: 5,180 Ft

Roadway Classification: COLLECTOR CLASS C (36 FOOT STREET)



1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	13,366	\$240,583
	TOTAL FOR ITEM 1 EARTHWORK				\$240,583
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	0	\$0
	TOTAL FOR ITEM 2 DRAINAGE				\$0
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (4" AC)	TON	\$100.00	4,015	\$401,450
	AGGREGATE BASE (17 1/2" AB)	TON	\$20.43	15,335	\$313,294
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$714,744
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$286,600
	TOTAL FOR ITEM 5 MINOR ITEMS				\$286,600

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 26
Elder Creek Road between Hedge Avenue and Mayhew Road
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS	LF	\$375.00	0	\$0
	TOTAL FOR ITEM 6 STRUCTURES				\$0
SUBTOTAL CONSTRUCTION COST					\$1,242,000
7	CONTINGENCY	15%			\$186,300
TOTAL CONSTRUCTION COST					\$1,428,300
8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$42,900
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$21,500
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$171,400
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$21,500
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$35,800
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$185,700
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$478,800
TOTAL PROJECT COST ***					\$1,907,100
*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.					
TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis					
9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	0	\$0
	EASEMENT	SF	\$3.00	0	\$0
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$0
10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$28,600
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$28,600
11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION	LS	\$16,429	1	\$16,429
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$16,429

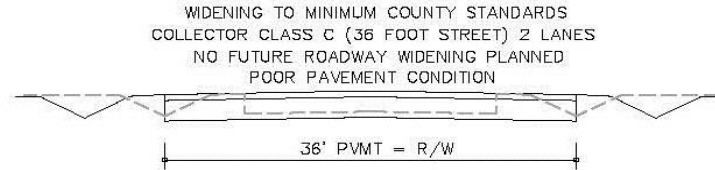
SUBTOTAL Task 4A \$45,100

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 27
Elder Creek Road between Mayhew Road and Bradshaw Road
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

Project Description: Widen existing sub-standard Roadway along Elder Creek Road to County Standards
 Segment Length: 1,765 Ft
 Roadway Classification: COLLECTOR CLASS C (36 FOOT STREET)



1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	5,262	\$94,722
	TOTAL FOR ITEM 2 EARTHWORK				\$94,722
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	0	\$0
	TOTAL FOR ITEM 2 DRAINAGE				\$0
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (4" AC)	TON	\$100.00	1,589	\$158,850
	AGGREGATE BASE (17 1/2" AB)	TON	\$20.43	6,718	\$137,250
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$296,100
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$117,300
	TOTAL FOR ITEM 5 MINOR ITEMS				\$117,300

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 27
 Elder Creek Road between Mayhew Road and Bradshaw Road
 West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
 Existing Roadway Segments
 2-Lane Roadway

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS	LF	\$375.00	0	\$0
	TOTAL FOR ITEM 6 STRUCTURES				\$0
SUBTOTAL CONSTRUCTION COST					\$508,200
7	CONTINGENCY	15%			\$76,300
TOTAL CONSTRUCTION COST					\$584,500
8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$17,600
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$8,800
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$70,200
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$8,800
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$14,700
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$76,000
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$196,100
TOTAL PROJECT COST ***					\$780,600
*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.					
TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis					
9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	0	\$0
	EASEMENT	SF	\$3.00	0	\$0
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$0
10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$11,700
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$11,700
11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION	LS	\$88,206	1	\$88,206
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$88,206

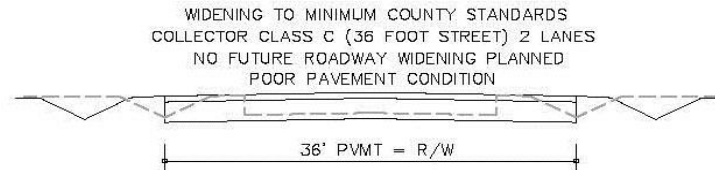
SUBTOTAL Task 4A \$100,000

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 28
Elder Creek Road between Bradshaw Road and Excelsior Road
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

Project Description: Widen existing sub-standard Roadway along Elder Creek Road to County Standards
Segment Length: 10,030 Ft
Roadway Classification: COLLECTOR CLASS C (36 FOOT STREET)



1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	31,576	\$568,367
	TOTAL FOR ITEM 1 EARTHWORK				\$568,367
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	0	\$0
	TOTAL FOR ITEM 2 DRAINAGE				\$0
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (4" AC)	TON	\$100.00	9,027	\$902,700
	AGGREGATE BASE (17 1/2" AB)	TON	\$20.43	38,177	\$779,950
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$1,682,650
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$675,400
	TOTAL FOR ITEM 5 MINOR ITEMS				\$675,400

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 28
Elder Creek Road between Bradshaw Road and Excelsior Road
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS (Double 3' Dia CMP L=62', 4' Dia CMP L=62')	LF	\$375.00	186	\$69,750
	TOTAL FOR ITEM 6 STRUCTURES				\$69,750

SUBTOTAL CONSTRUCTION COST \$2,996,200

7 CONTINGENCY 15% \$449,500

TOTAL CONSTRUCTION COST \$3,445,700

8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$103,400
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$51,700
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$413,500
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$51,700
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$86,200
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$448,000
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$1,154,500

TOTAL PROJECT COST *** \$4,600,200

*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.

TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis

9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	0	\$0
	EASEMENT	SF	\$3.00	0	\$0
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$0

10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$69,000
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$69,000

11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION	LS	\$105,344	1	\$105,344
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$105,344

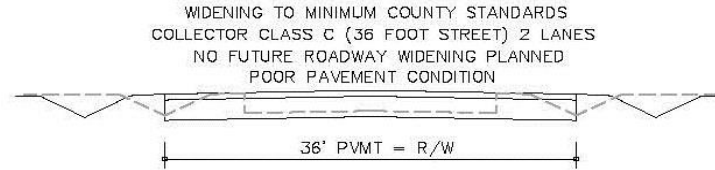
SUBTOTAL Task 4A \$174,400

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 30
Excelsior Road between Kiefer Boulevard and Jackson Road
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

Project Description: Widen existing sub-standard Roadway along Excelsior Road to County Standards
 Segment Length: 6,414 Ft
 Roadway Classification: COLLECTOR CLASS C (36 FOOT STREET)



1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	20,822	\$374,794
	TOTAL FOR ITEM 1 EARTHWORK				\$374,794
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	0	\$0
	TOTAL FOR ITEM 2 DRAINAGE				\$0
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (4" AC)	TON	\$100.00	5,953	\$595,260
	AGGREGATE BASE (17 1/2" AB)	TON	\$20.43	25,175	\$514,316
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$1,109,576
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$445,400
	TOTAL FOR ITEM 5 MINOR ITEMS				\$445,400

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 30
Excelsior Road between Kiefer Boulevard and Jackson Road
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS	LF	\$375.00	0	\$0
	TOTAL FOR ITEM 6 STRUCTURES				\$0

SUBTOTAL CONSTRUCTION COST \$1,929,800

7 CONTINGENCY 15% \$289,500

TOTAL CONSTRUCTION COST \$2,219,300

8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$66,600
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$33,300
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$266,400
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$33,300
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$55,500
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$288,600
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$743,700

TOTAL PROJECT COST *** \$2,963,000

*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.

TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis

9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	0	\$0
	EASEMENT	SF	\$3.00	0	\$0
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$0

10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$44,400
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$44,400

11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION	LS	\$18,098	1	\$18,098
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$18,098

SUBTOTAL Task 4A \$62,500

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

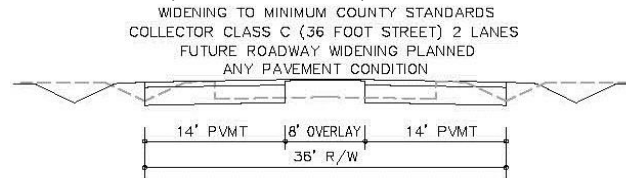
Roadway Segment 31
Excelsior Road between Jackson Road and Elder Creek Road
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

Project Description: Widen existing sub-standard Roadway along Excelsior Road to County Standards

Segment Length: 2,100 Ft

Roadway Classification: COLLECTOR CLASS C (36 FOOT STREET)



1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	5,419	\$97,534
	TOTAL FOR ITEM 1 EARTHWORK				\$97,534
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	0	\$0
	TOTAL FOR ITEM 2 DRAINAGE				\$0
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (4" AC)	TON	\$100.00	1,628	\$162,750
	AGGREGATE BASE (17 1/2" AB)	TON	\$20.43	6,217	\$127,011
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$289,761
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$116,200
	TOTAL FOR ITEM 5 MINOR ITEMS				\$116,200

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 31
Excelsior Road between Jackson Road and Elder Creek Road
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS (3' Conc Pipe L=62')	LF	\$375.00	62	\$23,250
	TOTAL FOR ITEM 6 STRUCTURES				\$23,250

SUBTOTAL CONSTRUCTION COST					\$526,800
7	CONTINGENCY	15%			\$79,100
TOTAL CONSTRUCTION COST					\$605,900

8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$18,200
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$9,100
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$72,800
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$9,100
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$15,200
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$78,800
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$203,200

TOTAL PROJECT COST ***					\$809,100
*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.					

TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis

9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	0	\$0
	EASEMENT	SF	\$3.00	0	\$0
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$0

10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$12,200
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$12,200

11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION	LS	\$5,447	1	\$5,447
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$5,447

SUBTOTAL Task 4A **\$17,700**

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 32
Excelsior Road between Elder Creek Road and Florin Road
West Jackson Hwy Project

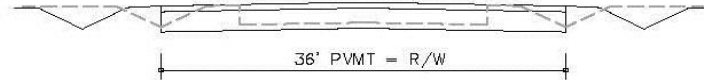
Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

Project Description: Widen existing sub-standard Roadway along Excelsior Road to County Standards

Segment Length: 5,224 Ft

Roadway Classification: COLLECTOR CLASS C (36 FOOT STREET)

WIDENING TO MINIMUM COUNTY STANDARDS
 COLLECTOR CLASS C (36 FOOT STREET) 2 LANES
 NO FUTURE ROADWAY WIDENING PLANNED
 POOR PAVEMENT CONDITION



1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	15,575	\$280,355
	TOTAL FOR ITEM 1 EARTHWORK				\$280,355
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	0	\$0
	TOTAL FOR ITEM 2 DRAINAGE				\$0
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (4" AC)	TON	\$100.00	4,702	\$470,160
	AGGREGATE BASE (17 1/2" AB)	TON	\$20.43	19,884	\$406,228
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$876,388
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$347,100
	TOTAL FOR ITEM 5 MINOR ITEMS				\$347,100

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 32
Excelsior Road between Elder Creek Road and Florin Road
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS (Double 5.7'x3.6' ACMP L=62' & 4.1'x2.7' ACMP L=62')	LF	\$375.00	186	\$69,750
	TOTAL FOR ITEM 6 STRUCTURES				\$69,750
SUBTOTAL CONSTRUCTION COST					\$1,573,600
7	CONTINGENCY	15%			\$236,100
TOTAL CONSTRUCTION COST					\$1,809,700
8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$54,300
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$27,200
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$217,200
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$27,200
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$45,300
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$235,300
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$606,500
TOTAL PROJECT COST ***					\$2,416,200
*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.					
TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis					
9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	0	\$0
	EASEMENT	SF	\$3.00	0	\$0
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$0
10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$36,200
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$36,200
11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION	LS	\$428,028	1	\$428,028
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$428,028

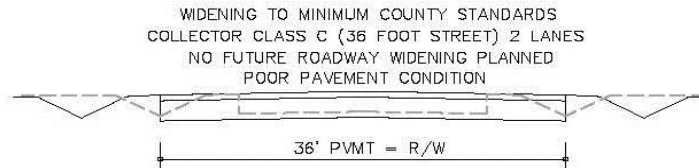
SUBTOTAL Task 4A \$464,300

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 33
Excelsior Road between Florin Road and Gerber Road
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

Project Description: Widen existing sub-standard Roadway along Elder Creek Road to County Standards
 Segment Length: 5,280 Ft
 Roadway Classification: COLLECTOR CLASS C (36 FOOT STREET)



1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	15,742	\$283,360
	TOTAL FOR ITEM 1 EARTHWORK				\$283,360
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	0	\$0
	TOTAL FOR ITEM 2 DRAINAGE				\$0
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (4" AC)	TON	\$100.00	4,752	\$475,200
	AGGREGATE BASE (17 1/2" AB)	TON	\$20.43	20,097	\$410,582
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$885,782
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$350,800
	TOTAL FOR ITEM 5 MINOR ITEMS				\$350,800

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 33
Excelsior Road between Florin Road and Gerber Road
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS	LF	\$375.00	0	\$0
	TOTAL FOR ITEM 6 STRUCTURES				\$0
SUBTOTAL CONSTRUCTION COST					\$1,520,000
7	CONTINGENCY	15%			\$228,000
TOTAL CONSTRUCTION COST					\$1,748,000
8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$52,500
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$26,300
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$209,800
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$26,300
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$43,700
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$227,300
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$585,900
TOTAL PROJECT COST ***					\$2,333,900
*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.					
TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis					
9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	0	\$0
	EASEMENT	SF	\$3.00	0	\$0
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$0
10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$35,000
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$35,000
11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION	LS	\$199,952	1	\$199,952
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$199,952

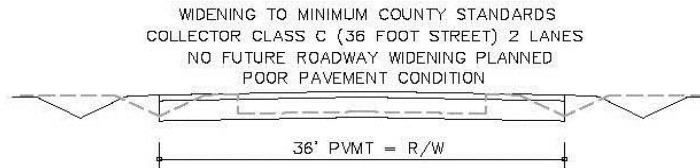
SUBTOTAL Task 4A \$235,000

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 34
Excelsior Road between Gerber Road and Calvine Road
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

Project Description: Widen existing sub-standard Roadway along Excelsior Road to County Standards
 Segment Length: 10,600 Ft
 Roadway Classification: COLLECTOR CLASS C (36 FOOT STREET)



1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	30,426	\$547,667
	TOTAL FOR ITEM 1 EARTHWORK				\$547,667
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	0	\$0
	TOTAL FOR ITEM 2 DRAINAGE				\$0
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (4" AC)	TON	\$100.00	9,540	\$954,000
	AGGREGATE BASE (16 1/2" AB)	TON	\$20.43	38,041	\$777,173
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$1,731,173
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$683,700
	TOTAL FOR ITEM 5 MINOR ITEMS				\$683,700

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 34
Excelsior Road between Gerber Road and Calvine Road
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS (Double 3.5'x2.4' ACMP L=62')	LF	\$375.00	124	\$46,500
	TOTAL FOR ITEM 6 STRUCTURES				\$46,500

SUBTOTAL CONSTRUCTION COST \$3,009,100

7 CONTINGENCY 15% \$451,400

TOTAL CONSTRUCTION COST \$3,460,500

8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$103,900
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$52,000
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$415,300
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$52,000
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$86,600
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$449,900
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$1,159,700

TOTAL PROJECT COST *** \$4,620,200

*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.

TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis

9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	0	\$0
	EASEMENT	SF	\$3.00	0	\$0
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$0

10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$69,300
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$69,300

11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION	LS	\$514,468	1	\$514,468
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$514,468

SUBTOTAL Task 4A \$583,800

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

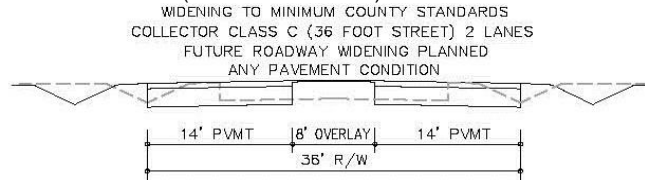
Roadway Segment 39
Florin Road between South Watt Avenue and Hedge Avenue
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

Project Description: Widen existing sub-standard Roadway along Florin Road to County Standards

Segment Length: 1,950 Ft

Roadway Classification: COLLECTOR CLASS C (36 FOOT STREET)



1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	5,031	\$90,567
	TOTAL FOR ITEM 1 EARTHWORK				\$90,567
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	0	\$0
	TOTAL FOR ITEM 2 DRAINAGE				\$0
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (4" AC)	TON	\$100.00	1,511	\$151,125
	AGGREGATE BASE (17 1/2" AB)	TON	\$20.43	5,773	\$117,939
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$269,064
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$107,900
	TOTAL FOR ITEM 5 MINOR ITEMS				\$107,900

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 39
Florin Road between South Watt Avenue and Hedge Avenue
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS	LF	\$375.00	0	\$0
	TOTAL FOR ITEM 6 STRUCTURES				\$0
SUBTOTAL CONSTRUCTION COST					\$467,600
7	CONTINGENCY	15%			\$70,200
TOTAL CONSTRUCTION COST					\$537,800
8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$16,200
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$8,100
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$64,600
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$8,100
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$13,500
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$70,000
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$180,500
TOTAL PROJECT COST ***					\$718,300
*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.					
TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis					
9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	0	\$0
	EASEMENT	SF	\$3.00	0	\$0
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$0
10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$10,800
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$10,800
11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION	LS	\$14,846	1	\$14,846
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$14,846

SUBTOTAL Task 4A \$25,700

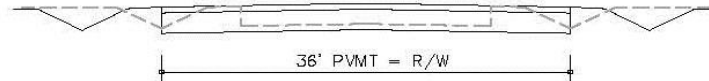
Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 40
Florin Road between Hedge Avenue and Mayhew Road
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

Project Description: Widen existing sub-standard Roadway along Florin Road to County Standards
 Segment Length: 5,205 Ft
 Roadway Classification: COLLECTOR CLASS C (36 FOOT STREET)

WIDENING TO MINIMUM COUNTY STANDARDS
 COLLECTOR CLASS C (36 FOOT STREET) 2 LANES
 NO FUTURE ROADWAY WIDENING PLANNED
 POOR PAVEMENT CONDITION



1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	15,519	\$279,335
	TOTAL FOR ITEM 1 EARTHWORK				\$279,335
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	0	\$0
	TOTAL FOR ITEM 2 DRAINAGE				\$0
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (4" AC)	TON	\$100.00	4,685	\$468,450
	AGGREGATE BASE (17 1/2" AB)	TON	\$20.43	19,812	\$404,750
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$873,200
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$345,800
	TOTAL FOR ITEM 5 MINOR ITEMS				\$345,800

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 40
Florin Road between Hedge Avenue and Mayhew Road
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS (3.5'x2.4' ACMP L=62')	LF	\$375.00	62	\$23,250
	TOTAL FOR ITEM 6 STRUCTURES				\$23,250

SUBTOTAL CONSTRUCTION COST \$1,521,600

7 CONTINGENCY 15% \$228,300

TOTAL CONSTRUCTION COST \$1,749,900

8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$52,500
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$26,300
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$210,000
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$26,300
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$43,800
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$227,500
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$586,400

TOTAL PROJECT COST *** \$2,336,300

*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.

TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis

9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	0	\$0
	EASEMENT	SF	\$3.00	0	\$0
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$0

10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$35,000
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$35,000

11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION	LS	\$384,523	1	\$384,523
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$384,523

SUBTOTAL Task 4A \$419,600

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

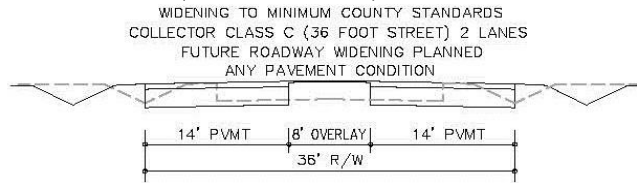
Roadway Segment 41
Florin Road between Mayhew Road and Bradshaw Road
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

Project Description: Widen existing sub-standard Roadway along Florin Road to County Standards

Segment Length: 2,000 Ft

Roadway Classification: COLLECTOR CLASS C (36 FOOT STREET)



1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	5,160	\$92,889
	TOTAL FOR ITEM 1 EARTHWORK				\$92,889
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	0	\$0
	TOTAL FOR ITEM 2 DRAINAGE				\$0
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (4" AC)	TON	\$100.00	1,550	\$155,000
	AGGREGATE BASE (17 1/2" AB)	TON	\$20.43	5,921	\$120,963
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$275,963
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$110,700
	TOTAL FOR ITEM 5 MINOR ITEMS				\$110,700

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 41
Florin Road between Mayhew Road and Bradshaw Road
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS	LF	\$375.00	0	\$0
	TOTAL FOR ITEM 6 STRUCTURES				\$0
SUBTOTAL CONSTRUCTION COST					\$479,600
7	CONTINGENCY	15%			\$72,000
TOTAL CONSTRUCTION COST					\$551,600
8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$16,600
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$8,300
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$66,200
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$8,300
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$13,800
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$71,800
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$185,000
TOTAL PROJECT COST ***					\$736,600
*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.					
TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis					
9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	0	\$0
	EASEMENT	SF	\$3.00	0	\$0
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$0
10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$11,100
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$11,100
11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION	LS	\$21,217	1	\$21,217
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$21,217

SUBTOTAL Task 4A \$32,400

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County**Roadway Segment 42**

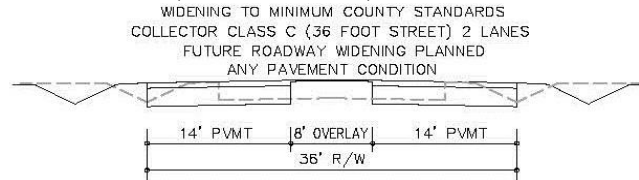
Florin Road between Bradshaw Road and Excelsior Road
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

Project Description: Widen existing sub-standard Roadway along Florin Road to County Standards

Segment Length: 9,100 Ft

Roadway Classification: COLLECTOR CLASS C (36 FOOT STREET)



1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	23,480	\$422,645
	TOTAL FOR ITEM 1 EARTHWORK				\$422,645
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	0	\$0
	TOTAL FOR ITEM 2 DRAINAGE				\$0
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (4" AC)	TON	\$100.00	7,053	\$705,250
	AGGREGATE BASE (17 1/2" AB)	TON	\$20.43	26,940	\$550,380
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$1,255,630
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$503,500
	TOTAL FOR ITEM 5 MINOR ITEMS				\$503,500

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 42
Florin Road between Bradshaw Road and Excelsior Road
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS (Double 4' Dia Concrete Pipe L=62')	LF	\$375.00	124	\$46,500
	TOTAL FOR ITEM 6 STRUCTURES				\$46,500
SUBTOTAL CONSTRUCTION COST					\$2,228,300
7	CONTINGENCY	15%			\$334,300
TOTAL CONSTRUCTION COST					\$2,562,600
8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$76,900
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$38,500
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$307,600
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$38,500
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$64,100
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$333,200
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$858,800
TOTAL PROJECT COST ***					\$3,421,400
*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.					
TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis					
9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	0	\$0
	EASEMENT	SF	\$3.00	0	\$0
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$0
10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$51,300
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$51,300
11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION	LS	\$397,485	1	\$397,485
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$397,485

SUBTOTAL Task 4A \$448,800

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County**Roadway Segment 43**

Florin Road between Excelsior Road and Sunrise Boulevard (Excelsior Road to Eagles Nest Road only)
West Jackson Hwy Project

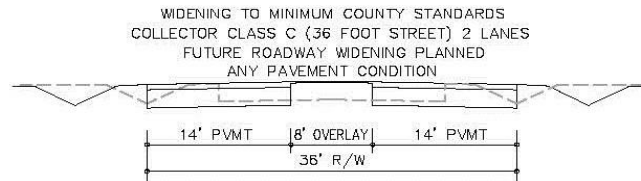
Existing Plus FOUR PROJECTS Roadway Segments Improvements

Existing Roadway Segments
2-Lane Roadway

Project Description: Widen existing sub-standard Roadway along Florin Road between Excelsior Road to Eagles Nest Road to County Standards (the portion between Eagles Nest Road and Sunrise Boulevard has been improved already to this standard shown here with a roadway section sufficient as 4-Lane Arterial)

Segment Length: 10,465 Ft

Roadway Classification: COLLECTOR CLASS C (36 FOOT STREET)



1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	26,098	\$469,763
	TOTAL FOR ITEM 1 EARTHWORK				\$469,763
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	0	\$0
	TOTAL FOR ITEM 2 DRAINAGE				\$0
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (4"AC)	TON	\$100.00	8,110	\$811,038
	AGGREGATE BASE (16 1/2" AB)	TON	\$20.43	29,210	\$596,770
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$1,407,808
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$563,300
	TOTAL FOR ITEM 5 MINOR ITEMS				\$563,300

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 43

Florin Road between Excelsior Road and Sunrise Boulevard (Excelsior Road to Eagles Nest Road only)

West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements

Existing Roadway Segments

2-Lane Roadway

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS	LF	\$375.00	0	\$0
	TOTAL FOR ITEM 6 STRUCTURES				\$0

SUBTOTAL CONSTRUCTION COST \$2,440,900

7 CONTINGENCY 15% \$366,200

TOTAL CONSTRUCTION COST \$2,807,100

8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$84,300
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$42,200
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$336,900
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$42,200
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$70,200
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$365,000
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$940,800

TOTAL PROJECT COST *** \$3,747,900

*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.

TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis

9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	0	\$0
	EASEMENT	SF	\$3.00	0	\$0
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$0

10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$56,200
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$56,200

11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION	LS	\$62,421	1	\$62,421
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$62,421

SUBTOTAL Task 4A \$118,700

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

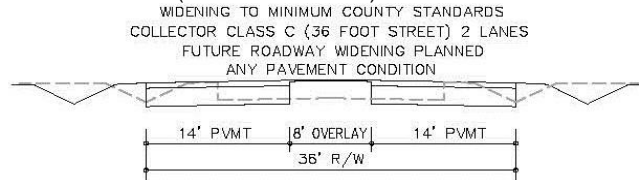
Roadway Segment 48
 Fruitridge Road between South Watt Avenue and Hedge Avenue
 West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
 Existing Roadway Segments
 2-Lane Roadway

Project Description: Widen existing sub-standard Roadway along Fruitridge Road to County Standards

Segment Length: 1,800 Ft

Roadway Classification: COLLECTOR CLASS C (36 FOOT STREET)



1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	4,489	\$80,800
	TOTAL FOR ITEM 1 EARTHWORK				\$80,800
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	0	\$0
	TOTAL FOR ITEM 2 DRAINAGE				\$0
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (4" AC)	TON	\$100.00	1,395	\$139,500
	AGGREGATE BASE (16 1/2" AB)	TON	\$20.43	5,024	\$102,646
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$242,146
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$96,900
	TOTAL FOR ITEM 5 MINOR ITEMS				\$96,900

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 48
Fruitridge Road between South Watt Avenue and Hedge Avenue
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS	LF	\$375.00	0	\$0
	TOTAL FOR ITEM 6 STRUCTURES				\$0

SUBTOTAL CONSTRUCTION COST \$419,900

7 CONTINGENCY 15% \$63,000

TOTAL CONSTRUCTION COST \$482,900

8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$14,500
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$7,300
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$58,000
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$7,300
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$12,100
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$62,800
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$162,000

TOTAL PROJECT COST *** \$644,900

*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.

TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis

9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	0	\$0
	EASEMENT	SF	\$3.00	0	\$0
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$0

10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$9,700
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$9,700

11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION	LS	\$7,904	1	\$7,904
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$7,904

SUBTOTAL Task 4A \$17,700

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County**Roadway Segment 49**

Fruitridge Road between Hedge Avenue and Mayhew Road
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements

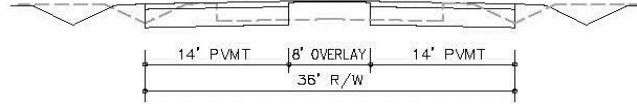
Existing Roadway Segments
2-Lane Roadway

Project Description: Widen existing sub-standard Roadway along Fruitridge Road to County Standards

Segment Length: 5,180 Ft

Roadway Classification: COLLECTOR CLASS C (36 FOOT STREET)

WIDENING TO MINIMUM COUNTY STANDARDS
COLLECTOR CLASS C (36 FOOT STREET) 2 LANES
FUTURE ROADWAY WIDENING PLANNED
ANY PAVEMENT CONDITION



1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	13,167	\$237,014
	TOTAL FOR ITEM 1 EARTHWORK				\$237,014
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	0	\$0
	TOTAL FOR ITEM 2 DRAINAGE				\$0
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (4" AC)	TON	\$100.00	4,092	\$409,200
	AGGREGATE BASE (16 1/2" AB)	TON	\$20.43	14,738	\$301,094
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$710,294
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$284,200
	TOTAL FOR ITEM 5 MINOR ITEMS				\$284,200

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 49

Fruitridge Road between Hedge Avenue and Mayhew Road
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS (2 Each 3'x2' ACMP L=62', 5.3'x3.3' ACMP L=62')	LF	\$375.00	186	\$69,750
	TOTAL FOR ITEM 6 STRUCTURES				\$69,750

SUBTOTAL CONSTRUCTION COST \$1,301,300

7 CONTINGENCY 15% \$195,200

TOTAL CONSTRUCTION COST \$1,496,500

8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$44,900
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$22,500
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$179,600
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$22,500
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$37,500
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$194,600
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$501,600

TOTAL PROJECT COST *** \$1,998,100

*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.

TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis

9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	42,240	\$126,720
	EASEMENT	SF	\$3.00	0	\$0
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$126,720

10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$30,000
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$30,000

11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION	LS	\$10,923	1	\$10,923
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$10,923

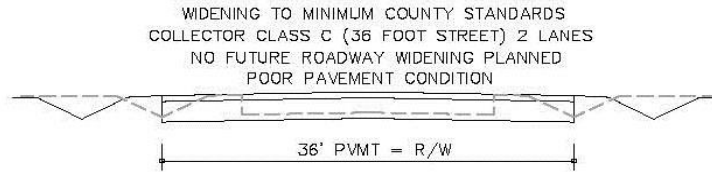
SUBTOTAL Task 4A \$167,700

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 50
Grant Line Road between White Rock Road and Douglas Road
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

Project Description: Widen existing sub-standard Roadway along Grant Line Road to County Standards
 Segment Length: 12,410 Ft
 Roadway Classification: COLLECTOR CLASS C (36 FOOT STREET)



1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	37,000	\$666,004
	TOTAL FOR ITEM 1 EARTHWORK				\$666,004
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	0	\$0
	TOTAL FOR ITEM 2 DRAINAGE				\$0
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (4" AC)	TON	\$100.00	11,169	\$1,116,900
	AGGREGATE BASE (17 1/2" AB)	TON	\$20.43	47,236	\$965,023
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$2,081,923
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$824,400
	TOTAL FOR ITEM 5 MINOR ITEMS				\$824,400

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 50
Grant Line Road between White Rock Road and Douglas Road
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS (Double 3.8'x2.4' ACMP L=62')	LF	\$375.00	124	\$46,500
	TOTAL FOR ITEM 6 STRUCTURES				\$46,500

SUBTOTAL CONSTRUCTION COST \$3,618,900

7 CONTINGENCY 15% \$542,900

TOTAL CONSTRUCTION COST \$4,161,800

8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$124,900
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$62,500
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$499,500
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$62,500
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$104,100
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$541,100
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$1,394,600

TOTAL PROJECT COST * \$5,556,400**

*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.

TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis

9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	0	\$0
	EASEMENT	SF	\$3.00	0	\$0
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$0

10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$83,300
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$83,300

11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION	LS	\$2,906,505	1	\$2,906,505
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$2,906,505

SUBTOTAL Task 4A \$2,989,900

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

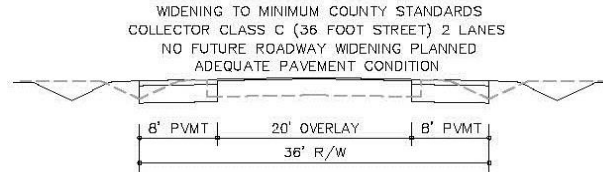
Roadway Segment 58
Happy Lane between Old Placerville Road and Kiefer Boulevard
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

Project Description: Widen existing sub-standard Roadway along Happy Lane to County Standards

Segment Length: 5,080 Ft

Roadway Classification: COLLECTOR CLASS C (36 FOOT STREET)



1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	8,780	\$158,045
	TOTAL FOR ITEM 1 EARTHWORK				\$158,045
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	0	\$0
	TOTAL FOR ITEM 2 DRAINAGE				\$0
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (4" AC)	TON	\$100.00	2,985	\$298,450
	AGGREGATE BASE (17 1/2" AB)	TON	\$20.43	8,594	\$175,569
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$474,019
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$189,700
	TOTAL FOR ITEM 5 MINOR ITEMS				\$189,700

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 58
Happy Lane between Old Placerville Road and Kiefer Boulevard
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS	LF	\$375.00	0	\$0
	TOTAL FOR ITEM 6 STRUCTURES				\$0

SUBTOTAL CONSTRUCTION COST \$821,800

7 CONTINGENCY 15% \$123,300

TOTAL CONSTRUCTION COST \$945,100

8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$28,400
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$14,200
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$113,500
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$14,200
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$23,700
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$122,900
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$316,900

TOTAL PROJECT COST *** \$1,262,000

*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.

TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis

9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	0	\$0
	EASEMENT	SF	\$3.00	0	\$0
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$0

10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$19,000
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$19,000

11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION	LS	\$34,291	1	\$34,291
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$34,291

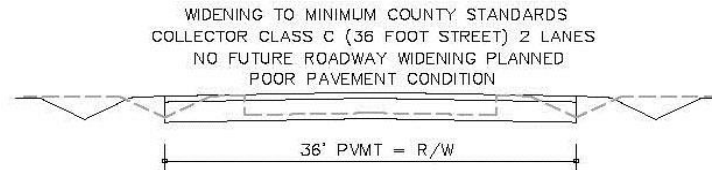
SUBTOTAL Task 4A \$53,300

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 59
Hedge Avenue between Jackson Road and Fruitridge Road
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

Project Description: Widen existing sub-standard Roadway along Hedge Avenue to County Standards
 Segment Length: 4,100 Ft
 Roadway Classification: COLLECTOR CLASS C (36 FOOT STREET)



1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	9,491	\$170,834
	TOTAL FOR ITEM 1 EARTHWORK				\$170,834
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	0	\$0
	TOTAL FOR ITEM 2 DRAINAGE				\$0
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (4" AC)	TON	\$100.00	3,690	\$369,000
	AGGREGATE BASE (11 1/2" AB)	TON	\$20.43	10,255	\$209,513
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$578,513
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$224,900
	TOTAL FOR ITEM 5 OTHER ITEMS				\$224,900

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 59
Hedge Avenue between Jackson Road and Fruitridge Road
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS	LF	\$375.00	0	\$0
	TOTAL FOR ITEM 6 STRUCTURES				\$0

SUBTOTAL CONSTRUCTION COST \$974,300

7 CONTINGENCY 15% \$146,200

TOTAL CONSTRUCTION COST \$1,120,500

8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$33,700
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$16,900
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$134,500
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$16,900
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$28,100
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$145,700
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$375,800

TOTAL PROJECT COST *** \$1,496,300

*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.

TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis

9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	0	\$0
	EASEMENT	SF	\$3.00	0	\$0
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$0

10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$22,500
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$22,500

11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION	LS	\$7,281	1	\$7,281
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$7,281

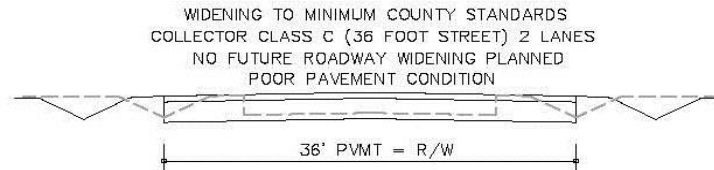
SUBTOTAL Task 4A \$29,800

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 60
Hedge Avenue between Fruitridge Road and Elder Creek Road
West Jackson Hwy Project

CEQA Cumulative Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

Project Description: Widen existing sub-standard Roadway along Hedge Avenue to County Standards
 Segment Length: 5,173 Ft
 Roadway Classification: COLLECTOR CLASS C (36 FOOT STREET)



1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	11,975	\$215,542
	TOTAL FOR ITEM 1 EARTHWORK				\$215,542
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	0	\$0
	TOTAL FOR ITEM 2 DRAINAGE				\$0
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (4" AC)	TON	\$100.00	4,656	\$465,570
	AGGREGATE BASE (11 1/2" AB)	TON	\$20.43	12,939	\$264,344
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$729,914
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$283,700
	TOTAL FOR ITEM 5 MINOR ITEMS				\$283,700

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 60
Hedge Avenue between Fruitridge Road and Elder Creek Road
West Jackson Hwy Project

CEQA Cumulative Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS (Double 3.5'x2.4' ACMP L=62')	LF	\$375.00	124	\$46,500
	TOTAL FOR ITEM 6 STRUCTURES				\$46,500

SUBTOTAL CONSTRUCTION COST					\$1,275,700
7	CONTINGENCY	15%			\$191,400
TOTAL CONSTRUCTION COST					\$1,467,100

8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$44,100
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$22,100
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$176,100
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$22,100
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$36,700
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$190,800
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$491,900

TOTAL PROJECT COST ***					\$1,959,000
*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.					

TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis

9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	0	\$0
	EASEMENT	SF	\$3.00	0	\$0
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$0

10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$29,400
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$29,400

11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION	LS	\$81,022	1	\$81,022
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$81,022

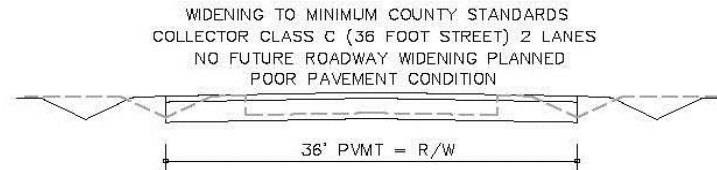
SUBTOTAL Task 4A **\$110,500**

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 61
Hedge Avenue between Elder Creek Road and Florin Road
West Jackson Hwy Project

CEQA Cumulative Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

Project Description: Widen existing sub-standard Roadway along Hedge Avenue to County Standards
 Segment Length: 5,204 Ft
 Roadway Classification: COLLECTOR CLASS C (36 FOOT STREET)



1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	12,046	\$216,834
	TOTAL FOR ITEM 1 EARTHWORK				\$216,834
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	0	\$0
	TOTAL FOR ITEM 2 DRAINAGE				\$0
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (4" AC)	TON	\$100.00	4,684	\$468,360
	AGGREGATE BASE (11 1/2" AB)	TON	\$20.43	13,017	\$265,928
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$734,288
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$285,400
	TOTAL FOR ITEM 5 MINOR ITEMS				\$285,400

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 61
Hedge Avenue between Elder Creek Road and Florin Road
West Jackson Hwy Project

CEQA Cumulative Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS	LF	\$375.00	0	\$0
	TOTAL FOR ITEM 6 STRUCTURES				\$0

SUBTOTAL CONSTRUCTION COST \$1,236,600

7 CONTINGENCY 15% \$185,500

TOTAL CONSTRUCTION COST \$1,422,100

8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$42,700
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$21,400
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$170,700
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$21,400
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$35,600
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$184,900
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$476,700

TOTAL PROJECT COST *** \$1,898,800

*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.

TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis

9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	0	\$0
	EASEMENT	SF	\$3.00	0	\$0
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$0

10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$28,500
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$28,500

11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION	LS	\$71,504	1	\$71,504
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$71,504

SUBTOTAL Task 4A \$100,100

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 70
Jackson Road between Bradshaw Road and Excelsior Road
West Jackson Hwy Project

CEQA Cumulative Plus FOUR PROJECTS Roadway Segments Improvements**Existing Roadway Segments****2-Lane Roadway**

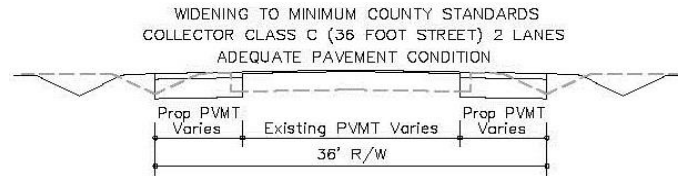
Pro. PVMT= 9 Feet

Ex. PVMT= 29 Feet

Project Description: Widen existing sub-standard Roadway along Jackson Road to County Standards

Segment Length: 9,300 Ft

Roadway Classification: COLLECTOR CLASS C (36 FOOT STREET)



1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	11,453	\$206,150
	TOTAL FOR ITEM 1 EARTHWORK				\$206,150
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	0	\$0
	TOTAL FOR ITEM 2 DRAINAGE				\$0
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (4" AC)	TON	\$100.00	4,447	\$444,657
	AGGREGATE BASE (17 1/2" AB)	TON	\$20.43	8,850	\$180,796
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$625,453
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$249,500
	TOTAL FOR ITEM 5 MINOR ITEMS				\$249,500

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 70
Jackson Road between Bradshaw Road and Excelsior Road
West Jackson Hwy Project

CEQA Cumulative Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

Pro. PVMT= 9 Feet
Ex. PVMT= 29 Feet

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS	LF	\$375.00	0	\$0
	TOTAL FOR ITEM 6 STRUCTURES				\$0

SUBTOTAL CONSTRUCTION COST \$1,081,200

7 CONTINGENCY 15% \$162,200

TOTAL CONSTRUCTION COST \$1,243,400

8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$37,400
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$18,700
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$149,300
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$18,700
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$31,100
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$161,700
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$416,900

TOTAL PROJECT COST *** \$1,660,300

*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.

TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis

9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	0	\$0
	EASEMENT	SF	\$3.00	0	\$0
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$0

10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$24,900
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$24,900

11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION	LS	\$162,410	1	\$162,410
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$162,410

SUBTOTAL Task 4A \$187,400

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County**Roadway Segment 71**

Jackson Road between Excelsior Road and Eagles Nest Road
Jackson Township Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements**Existing Roadway Segments****2-Lane Roadway**

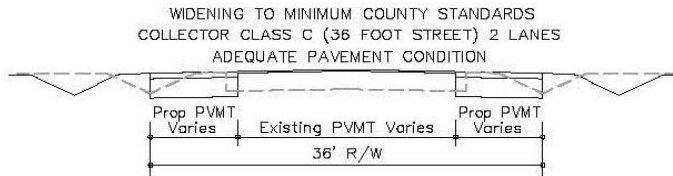
Pro. PVMT= 11 Feet

Ex. PVMT= 27 Feet

Project Description: Widen existing sub-standard Roadway along Jackson Road to County Standards

Segment Length: 3,500 Ft

Roadway Classification: COLLECTOR CLASS C (36 FOOT STREET)



1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	4,807	\$86,528
	TOTAL FOR ITEM 1 EARTHWORK				\$86,528
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	0	\$0
	TOTAL FOR ITEM 2 DRAINAGE				\$0
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (4" AC)	TON	\$100.00	1,783	\$178,282
	AGGREGATE BASE (17 1/2" AB)	TON	\$20.43	4,071	\$83,162
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$261,444
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$104,400
	TOTAL FOR ITEM 5 MINOR ITEMS				\$104,400

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 71
Jackson Road between Excelsior Road and Eagles Nest Road
Jackson Township Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

Pro. PVMT= 11 Feet
Ex. PVMT= 27 Feet

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS	SF	\$375.00	0	\$0
	TOTAL FOR ITEM 6 STRUCTURES				\$0
SUBTOTAL CONSTRUCTION COST					\$452,400
7	CONTINGENCY	15%			\$67,900
TOTAL CONSTRUCTION COST					\$520,300
8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$15,700
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$7,900
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$62,500
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$7,900
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$13,100
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$67,700
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$174,800
TOTAL PROJECT COST ***					\$695,100
*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.					
TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis					
9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	0	\$0
	EASEMENT	SF	\$3.00	0	\$0
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$0
10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$10,500
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$10,500
11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION	LS	\$145,684	1	\$145,684
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$145,684

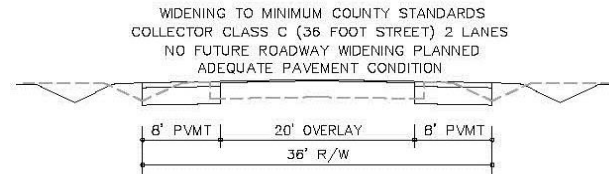
SUBTOTAL Task 4A \$156,200

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 77
Kiefer Boulevard between Bradshaw Road and Happy Lane
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

Project Description: Widen existing sub-standard Roadway along Kiefer Boulevard to County Standards
 Segment Length: 1,275 Ft
 Roadway Classification: COLLECTOR CLASS C (36 FOOT STREET)



1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	2,204	\$39,667
	TOTAL FOR ITEM 1 EARTHWORK				\$39,667
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	0	\$0
	TOTAL FOR ITEM 2 DRAINAGE				\$0
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (4" AC)	TON	\$100.00	749	\$74,907
	AGGREGATE BASE (17 1/2" AB)	TON	\$20.43	2,157	\$44,065
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$118,972
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$47,600
	TOTAL FOR ITEM 5 MINOR ITEMS				\$47,600

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 77
Kiefer Boulevard between Bradshaw Road and Happy Lane
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS	LF	\$375.00	0	\$0
	TOTAL FOR ITEM 6 STRUCTURES				\$0
SUBTOTAL CONSTRUCTION COST					\$206,300
7	CONTINGENCY	15%			\$31,000
TOTAL CONSTRUCTION COST					\$237,300
8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$7,200
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$3,600
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$28,500
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$3,600
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$6,000
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$30,900
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$79,800
TOTAL PROJECT COST ***					\$317,100
*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.					
TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis					
9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	0	\$0
	EASEMENT	SF	\$3.00	0	\$0
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$0
10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$4,800
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$4,800
11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION (no hard cost data available)	%	3.0%	of Total Con. Cost	\$7,200
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$7,200

SUBTOTAL Task 4A \$12,000

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

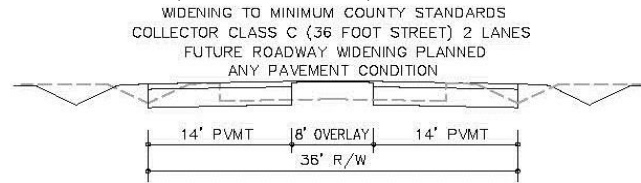
Roadway Segment 78
Kiefer Boulevard between Zinfandel Drive and Sunrise Boulevard
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

Project Description: Widen existing sub-standard Roadway along Kiefer Boulevard to County Standards

Segment Length: 4,908 Ft

Roadway Classification: COLLECTOR CLASS C (36 FOOT STREET)



1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	12,988	\$233,782
	TOTAL FOR ITEM 1 EARTHWORK				\$233,782
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	0	\$0
	TOTAL FOR ITEM 2 DRAINAGE				\$0
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (4" AC)	TON	\$100.00	4,036	\$403,620
	AGGREGATE BASE (16 1/2" AB)	TON	\$20.43	14,537	\$296,988
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$700,608
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$280,400
	TOTAL FOR ITEM 5 MINOR ITEMS				\$280,400

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 78
Kiefer Boulevard between Zinfandel Drive and Sunrise Boulevard
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS	LF	\$375.00	0	\$0
	TOTAL FOR ITEM 6 STRUCTURES				\$0

SUBTOTAL CONSTRUCTION COST \$1,214,800

7 CONTINGENCY 15% \$182,300

TOTAL CONSTRUCTION COST \$1,397,100

8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$42,000
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$21,000
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$167,700
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$21,000
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$35,000
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$181,700
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$468,400

TOTAL PROJECT COST *** \$1,865,500

*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.

TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis

9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	0	\$0
	EASEMENT	SF	\$3.00	0	\$0
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$0

10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$28,000
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$28,000

11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION (no hard cost data available)	%	3.0%	of Total Con. Cost	\$42,000
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$42,000

SUBTOTAL Task 4A \$70,000

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 83

Mather Blvd-Excelsior Rd between Douglas Road and Kiefer Boulevard (Woodring Drive to Kiefer Boulevard)
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements

Existing Roadway Segments

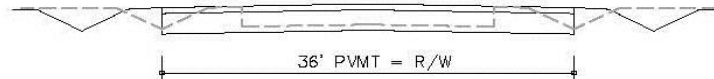
2-Lane Roadway

Project Description: Widen existing sub-standard Roadway along Mather Boulevard-Excelsior Road between Woodring Drive to Kiefer Boulevard to County Standards

Segment Length: 2,980 Ft

Roadway Classification: COLLECTOR CLASS C (36 FOOT STREET)

WIDENING TO MINIMUM COUNTY STANDARDS
COLLECTOR CLASS C (36 FOOT STREET) 2 LANES
NO FUTURE ROADWAY WIDENING PLANNED
POOR PAVEMENT CONDITION



1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	6,898	\$124,167
	TOTAL FOR ITEM 1 EARTHWORK				\$124,167
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	0	\$0
	TOTAL FOR ITEM 2 DRAINAGE				\$0
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (4"AC)	TON	\$100.00	2,682	\$268,200
	AGGREGATE BASE (11 1/2" AB)	TON	\$20.43	7,454	\$152,280
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$420,480
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$163,400
	TOTAL FOR ITEM 5 MINOR ITEMS				\$163,400

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 83

Mather Blvd-Excelsior Rd between Douglas Road and Kiefer Boulevard (Woodring Drive to Kiefer Boulevard)
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS	LF	\$375.00	0	\$0
	TOTAL FOR ITEM 6 STRUCTURES				\$0

SUBTOTAL CONSTRUCTION COST \$708,100

7 CONTINGENCY 15% \$106,300

TOTAL CONSTRUCTION COST \$814,400

8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$24,500
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$12,300
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$97,800
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$12,300
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$20,400
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$105,900
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$273,200

TOTAL PROJECT COST *** \$1,087,600

*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.

TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis

9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	0	\$0
	EASEMENT	SF	\$3.00	0	\$0
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$0

10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$16,300
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$16,300

11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION	LS	\$59,644	1	\$59,644
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$59,644

SUBTOTAL Task 4A \$76,000

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 89

Mayhew Road between Jackson Road and Fruitridge Road
West Jackson Hwy Project

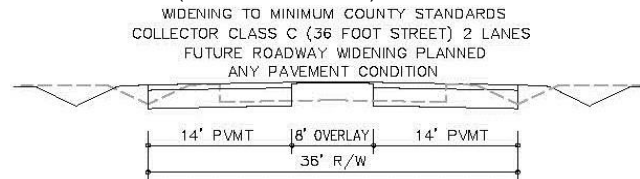
Existing Plus FOUR PROJECTS Roadway Segments Improvements

Existing Roadway Segments
2-Lane Roadway

Project Description: Widen existing sub-standard Roadway along existing Mayhew Road to County Standards (not along new curved alignment)

Segment Length: 2,110 Ft

Roadway Classification: COLLECTOR CLASS C (36 FOOT STREET)



1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	5,444	\$97,998
	TOTAL FOR ITEM 1 EARTHWORK				\$97,998
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	0	\$0
	TOTAL FOR ITEM 2 DRAINAGE				\$0
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (4"AC)	TON	\$100.00	1,635	\$163,525
	AGGREGATE BASE (17 1/2" AB)	TON	\$20.43	6,246	\$127,616
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$291,141
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$116,800
	TOTAL FOR ITEM 5 MINOR ITEMS				\$116,800

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County**Roadway Segment 89**

Mayhew Road between Jackson Road and Fruitridge Road
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS	LF	\$375.00	0	\$0
	TOTAL FOR ITEM 6 STRUCTURES				\$0

SUBTOTAL CONSTRUCTION COST \$506,000

7 CONTINGENCY 15% \$75,900

TOTAL CONSTRUCTION COST \$581,900

8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$17,500
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$8,800
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$69,900
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$8,800
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$14,600
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$75,700
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$195,300

TOTAL PROJECT COST * \$777,200**

*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.

TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis

9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	16,880	\$50,640
	EASEMENT	SF	\$3.00	0	\$0
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$50,640

10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$11,700
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$11,700

11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION (no hard cost data available)	%	3.0%	of Total Con. Cost	\$17,500
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$17,500

SUBTOTAL Task 4A \$79,900

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

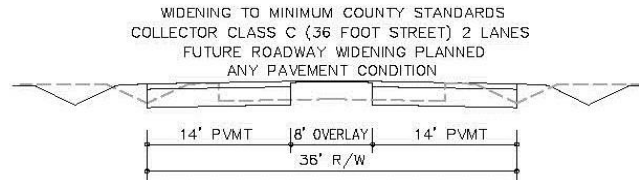
Roadway Segment 123.1
Zinfandel Drive between Douglas Road and Woodring Drive
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

Project Description: Widen existing sub-standard Roadway along Zinfandel Drive between Douglas Road and Woodring Drive to County Standards

Segment Length: 3,705 Ft

Roadway Classification: COLLECTOR CLASS C (36 FOOT STREET)



1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	9,240	\$166,314
	TOTAL FOR ITEM 1 EARTHWORK				\$166,314
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	0	\$0
	TOTAL FOR ITEM 2 DRAINAGE				\$0
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (4"AC)	TON	\$100.00	2,871	\$287,138
	AGGREGATE BASE (16 1/2" AB)	TON	\$20.43	10,342	\$211,279
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$498,417
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$199,500
	TOTAL FOR ITEM 5 MINOR ITEMS				\$199,500

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 123.1
Zinfandel Drive between Douglas Road and Woodring Drive
West Jackson Hwy Project

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Existing Roadway Segments
2-Lane Roadway

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS (3' Dia CMP L=88')	LF	\$375.00	88	\$33,000
	TOTAL FOR ITEM 6 STRUCTURES				\$33,000

SUBTOTAL CONSTRUCTION COST \$897,300

7 CONTINGENCY 15% \$134,600

TOTAL CONSTRUCTION COST \$1,031,900

8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$31,000
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$15,500
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$123,900
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$15,500
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$25,800
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$134,200
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$345,900

TOTAL PROJECT COST *** \$1,377,800

*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.

TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis

9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	29,640	\$88,920
	EASEMENT	SF	\$3.00	0	\$0
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$88,920

10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$20,700
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$20,700

11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION	LS	\$85,540	1	\$85,540
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$85,540

SUBTOTAL Task 4A \$195,200

High Capacity Intersections

High Capacity Intersection Fair Share Study			
9-Aug-19			
DUE ^A Percentage Breakdown			
Project Name	DUEs	% of Total Growth in DUEs (Fair Share)	
West Jackson	24,860.7	13.09%	
Jackson Township	6,869.9	3.62%	
Newbridge	3,118.3	1.64%	
Mather South	3,963.8	2.09%	
Total	38,812.7	20.43%	
Total Growth in DUEs in Sacramento County SCTDF 2018 Table 1			189,987
High Capacity Intersections ^B			
Number	NS Road	EW Road	Cost w/ 51% inflator ^C
12	Watt Ave	Folsom Blvd	\$ 36,402,778
14	S. Watt Ave	Kiefer Blvd	\$ 28,990,037
16	S. Watt Ave	Jackson Rd	\$ 52,225,313
38 ^D	Bradshaw Rd	Jackson Rd	\$ 32,222,947
12 ^E	Other Funding Sources		\$ 18,182,084
14 ^E	Other Funding Sources		\$ 14,479,645
16 ^E	Other Funding Sources		\$ 26,084,961
38 ^{D,E}	Other Funding Sources		\$ 16,094,385
Sum of Intersection Costs		\$	149,841,075
Other Funding Sources ^E		\$	74,841,075
Total Cost		\$	75,000,000
DUE Cost Breakdown Per Intersection			
West Jackson		Newbridge	
Fair Share %	13.09%	Fair Share %	1.64%
Intersection	Cost	Intersection	Cost
12	\$ 2,384,264	12	\$ 299,060
14	\$ 1,898,754	14	\$ 238,162
16	\$ 3,420,589	16	\$ 429,048
38 ^D	\$ 2,110,499	38 ^D	\$ 264,722
Total ^F	\$ 9,814,106	Total ^F	\$ 1,230,992
Jackson Township		Mather South	
Fair Share %	3.62%	Fair Share %	2.09%
Intersection	Cost	Intersection	Cost
12	\$ 658,857	12	\$ 380,148
14	\$ 524,693	14	\$ 302,738
16	\$ 945,231	16	\$ 545,380
38 ^D	\$ 583,206	38 ^D	\$ 336,499
Total ^F	\$ 2,711,988	Total ^F	\$ 1,564,765
Summary			
Project Name	Fair Share %	Cost	Cost Per DUE
West Jackson	13.09%	\$ 9,814,106	\$ 395.00
Jackson Township	3.62%	\$ 2,711,988	\$ 395.00
Newbridge	1.64%	\$ 1,230,992	\$ 395.00
Mather South	2.09%	\$ 1,564,765	\$ 395.00
Total	20.43%	\$ 15,321,851	

A) DUEs taken from Table 1 Line H on DKS' four Jackson Corridor "Overlap with SCTDF" memos.

B) Note: Intersection 318 (Bradshaw and Mayhew, not shown) is not recognized as a high capacity intersection. This will have more turn lanes than the standard 6 lane intersection, but will remain at grade and not require facilities that qualify it for high capacity.

C) Note: Price Data is taken from Mark Thomas' pricing estimates of "Submittal 5-19-2016" The dollar values are increased by 51% for inflation from CalTrans' "Price Index for Selected Highway Construction Items."

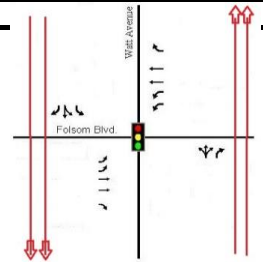
D) Note: Intersection 38 accounts for the fair share cost with the rest of the DUEs when upgrading the intersection from at grade to high capacity. The initial at grade improvements are the responsibility of the 4 Jackson Corridor Projects.

E) Other regional funding sources assumed to cover roughly half the cost of high capacity intersections in this study.

F) High Capacity Intersection funding will not give credit toward SCTDF.

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County**Intersection Number 12****Watt Avenue & Folsom Boulevard****West Jackson Hwy Project****Existing Plus All Projects Mitigated Geometry****CEQA Cumulative Plus All Projects Mitigated Geometry****High Capacity Intersection****Outside (Class C)**

Leg	Pavement	Condition
North	0.54 AC 1.46 AB	New
South	0.54 AC 1.46 AB	New
East	0.46 AC 1.46 AB	New
West	0.46 AC 1.46 AB	New

NEW LANES ADDED 

Project Description: Construct Intersection of 6-Lane Thoroughfare along Watt Avenue Road with 4-Lane Arterial along Folsom Boulevard (Future Thoroughfare - General Plan), construct grade separation with 2 thru 2-Lane tunnels along Watt Avenue crossing under Folsom Blvd

Task 2- Entire Study Area

1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	52,603	\$946,849
	TOTAL FOR ITEM 1 EARTHWORK				\$946,849
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	2,600	\$39,000
	TOTAL FOR ITEM 2 DRAINAGE				\$39,000
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE	TON	\$100.00	9,072	\$907,181
	AGGREGATE BASE	TON	\$20.43	24,607	\$502,715
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	4,480	\$76,160
	TOTAL FOR ITEM 3 PAVEMENT				\$1,486,056
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	TRAFFIC SIGNAL	INT	\$300,000.00	1	\$300,000
	TRAFFIC SIGNAL MODIFICATIONS	INT	\$150,000.00	0	\$0
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$300,000
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$831,600
	TOTAL FOR ITEM 5 MINOR ITEMS				\$831,600

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Intersection Number 12

Watt Avenue & Folsom Boulevard

West Jackson Hwy Project

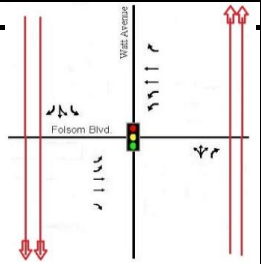
Existing Plus All Projects Mitigated Geometry

CEQA Cumulative Plus All Projects Mitigated Geometry

High Capacity Intersection

Outside (Class C)

Leg	Pavement	Condition
North	0.54 AC 1.46 AB	New
South	0.54 AC 1.46 AB	New
East	0.46 AC 1.46 AB	New
West	0.46 AC 1.46 AB	New

NEW LANES ADDED 

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	TUNNEL (L 250 FT x W 43 FT=10,750 SF)	EA	\$2,500,000	2	\$5,000,000
	(FOOTING: PILE, TOP: PC/PS SLAB)				
	RETAINING WALLS	LS	\$6,200,000	1	\$6,200,000
	(8 WALLS, AVERAGE H=12', L=600', A=57,600 SF)				
	TUNNEL LIGHTING	LS	\$50,000	1	\$50,000
	TUNNEL STORM DRAIN PUMP STATION	LS	\$200,000	1	\$200,000
	TOTAL FOR ITEM 6 STRUCTURES				\$11,450,000

SUBTOTAL CONSTRUCTION COST					\$15,053,600
7	CONTINGENCY	15%			\$2,258,100
TOTAL CONSTRUCTION COST					\$17,311,700

8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$519,400
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$259,700
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$2,077,500
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$259,700
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$432,800
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$2,250,600
		%			
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$5,799,700

TOTAL PROJECT COST ***					\$23,111,400
*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.					

TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis

9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	ACRE	\$130,680.00	1.0	\$130,680
	EASEMENT	ACRE	\$130,680.00	0	\$0
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$130,680

10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2%	of Total Con. Cost	\$346,300
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$346,300

11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION (hard cost data not provided)	%	3.0%	of Total Con. Cost	\$519,400
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$519,400

Assumptions:

Limits of Intersection

NB - SB along Watt Ave 800' each way from existing profile drawing

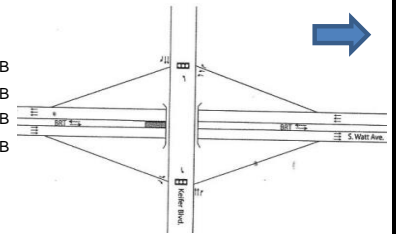
EB - WB along Folsom Blvd 450' from curb return

SUBTOTAL Task 4A**\$996,400**

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Intersection Number 14
 South Watt Avenue & Kiefer Boulevard
 West Jackson Hwy Project

Leg Pavement
 North 0.54 AC 1.46 AB
 South 0.54 AC 1.46 AB
 East 0.46 AC 1.38 AB
 West 0.46 AC 1.38 AB



Existing Plus All Projects Mitigated Geometry
 CEQA Cumulative Plus All Projects Mitigated Geometry
High Capacity Intersection
 Outside (Class C)

NEW LANES ADDED

Project Description: Construct Intersection of 6-Lane Thoroughfare along South Watt Avenue with 4-Lane Arterial along Kiefer Boulevard, construct grade separation with Kiefer Road Overcrossing over South Watt Avenue

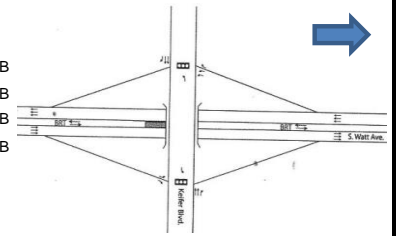
Task 2- Entire Study Area

1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	21,328	\$383,902
	IMPORT FILL	CY	\$16.00	200,904	\$3,214,464
	TOTAL FOR ITEM 1 EARTHWORK				\$3,598,366
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	3,200	\$48,000
	TOTAL FOR ITEM 2 DRAINAGE				\$48,000
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE	TON	\$100.00	11,378	\$1,137,758
	AGGREGATE BASE	TON	\$20.43	30,483	\$622,774
	SIDEWALK	SF	\$6.00	3,840	\$23,040
	CURB & GUTTER	LF	\$26.00	400	\$10,400
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	6,000	\$102,000
	TOTAL FOR ITEM 3 PAVEMENT				\$1,895,972
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	TRAFFIC SIGNAL	INT	\$300,000.00	2	\$600,000
	TRAFFIC SIGNAL MODIFICATIONS	INT	\$150,000.00	0	\$0
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$600,000
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$1,842,800
	TOTAL FOR ITEM 5 MINOR ITEMS				\$1,842,800

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Intersection Number 14
 South Watt Avenue & Kiefer Boulevard
 West Jackson Hwy Project

Leg Pavement
 North 0.54 AC 1.46 AB
 South 0.54 AC 1.46 AB
 East 0.46 AC 1.38 AB
 West 0.46 AC 1.38 AB



Existing Plus All Projects Mitigated Geometry
 CEQA Cumulative Plus All Projects Mitigated Geometry
High Capacity Intersection
 Outside (Class C)

NEW LANES ADDED

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGE: Kiefer Blvd Overcrossing (L=170', W=88')	SF	\$175.00	14,960	\$2,618,000
	STORM DRAIN PUMP STATION	LS	\$400,000.00	1	\$400,000
	TOTAL FOR ITEM 6 STRUCTURES				\$3,018,000

SUBTOTAL CONSTRUCTION COST \$11,003,200

7 CONTINGENCY 15% \$1,650,500

TOTAL CONSTRUCTION COST \$12,653,700

8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$379,700
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$189,900
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$1,518,500
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$189,900
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$316,400
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$1,645,000
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$4,239,400

TOTAL PROJECT COST * \$16,893,100**

*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.

TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis

9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	ACRE	\$130,680.00	6.4	\$836,352
	EASEMENT	ACRE	\$130,680.00	6.4	\$836,352
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$1,672,704

10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2%	of Total Con. Cost	\$253,100
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$253,100

11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION	%	3.0%	of Total Con. Cost	\$379,700
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$379,700

Assumptions:

Limits of Intersection

NB - SB along Watt Ave 800' each way from center of intersection

EB - WB along Kiefer Blvd 800' each way from center of intersection

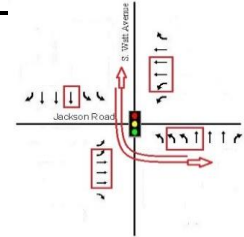
Limit of R/W at curb line, limit of easement at toe of 4:1 fill slope

SUBTOTAL Task 4A \$2,305,600

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Intersection Number 16
South Watt Avenue & Jackson Road
West Jackson Hwy Project

Leg	Pavement	Condition
North	0.54 AC 1.46 AB	New
South	0.54 AC 1.46 AB	New
East	0.54 AC 1.46 AB	New
West	0.54 AC 1.46 AB	New



Existing Plus All Projects Mitigated Geometry
CEQA Cumulative Plus All Projects Mitigated Geometry

High Capacity Intersection
Inside (Class D)

NEW LANES ADDED

Project Description: Construct Intersection of 6-Lane Thoroughfare along South Watt Avenue with 6-Lane Thoroughfare along Jackson Road, construct grade separation with 2-Lane tunnel SB Watt Ave to EB Jackson Rd.

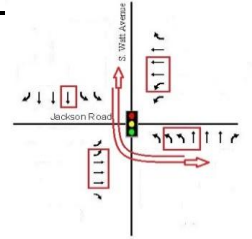
Task 2- Entire Study Area

1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	97,083	\$1,747,493
	TOTAL FOR ITEM 1 EARTHWORK				\$1,747,493
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	3,200	\$48,000
	TOTAL FOR ITEM 2 DRAINAGE				\$48,000
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE	TON	\$100.00	14,274	\$1,427,438
	AGGREGATE BASE	TON	\$20.43	35,840	\$732,212
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	5,920	\$100,640
	TOTAL FOR ITEM 3 PAVEMENT				\$2,260,290
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	TRAFFIC SIGNAL	INT	\$300,000.00	1	\$300,000
	TRAFFIC SIGNAL MODIFICATIONS	INT	\$150,000.00	0	\$0
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$300,000
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$1,306,800
	TOTAL FOR ITEM 5 MINOR ITEMS				\$1,306,800
6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	CLEARING AND GRUBBING	LS	\$30,000.00	1	\$30,000
	STRUCTURE EXCAVATION	CY	\$40.00	56,640	\$2,265,600
	STRUCTURE BACKFILL	CY	\$55.00	18,700	\$1,028,500
	STRUCTURE CONCRETE, FOOTING	CY	\$350.00	1,662	\$581,700
	STRUCTURE CONCRETE, CULVERT	CY	\$400.00	8,000	\$3,200,000
	BAR REINFORCING STEEL	LB	\$1.25	2,200,000	\$2,750,000
	ASPHALT MEMBRANE WATERPROOFING	SF	\$5.00	94,248	\$471,240
	RETAINING WALL	SF	\$90.00	20,160	\$1,814,400
	TUNNEL MEDIAN CONCRETE BARRIER TYPE 60 & CRASH CUSHIONS	LF	\$36.00	2,300	\$82,800
	TUNNEL LIGHTING & VENTILATION, ETC.	LS	\$200,000.00	1	\$200,000
	TUNNEL STORM DRAIN PUMP STATION	LS	\$200,000.00	1	\$200,000

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County**Intersection Number 16**

South Watt Avenue & Jackson Road
West Jackson Hwy Project

Leg	Pavement	Condition
North	0.54 AC 1.46 AB	New
South	0.54 AC 1.46 AB	New
East	0.54 AC 1.46 AB	New
West	0.54 AC 1.46 AB	New



Existing Plus All Projects Mitigated Geometry
CEQA Cumulative Plus All Projects Mitigated Geometry

High Capacity Intersection
Inside (Class D)

NEW LANES ADDED

	SUBTOTAL				\$12,624,240
	MOBILIZATION		10%		\$1,262,500
	SUBTOTAL				\$13,886,740
	CONTINGENCIES		15%		\$2,083,100
	TOTAL FOR ITEM 6 STRUCTURES				\$15,969,840

SUBTOTAL CONSTRUCTION COST					\$21,632,500
7	CONTINGENCY	15%			\$3,244,900
TOTAL CONSTRUCTION COST					\$24,877,400

8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$746,400
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$373,200
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$2,985,300
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$373,200
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$622,000
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$3,234,100
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$8,334,200

TOTAL PROJECT COST ***					\$33,211,600
*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.					

TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis

9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	ACRE	\$130,680.00	1.0	\$130,680
	EASEMENT	ACRE	\$130,680.00	0	\$0
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$130,680

10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2%	of Total Con. Cost	\$497,600
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$497,600

11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION	%	3.0%	of Total Con. Cost	\$746,400
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$746,400

Assumptions:

Limits of Intersection:

SB along Watt Ave 1060' to curb return (from existing profile drawing)

WB along Jackson Rd 1060' to curb return (from existing profile drawing)

NB & EB 450' to curb return

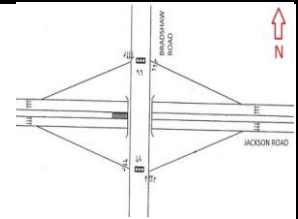
Tunnel Length between 5+00 to 26+00 = 2,100'

SUBTOTAL Task 4A \$1,374,700

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Intersection Number 38
Bradshaw Road & Jackson Road
West Jackson Hwy Project

Leg	Pavement	Condit.
North	0.54 AC 1.46 AB	New
South	0.54 AC 1.46 AB	New
East	0.54 AC 1.46 AB	New
West	0.54 AC 1.46 AB	New



Existing Plus All Projects
CEQA Cumulative Plus All Projects
Inside (Class D)

NEW LANES ADDED

High Capacity Intersection

Project Description: Construct Intersection of 6-Lane Thoroughfare along Bradshaw Road with 6-Lane Thoroughfare along Jackson Road, construct grade separation with Bradshaw Road crossing over Jackson Road

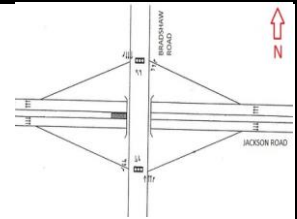
Task 2- Entire Study Area

1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	23,549	\$423,883
	IMPORT FILL	CY	\$16.00	216,814	\$3,469,023
	TOTAL FOR ITEM 1 EARTHWORK				\$3,892,906
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	3,050	\$45,750
	TOTAL FOR ITEM 2 DRAINAGE				\$45,750
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE	TON	\$100.00	12,974	\$1,297,371
	AGGREGATE BASE	TON	\$20.43	33,300	\$680,316
	SIDEWALK	SF	\$6.00	3,840	\$23,040
	CURB & GUTTER	LF	\$26.00	400	\$10,400
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	5,900	\$100,300
	TOTAL FOR ITEM 3 PAVEMENT				\$2,111,427
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	TRAFFIC SIGNAL	INT	\$300,000.00	2	\$600,000
	TRAFFIC SIGNAL MODIFICATIONS	INT	\$150,000.00	0	\$0
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$600,000
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$1,995,100
	TOTAL FOR ITEM 5 MINOR ITEMS				\$1,995,100

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Intersection Number 38
Bradshaw Road & Jackson Road
West Jackson Hwy Project

Leg	Pavement	Condit.
North	0.54 AC 1.46 AB	New
South	0.54 AC 1.46 AB	New
East	0.54 AC 1.46 AB	New
West	0.54 AC 1.46 AB	New



Existing Plus All Projects
CEQA Cumulative Plus All Projects
Inside (Class D)

NEW LANES ADDED

High Capacity Intersection

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGE: Bradshaw Rd Overcrossing (L=170', W=110')	SF	\$175.00	18,700	\$3,272,500
	STORM DRAIN PUMP STATION	LS	\$200,000.00	1	\$200,000
	TOTAL FOR ITEM 6 STRUCTURES				\$3,472,500

SUBTOTAL CONSTRUCTION COST \$12,117,700

7 CONTINGENCY 15% \$1,817,700

TOTAL CONSTRUCTION COST \$13,935,400

8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$418,100
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$209,100
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$1,672,300
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$209,100
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$348,400
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$1,811,700
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$4,668,700

TOTAL PROJECT COST * \$18,604,100**

*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.

TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis

9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	ACRE	\$130,680.00	7.2	\$940,896
	EASEMENT	ACRE	\$130,680.00	8.4	\$1,097,712
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$2,038,608

10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2%	of Total Con. Cost	\$278,800
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$278,800

11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION	%	3.0%	of Total Con. Cost	\$418,100
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$418,100

Assumptions:

SUBTOTAL Task 4A \$2,735,600

Limits of Intersection

EB - WB along Jackson Road 800' each way from center of Bradshaw Road

NB along Bradshaw Road 800' from center of Jackson Road

SB along Bradshaw Road 650' from center of Jackson Road because of 1,300' distance split to intersection #318 at Mayhew Rd

Limit of R/W at curb line, limit of easement at toe of 4:1 fill slope

SCTDF Non Overlapping Roadway Improvements

Jackson Corridor Fair Share in USD (Regional Share Segments) ^A																		
Jackson Corridor Joint TIS ^B	Roadway	Segment Points		Segment Cost (USD)	Fair Shares							Fair Shares USD Amount						
					Growth						Total	Growth					Total	Total
		West Jackson	Jackson Township		Newbridge	Mather South	Other Unincorp County	Thru Trips	West Jackson	Jackson Township		Newbridge	Mather South	Other Unincorp County	Thru Trips			
55.1	Grant Line Road	Elk Grove CL	Calvine Road	\$ 3,071,264.53	0%	1%	5%	4%	17%	74%	100%	\$ -	\$ 27,300.13	\$ 142,045.98	\$ 113,039.60	\$ 509,318.03	\$ 2,279,560.79	\$ 3,071,264.53
66.1 ^C	Jackson Road	City of Sacramento CL	14th Ave	\$ 1,984,469.39	47%	5%	3%	0%	26%	19%	100%	\$ 927,500.34	\$ 103,328.95	\$ 49,819.32	\$ 307.53	\$ 519,104.96	\$ 384,408.30	\$ 1,984,469.39

^ANOTE: Data is only an estimate. Data is taken from Mark Thomas' pricing estimates of "Submittal 5-19-2016" and DKS' Study is from "Jackson Corridor Percent Fair Shares." The dollar values are increased by 51% for inflation From CalTrans' "Price Index for Selected Highway Construction Items."

^BNOTE: Segment 55 & 66 was broken down into sub-segments and divided up based on percent overall length and multiplied by the full segment's cost from the Mark Thomas estimate to get the cost of sub-segments 55.1 & 66.1.

^CNOTE: Segment 66.1 only covers the roadway area not surrouned by the City of Sacramento

	West Jackson	Jackson Township	Newbridge	Mather South	Other Unincorp County	Thru Trips	Total
Grand Total	\$ 927,500.34	\$ 130,629.08	\$ 191,865.30	\$ 113,347.12	\$ 1,028,423.00	\$ 2,663,969.08	\$ 5,055,733.92

Intersection No. 32 & 42	\$ 1,876,700.98	\$ 339,243.25	\$ 138,453.70	\$ 341,057.62
SC TDF non overlap Roadway and Intersection Total	\$ 2,804,201.31	\$ 469,872.33	\$ 330,319.00	\$ 454,404.74

Segment 55

August 21 2019

Inflation Multiplier 1.51

Segment Costs

Status	Total Project Cost	Task 4A	Grand Total
Initial Study	\$ 5,307,700	\$ 1,026,300	\$ 6,334,000
2019 Values	\$ 8,014,627	\$ 1,549,713	\$ 9,564,340

Segment	Length (ft)*	
55.1	2313	Grant Line Road From Elk Grove CL to Calvine Road
55.2	4890	Grant Line Road From Sheldon Road to Elk Grove CL
Total Dist	7203	
55.1 Ratio	32%	
55.2 Ratio	68%	

Segment 55.1 Cost

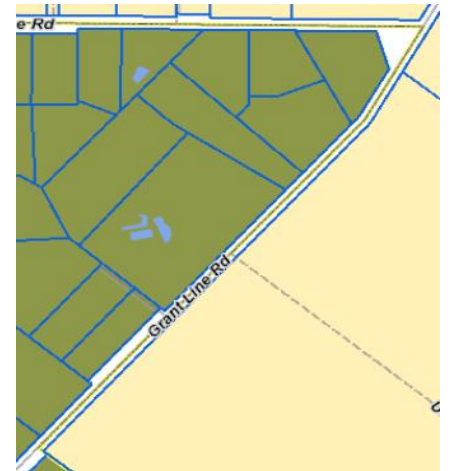
Status	Total Project Cost	Task 4A	Grand Total
2019 Values	\$ 2,573,627	\$ 497,638	\$ 3,071,265

Fair Shares**

West Jackson	Jackson Township	New-Bridge	Mather South	Other Unincorp County	Thru Trips	Total
0.00%	0.89%	4.63%	3.68%	16.58%	74.22%	100%

Fair Share Cost Summary - County of Sacramento Regional Share

Development	Total Project Cost	Task 4A	Grand Total
West Jackson	\$ -	\$ -	\$ -
Jackson Township	\$ 22,877	\$ 4,423	\$ 27,300
New-Bridge	\$ 119,030	\$ 23,016	\$ 142,046
Mather South	\$ 94,724	\$ 18,316	\$ 113,040
Other Unincorp County	\$ 426,793	\$ 82,525	\$ 509,318
Through Trips	\$ 1,910,203	\$ 369,358	\$ 2,279,561
Grand Total	\$ 2,573,627	\$ 497,638	\$ 3,071,265



*From Parcel Viewer minus 500' for signal intersection

**Fair Share percentages from "DKS's Fair Shares for Non-SCTDF Improvements - All 4 Projects 8-19-2019"

Segment 66

August 21 2019

Inflation Multiplier	1.51
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Segment Costs

Status	Total Project Cost	Task 4A	Grand Total
Initial Study	\$ 3,256,300.00	\$ 745,200.00	\$ 4,001,500.00
2019 Values	\$ 4,917,013.00	\$ 1,125,252.00	\$ 6,042,265.00

Length of 66 6060 ft - From Parcel Viewer

Segment	Length (ft)	
*66.1	1855	Jackson Road from Florin-Perkins Road to 14th Ave
**66.2	349	Jackson Road from 14th Ave to Rock Creek Parkway
**66.3	448	Jackson Road from Rock Creek Parkway to Aspen 1 Driveway
**66.4	408	Jackson Road from Aspen 1 Driveway to South Watt Ave
Total Dist	3060	
66.1 Ratio	61%	
66.2 Ratio	11%	
66.3 Ratio	15%	
66.4 Ratio	13%	

Segment 66.1 Cost

Status	Total Project Cost	Task 4A	Grand Total
2019 Values	\$ 2,980,738	\$ 682,138	\$ 3,662,876

Percent of 66.1 in Sacramento and in County

Jurisdiction	Length (ft)
City of Sacramento	850
County of Saramento	1005



City of Sacramento	46%
County of Saramento	54%

2019 Segment 66.1 Cost Per Jurisdiction

Status	Total Project Cost	Task 4A	Grand Total
City of Sacramento	\$ 1,365,837	\$ 312,570	\$ 1,678,407
County	\$ 1,614,901	\$ 369,568	\$ 1,984,469

Fair Shares***

West Jackson	Jackson Township	New-Bridge	Mather South	Other Unincorp County	Thru Trips	Total
46.74%	5.21%	2.51%	0.02%	26.16%	19.37%	100%

Fair Share Cost Summary - City of Sacramento

Cross Jurisdictional Fair Share

Development	Total Project Cost	Task 4A	Grand Total
West Jackson	\$ 638,364	\$ 146,089	\$ 784,453
Jackson Township	\$ 71,117	\$ 16,275	\$ 87,393
New-Bridge	\$ 34,289	\$ 7,847	\$ 42,136
Mather South	\$ 212	\$ 48	\$ 260
Other Unincorp County	\$ 357,281	\$ 81,763	\$ 439,044
Through Trips	\$ 264,574	\$ 60,547	\$ 325,121
Grand Total	\$ 1,365,837	\$ 312,570	\$ 1,678,407

Fair Share Cost Summary - County of Sacramento Regional Share

Development	Total Project Cost	Task 4A	Grand Total
West Jackson	\$ 754,772	\$ 172,729	\$ 927,500
Jackson Township	\$ 84,086	\$ 19,243	\$ 103,329
New-Bridge	\$ 40,541	\$ 9,278	\$ 49,819
Mather South	\$ 250	\$ 57	\$ 308
Other Unincorp County	\$ 422,432	\$ 96,673	\$ 519,105
Through Trips	\$ 312,820	\$ 71,588	\$ 384,408
Grand Total	\$ 1,614,901	\$ 369,568	\$ 1,984,469

*From Parcel Viewer minus 500' for singal intersection

**From SCTDF - Assume intersections already subtracted

***Fair Share percentages from "DKS's Fair Shares for Non-SCTDF Improvements - All 4 Projects 8-19-2019"

Jackson Corridor Fair Share in USD (Regional Share Intersections)^A

Jackson Corridor Joint TIS	Intersection		Intersection Cost (USD)	Fair Shares							Fair Shares USD Amount						
				Growth							Growth						
	NS Roadway	EW Roadway		West Jackson	Jackson Township	Newbridge	Mather South	Other Unincorp County	Thru Trips	Total	West Jackson	Jackson Township	Newbridge	Mather South	Other Unincorp County	Thru Trips	Total
32	Zinfandel Drive	Woodring Drive	567,200	0.01%	13.66%	18.02%	55.87%			100%	\$ 57	\$ 77,480	\$ 102,209	\$ 316,895			
42	Happy Lane	Old Placerville Road	4,027,134	46.60%	6.50%	0.90%	0.60%	24.70%	20.70%	100%	\$ 1,876,644	\$ 261,764	\$ 36,244	\$ 24,163	\$ 994,702	\$ 833,617	\$ 4,027,134

^ACosts use 2018 SCTDF Values with a 1.064 multiplier

Conceptual Cost Estimate Summary - Non-SCTDF Costs

Intersection Detials						
Name:		INTERSECTION No. 32 Round-About				
Location:		Zinfandel Dr. & Woodring Dr				
Description:						
Leg	Rdwy Name	Pvmt Condition	2017 Rdwy Class	2047 Rdwy Class	Length	Pavement Section
West	Woodring Dr.	No Data	Collector	Collector	200	HMA .33ft / AB: .96ft
New Roadway Pavement Area: 200'x3'+200'x3'					1200	sqft
New Sidewalk/Curb/Gutter Area: 30'x5'+30x3'+30'x5'+30'x3'					480	sqft

Task 2 - Entire non-SCTDF Study Area

1 Earthwork					
	Item Description	Unit	Price	Quantity	Cost
1.1	Roadway Excavation	CY	\$ 50.00	57	\$ 2,867
1.2	Sidewalk Excavation	CY	\$ 50.00	18	\$ 889
Total For Item 1 Earthwork					\$ 3,756

2 Drainage					
	Item Description	Unit	Price	Quantity	Cost
2.1	Drainage Class C	LF	\$ 15.00	200	\$ 3,000
Total For Item 2 Drainage					\$ 3,000

3 Pavement					
	Item Description	Unit	Price	Quantity	Cost
3.1	Asphalt Concrete	TON	\$ 120.00	34	\$ 4,067
3.2	Aggregate Base	CY	\$ 70.00	2987	\$ 209,067
3.3	Sidewalk	SF	\$ 8.00	300	\$ 2,400
3.4	Curb and Gutter	LF	\$ 35.00	60	\$ 2,100
3.5	Median Curb & 2' Conc. Landscape Strip	LF	\$ 17.00	75	\$ 1,275
Total for Item 3 Pavement					\$ 218,908

4 Miscellaneous					
	Item Description	Unit	Price	Quantity	Cost
4.1	Traffic Signal	LS	\$ 300,000.00	0	\$ -
4.2	Traffic Signal Modification	LS	\$ 150,000.00	0	\$ -
4.3	Street Lights / Electroliers	EA	\$ 7,000.00	2	\$ 14,000
4.4	Landscaping	SF	\$ 10.00	480	\$ 4,800
Total for Item 4 Miscellaneous					\$ 18,800

5 Minor Items					
	Item Description	Unit	Percentage	of	Cost
5.1	Minor Items	LS	30%	Sec 1-4	\$ 73,339
Total For Item 5 Minor Items					\$ 73,339

6 Structures					
	Item Description	Unit	Price	Quantity	Cost
6.1	Bridges	SF	\$ 175.00	0	\$ -
6.2	Culverts	LF	\$ 375.00	0	\$ -
6.3	Railroad Crossings	LS	\$ 4,000,000.00	0	\$ -
Total for Item 6 Structures					\$ -

7 Contingency					
			Subtotal Construction Costs	\$	317,803
			Contingency 15%	\$	47,670
			Total Construction Costs:	\$	365,473

8 Engineering & Management					
	Item Description	Unit	Percentage	of	Cost
8.1	Engineering Studies	LS	3.0%	Con. Cost	\$ 10,964
8.2	Environmental Documents	LS	1.5%	Con. Cost	\$ 5,482
8.3	Design Engineering	LS	12.0%	Con. Cost	\$ 43,857
8.4	Design Services During Const.	LS	1.5%	Con. Cost	\$ 5,482
8.5	Construction Staking	LS	2.5%	Con. Cost	\$ 9,137
8.6	Construction Management	LS	13.0%	Con. Cost	\$ 47,512
Total for Item 8 Engineering & Management					\$ 122,434

Total Project Cost^A: \$ 487,907

Task 3A - Right-of-Way, Utility Relocation, and Environmental Mitigation Cost Analysis

9 Right of Way					
	Item Description	Unit	Price	Quantity	Cost
9.1	Right-of-Way	SF	\$ 9.25	930	\$ 8,603
9.2	Easement	SF	\$ 9.25	1200	\$ 11,100
9.3	Acquisition Soft Costs	LF	\$ 120.00	60	\$ 7,200
Total for Item 9 Right of Way					\$ 26,903

10 Utility Relocation					
	Item Description	Unit	Percentage	of	Cost
10.1	Utility Relocation	LS	2.0%	Con. Cost	\$ 7,309
Total For Item 10 Utility Relocation					\$ 7,309

11 Environmental Mitigation					
	Item Description	Unit	Percentage	of	Cost
11.1	Environmental Mitigation	LS	3.0%	Con. Cost	\$ 10,964
Total For Item 11 Environmental Mitigation					\$ 10,964

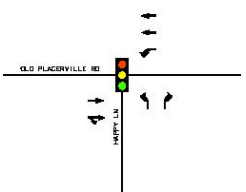
Total Task 3A Cost: \$ 45,176

Grand Total^B \$ 533,083

Inflated Total^C \$ 567,200

Note A: Excludes Land & Right-of-Way; & Major Structural
Note B: Cost pulled from 2018 SCTDF
Note C: Cost inflated by 6.4% to get to 2019 USD values

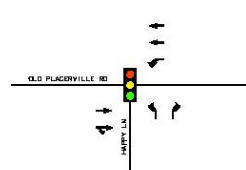
Conceptual Cost Estimate Summary – Sacramento County Transportation Development Fee Program (SCTDF)

INTERSECTION DETAILS						
Name:	INTERSECTION No. 42			No. 42		
Location:	Happy Ln & Old Placerville Rd					
Description:						
Leg	Rdwy Name	Pvmt Condition	2017 Rdwy Class	2047 Rdwy Class	Length	Pavement Section
North	--	--	--	--	--	--
South	Happy Ln	Good	Collector	Collector	450	HMA: 0.33 Ft / AB: 0.96 Ft
East	Old Placerville Rd	Fair	Collector	Arterial	450	HMA: 0.46 Ft / AB: 1.38 Ft
West	Old Placerville Rd	Fair	Collector	Arterial	450	HMA: 0.46 Ft / AB: 1.38 Ft

TASK 2 – ENTIRE STUDY AREA

1 EARTHWORK					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
1.1	ROADWAY EXCAVATION	CY	\$50.00	3,469	\$173,000
TOTAL FOR ITEM 1 EARTHWORK					\$173,000
2 DRAINAGE					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
2.1	DRAINAGE (CLASS A)	LF	\$45.00	1,350	\$60,750
2.2	DRAINAGE (CLASS C)	LF	\$15.00	0	\$0
TOTAL FOR ITEM 2 DRAINAGE					\$60,750
3 PAVEMENT					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
3.1	ASPHALT CONCRETE	TON	\$120.00	2,030	\$243,000
3.2	AGGREGATE BASE	CY	\$70.00	2,600	\$182,000
3.3	SIDEWALK	SF	\$8.00	14,000	\$112,000
3.4	CURB & GUTTER	LF	\$35.00	2,750	\$96,250
3.5	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
TOTAL FOR ITEM 3 PAVEMENT					\$633,000
4 MISCELLANEOUS					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
4.1	TRAFFIC SIGNAL	LS	\$300,000	1	\$300,000
4.2	TRAFFIC SIGNAL MODIFICATION	LS	\$150,000	0	\$0
4.3	STREET LIGHTS / ELECTROLIERS	EA	\$7,000	12	\$86,000
4.4	LANDSCAPING	SF	\$10.00	21,600	\$216,000
TOTAL FOR ITEM 4 MISCELLANEOUS					\$602,000
5 MINOR ITEMS					
	ITEM DESCRIPTION	UNIT	PERCENTAGE	OF	COST
5.1	MINOR ITEMS	LS	30%	Sections 1-4	\$441,000
TOTAL FOR ITEM 5 MINOR ITEMS					\$441,000

Conceptual Cost Estimate Summary – Sacramento County Transportation Development Fee Program (SCTDF)

INTERSECTION DETAILS	
Name: INTERSECTION No. 42 Location: Happy Ln & Old Placerville Rd Description:	No. 42 

6 STRUCTURES					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
6.1	BRIDGES	SF	\$175.00	0	\$0
6.2	CULVERTS	LF	\$375.00	0	\$0
6.3	RAILROADS CROSSING	LS	\$4,000,000	0	\$0
TOTAL FOR ITEM 6 STRUCTURES					\$0

7 CONTINGENCY		
SUBTOTAL CONSTRUCTION COSTS:		\$1,909,750
CONTINGENCY: 15%		→ \$286,000
TOTAL CONSTRUCTION COSTS:		\$2,195,750

8 ENGINEERING & MANAGEMENT					
	ITEM DESCRIPTION	UNIT	PERCENTAGE	OF	COST
8.1	ENGINEERING STUDIES	LS	3.00%	CON. COST	\$65,900
8.2	ENVIRONMENTAL DOCUMENTS	LS	1.50%	CON. COST	\$32,900
8.3	DESIGN ENGINEERING	LS	12%	CON. COST	\$263,000
8.4	DESIGN SERVICES DURING CONSTRUCTION	LS	1.50%	CON. COST	\$32,900
8.5	CONSTRUCTION STAKING	LS	2.50%	CON. COST	\$54,900
8.6	CONSTRUCTION MANAGEMENT	LS	13%	CON. COST	\$285,000
TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT					\$734,600

TOTAL PROJECT COST *: \$2,930,350

* EXCLUDES LAND AND RIGHT-OF-WAY; AND MAJOR STRUCTURAL

TASK 3A – RIGHT-OF-WAY, UTILITY RELOCATION, AND ENVIRONMENTAL MITIGATION COST ANALYSIS

9 RIGHT-OF-WAY					
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
9.1	RIGHT-OF-WAY	SF	\$9.25	27000	\$249,750
9.2	EASEMENT	SF	\$9.25	36000	\$333,000
9.3	ACQUISITION SOFT COSTS	LF	\$120	1,350	\$162,000
TOTAL FOR ITEM 9 RIGHT-OF-WAY					\$744,750

10 UTILITY RELOCATION					
	ITEM DESCRIPTION	UNIT	PERCENTAGE	OF	COST
10.1	UTILITY RELOCATION	LS	2.00%	CON. COST	\$43,900
TOTAL FOR ITEM 10 UTILITY RELOCATION					\$43,900

11 ENVIRONMENTAL MITIGATION					
	ITEM DESCRIPTION	UNIT	PERCENTAGE	OF	COST
11.1	ENVIRONMENTAL MITIGATION	LS	3.00%	CON. COST	\$65,900
TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION					\$65,900

TOTAL TASK 3A COST: \$854,550

**Regional Roadway
Sample Construction Estimates**

Appendix H – 2
Non-SCTDF Fair Share Analysis

**Summary of Cross Jurisdictional Roadway
Fee Revenue by Phase**

ATTACHMENT 6

Other Jurisdictions	Per DUE	Phase A	Phase B	Phase C	Buildout
City of Sacramento Segments and Intersections Fair Share	\$106	\$123,001.09	\$113,865.87	\$94,835.92	\$331,702.89
City of Rancho Cordova Segments and Intersections Fair Share	\$118	\$136,820.75	\$126,659.14	\$105,491.11	\$368,971.00
City of Elk Grove Segments and Intersections Fair Share	\$230	\$266,244.97	\$246,471.10	\$205,279.38	\$717,995.45
Caltrans Fair Share (To be determined prior to Fee Program implementation)	\$0	\$0.00	\$0.00	\$0.00	\$0.00
Total Other Jurisdictional Fair Share	\$455	\$526,066.81	\$486,996.11	\$405,606.41	\$1,418,669.34

Cross Jurisdictional Roadway Fairshare

Jackson Corridor Fair Share in USD (Cross Jurisdictional Intersections) ^A																		
Jackson Corridor Joint TIS ^B	Intersection				Fair Shares							Fair Shares USD Amount						
					Growth						Total	Growth						
	NS Roadway	EW Roadway	Intersection Cost (USD)	West Jackson	Jackson Township	Newbridge	Mather South	Other Unincorp County	Thru Trips	Total		West Jackson	Jackson Township	Newbridge	Mather South	Other Unincorp County	Thru Trips	Total
4	Power Inn Road	14th Avenue	Sacramento	\$ 621,063.00	15.4%	2.3%	1.1%	0.3%	15.9%	65.0%	100%	\$ 95,899.23	\$ 14,208.59	\$ 6,773.90	\$ 1,948.04	\$ 98,556.00	\$ 403,677.23	\$ 621,063.00
5	Power Inn Road	Fruitridge Road	Sacramento	\$ 763,909.00	10.9%	0.4%	0.2%	0.1%	14.1%	74.3%	100%	\$ 83,194.47	\$ 3,315.29	\$ 1,423.12	\$ 741.46	\$ 107,836.17	\$ 567,398.50	\$ 763,909.00
9	Florin Perkins Road	Jackson Road	Sacramento	\$ 1,185,350.00	28.4%	3.2%	1.6%	0.0%	26.2%	40.6%	100%	\$ 336,276.58	\$ 37,618.40	\$ 19,135.92	\$ 6.19	\$ 310,999.38	\$ 481,313.52	\$ 1,185,350.00
67	Sunrise Boulevard	Douglas Road	Rancho Cordova	\$ 951,300.00	9.4%	4.3%	4.5%	5.8%	24.4%	51.6%	100%	\$ 89,012.61	\$ 41,155.58	\$ 43,014.68	\$ 55,068.52	\$ 232,417.52	\$ 490,631.10	\$ 951,300.00
93	Grant Line Road	Wilton Road	Elk Grove	\$ 2,435,781.00	6.8%	6.8%	3.5%	2.7%	16.7%	63.5%	100%	\$ 166,791.40	\$ 165,221.87	\$ 85,932.30	\$ 66,292.82	\$ 405,689.57	\$ 1,545,853.04	\$ 2,435,781.00
103	Rancho Cordova Pkwy	Douglas Road	Rancho Cordova	\$ 1,567,229.00	2.3%	0.8%	0.4%	1.0%	35.0%	60.5%	100%	\$ 36,208.14	\$ 12,464.77	\$ 5,534.19	\$ 15,852.90	\$ 549,092.18	\$ 948,076.82	\$ 1,567,229.00

^ANOTE: Data is only an estimate, Data is taken from Mark Thomas' pricing estimates of "Submittal 5-19-2016" and DKS' Study is from "Jackson Corridor Percent Fair Shares." The dollar values are increased by 51% for inflation From CalTrans' "Price Index for Selected Highway Construction Items."

^BNOTE: Intersection 5, 67, & 103 costs not provided by MTC or do not match current intersection conditions. Sacramento County created cost estimates for the intersections and inflated their rates identical to Note A.

Grand Total	West Jackson	Jackson Township	Newbridge	Mather South	Other Unincorp County	Thru Trips	Total
	\$ 807,382.43	\$ 273,984.51	\$ 161,814.10	\$ 139,909.93	\$ 1,704,590.82	\$ 4,436,950.21	\$ 7,524,632.00
Sacramento	\$ 515,370.28	\$ 55,142.28	\$ 27,332.94	\$ 2,695.69			
Rancho Cordova	\$ 125,220.74	\$ 53,620.35	\$ 48,548.87	\$ 70,921.42			
Elk Grove	\$ 166,791.40	\$ 165,221.87	\$ 85,932.30	\$ 66,292.82			
Sum of Intersection and Roadway							
Sacramento	\$ 8,442,160.97	\$ 965,746.47	\$ 331,702.89	\$ 95,843.49			
Rancho Cordova	\$ 436,273.81	\$ 563,297.67	\$ 368,971.00	\$ 779,222.98			
Elk Grove	\$ 772,022.42	\$ 876,006.21	\$ 717,995.45	\$ 566,750.08			
Total	\$ 9,650,457.21	\$ 2,405,050.35	\$ 1,418,669.34	\$ 1,441,816.55			

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

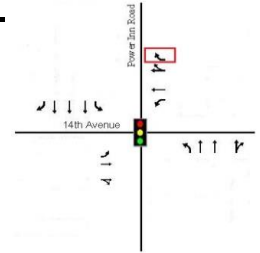
Intersection Number 4

Power Inn Road & 14th Avenue

West Jackson Hwy Project

City of Sacramento
Fair Share Only.

Leg	Pavement	Condition
North	0.54 AC 1.46 AB	Unknown
South	0.54 AC 1.46 AB	Unknown
East	0.46 AC 1.38 AB	Unknown
West	0.46 AC 1.38 AB	Unknown



CEQA Cumulative Plus All Projects Mitigated Geometry
Outside (Class C)

NEW LANES ADDED

Project Description: Construct Additional Right Turn Lane at Westbound 4-Lane Arterial along 14th Avenue at East leg. Assumption to keep pavement for all Legs and all other improvements. Assumption 4 lanes are already built at East leg.

Task 2- Entire Study Area

1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	221	\$3,987
	TOTAL FOR ITEM 1 EARTHWORK				\$3,987
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	500	\$7,500
	TOTAL FOR ITEM 2 DRAINAGE				\$7,500
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE	TON	\$100.00	112	\$11,213
	AGGREGATE BASE	TON	\$20.43	325	\$6,645
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$17,858
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	TRAFFIC SIGNAL	INT	\$300,000.00	0	\$0
	TRAFFIC SIGNAL MODIFICATIONS	INT	\$150,000.00	1	\$150,000
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$150,000
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$53,900
	TOTAL FOR ITEM 5 MINOR ITEMS				\$53,900

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

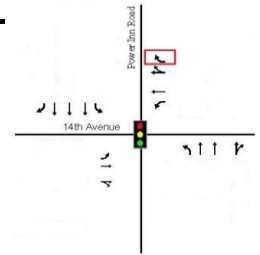
Intersection Number 4

Power Inn Road & 14th Avenue

West Jackson Hwy Project

City of Sacramento
Fair Share Only.

Leg	Pavement	Condition
North	0.54 AC 1.46 AB	Unknown
South	0.54 AC 1.46 AB	Unknown
East	0.46 AC 1.38 AB	Unknown
West	0.46 AC 1.38 AB	Unknown

CEQA Cumulative Plus All Projects Mitigated Geometry
Outside (Class C)NEW LANES ADDED

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS	LF	\$375.00	0	\$0
	TOTAL FOR ITEM 6 STRUCTURES				\$0

SUBTOTAL CONSTRUCTION COST \$233,300

7 CONTINGENCY 15% \$35,000

TOTAL CONSTRUCTION COST \$268,300

8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$8,100
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$4,100
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$32,200
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$4,100
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$6,800
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$34,900
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$90,200

TOTAL PROJECT COST *** \$358,500

*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.

TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis

9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	ACRE	\$130,680.00	0.3	\$39,204
	EASEMENT	ACRE	\$130,680.00	0.0	\$0
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$39,204

10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2%	of Total Con. Cost	\$5,400
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$5,400

11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION (hard cost data not provided)	%	3.0%	of Total Con. Cost	\$8,100
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$8,100

SUBTOTAL Task 4A \$52,800

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Intersection Number 5
Power Inn Road & Fruitridge Road
West Jackson Hwy Project

City of Sacramento
Fair Share Only.

Leg	Pavement	Condition
North		Unknown
South	6" AC 16" AB	Unknown
East	6" AC 16" AB	Unknown
West		Unknown

Assume R=20 and TI 9.0

Pavement Area 2x11'x250' = 5,500SF (includes 1' saw cut)

Project Description: Construct Additional Right Turn Lane at Northbound and Eastbound direction on a 4-Lane Arterial. Assumption to keep pavement for all Legs and all other improvements.

Task 2- Entire Study Area

1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	373	\$6,723
	TOTAL FOR ITEM 1 EARTHWORK				\$6,723
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$30.00	250	\$7,500
	TOTAL FOR ITEM 2 DRAINAGE				\$7,500
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE	TON	\$100.00	206	\$20,625
	AGGREGATE BASE	TON	\$20.43	550	\$11,237
	SIDEWALK	SF	\$6.00	2,000	\$12,000
	CURB & GUTTER	LF	\$26.00	600	\$15,600
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$59,462
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	TRAFFIC SIGNAL	INT	\$300,000.00	0	\$0
	TRAFFIC SIGNAL MODIFICATIONS	INT	\$150,000.00	1	\$150,000
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	2	\$14,000
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$164,000
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$71,400
	TOTAL FOR ITEM 5 MINOR ITEMS				\$71,400

NOTE: Cut Sheet Made by Sacramento County using rates Mark Thomas used.

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County**Intersection Number 5****Power Inn Road & Fruitridge Road****West Jackson Hwy Project**

City of Sacramento Fair Share Only.
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Leg	Pavement	Condition
North		Unknown
South	6" AC 16" AB	Unknown
East	6" AC 16" AB	Unknown
West		Unknown

Assume R=20 and TI 9.0

Pavement Area 2x11'x250' = 5,500SF (includes 1' saw cut)

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS	LF	\$375.00	0	\$0
	TOTAL FOR ITEM 6 STRUCTURES				\$0

SUBTOTAL CONSTRUCTION COST \$309,100

7	CONTINGENCY	15%	\$46,400
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TOTAL CONSTRUCTION COST \$355,500

8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$10,700
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$5,400
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$42,700
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$5,400
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$8,900
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$46,300
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$119,400

TOTAL PROJECT COST * \$474,900**

*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.

TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis

9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	ACRE	\$130,680.00	0.1	\$13,068
	EASEMENT	ACRE	\$130,680.00	0.0	\$0
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$13,068

10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2%	of Total Con. Cost	\$7,200
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$7,200

11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION (hard cost data not provided)	%	3.0%	of Total Con. Cost	\$10,700
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$10,700

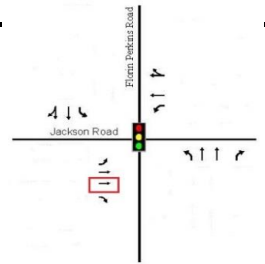
NOTE: Cut Sheet Made by Sacramento County using rates Mark Thomas used.

SUBTOTAL Task 4A	\$31,000
Total Cost (including 51% inflation)	\$763,900

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County**Intersection Number 9**

Florin Perkins Road & Jackson Road
West Jackson Hwy Project

Leg	Pavement	Condition
North	0.46 AC 1.38 AB	Unknown
South	0.46 AC 1.38 AB	Unknown
East	0.46 AC 1.38 AB	Keep
West	0.46 AC 1.38 AB	Keep

**Existing Plus All Projects Mitigated Geometry****Outside (Class C)**NEW LANES ADDED

Project Description: Construct Additional Through Lane along Eastbound 4-Lane Arterial Jackson Road. Assumption to keep all Legs. No AC path, no bus turnouts, no median, no landscaping, no improvements to North & South leg.

Task 2- Entire Study Area

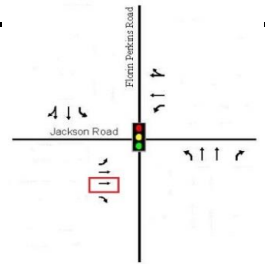
1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	1,043	\$18,768
	TOTAL FOR ITEM 1 EARTHWORK				\$18,768
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	1,000	\$15,000
	TOTAL FOR ITEM 2 DRAINAGE				\$15,000
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE	TON	\$100.00	753	\$75,285
	AGGREGATE BASE	TON	\$20.43	1,531	\$31,282
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$106,567
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	TRAFFIC SIGNAL	INT	\$300,000.00	0	\$0
	TRAFFIC SIGNAL MODIFICATIONS	INT	\$150,000.00	1	\$150,000
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$150,000
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$87,200
	TOTAL FOR ITEM 5 MINOR ITEMS				\$87,200

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Intersection Number 9

Florin Perkins Road & Jackson Road
West Jackson Hwy Project

Leg	Pavement	Condition
North	0.46 AC 1.38 AB	Unknown
South	0.46 AC 1.38 AB	Unknown
East	0.46 AC 1.38 AB	Keep
West	0.46 AC 1.38 AB	Keep



Existing Plus All Projects Mitigated Geometry

Outside (Class C)

NEW LANES ADDED

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS	LF	\$375.00	0	\$0
	TOTAL FOR ITEM 6 STRUCTURES				\$0

SUBTOTAL CONSTRUCTION COST \$377,600

7 CONTINGENCY 15% \$56,700

TOTAL CONSTRUCTION COST \$434,300

8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$13,100
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$6,600
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$52,200
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$6,600
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$10,900
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$56,500
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$145,900

TOTAL PROJECT COST *** \$580,200

*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.

TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis

9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	ACRE	\$130,680.00	0.3	\$39,204
	EASEMENT	ACRE	\$130,680.00	1.1	\$143,748
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$182,952

10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2%	of Total Con. Cost	\$8,700
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$8,700

11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION (hard cost data not provided)	%	3.0%	of Total Con. Cost	\$13,100
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$13,100

SUBTOTAL Task 4A \$204,800

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Intersection Number 67
 Sunrise Boulevard & Douglas Road
 West Jackson Hwy Project

Leg	Pavement	Condition
North		Keep
South		Keep
East		Keep
West	6.5" AC 17.5" AB	Widen

City of Rancho Cordova Fair Share

R = 20 and TI = 10.0
12'x500' receiving lane + 550' Taper (includes Saw Cut)
 Pavement Area

Project Description: Construct westbound receiving lane and restripe westbound departure lane at Intersection of 6-Lane Thoroughfare along Sunrise Boulevard with 6-Lane Thoroughfare along Douglas Road. Assumption to keep East, North and South Legs per Google Map.

Task 2- Entire Study Area

1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	1,447	\$26,050
	TOTAL FOR ITEM 1 EARTHWORK				\$26,050
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	1,050	\$15,750
	TOTAL FOR ITEM 2 DRAINAGE				\$15,750
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE	TON	\$100.00	378	\$37,782
	AGGREGATE BASE	TON	\$20.43	983	\$20,089
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$57,871
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	TRAFFIC SIGNAL	INT	\$300,000.00	0	\$0
	TRAFFIC SIGNAL MODIFICATIONS	INT	\$150,000.00	1	\$150,000
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$150,000
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$75,000
	TOTAL FOR ITEM 5 MINOR ITEMS				\$75,000

NOTE: Cut Sheet Made by Sacramento County using rates Mark Thomas used.

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Intersection Number 67
 Sunrise Boulevard & Douglas Road
 West Jackson Hwy Project

Leg Pavement Condition
 North Keep
 South Keep
 East Keep
 West 6.5" AC 17.5" AB Widen

City of Rancho Cordova Fair Share

R = 20 and TI = 10.0
 Pavement Area 12'x500' receiving lane + 550' Taper (includes Saw Cut)

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS (2x CMP 4.7' Diameter, L=129')	LF	\$375.00	129	\$48,375
	TOTAL FOR ITEM 6 STRUCTURES				\$48,375

			SUBTOTAL CONSTRUCTION COST	\$373,100
7	CONTINGENCY	15%		\$56,000
			TOTAL CONSTRUCTION COST	\$429,100

8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$12,900
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$6,500
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$51,500
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$6,500
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$10,800
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$55,800
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$144,000

			TOTAL PROJECT COST ***	\$573,100
	*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.			

TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis

9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	ACRE	\$130,680.00	0.0	\$0
	EASEMENT	ACRE	\$130,680.00	0.0	\$0
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$0

10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2%	of Total Con. Cost	\$8,600
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$8,600

11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION	LS	\$48,275	1	\$48,275
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$48,275

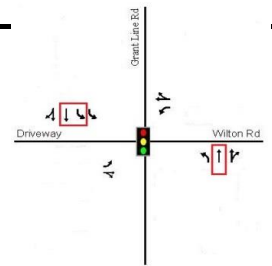
NOTE: Cut Sheet Made by Sacramento County using rates Mark Thomas used.

SUBTOTAL Task 4A \$56,900
Total Cost (including 51% inflator) \$951,300

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County**Intersection Number 93****Grant Line Road & Driveway/Wilton Road****West Jackson Hwy Project**

**City of Elk Grove and Capital Connector JPA.
Fair Share Only.**

Leg	Pavement	Condition
North	0.46 AC 1.46 AB	Replace
South	0.46 AC 1.46 AB	Replace
East	0.33 AC 0.96 AB	Unknown
West	0.33 AC 0.96 AB	Unknown

**Existing Plus All Projects Mitigated Geometry****CEQA Cumulative Plus All Projects Mitigated Geometry****Outside (Class C)**NEW LANES ADDED

Project Description: Construct Additional Lanes at Intersection of 4-Lane Arterial along Grant Line Road (Future Thoroughfare - General Plan) with 2-Lane Collector along Driveway/Wilton Road. Assumption to replace East and West Legs based on Google map.

Task 2- Entire Study Area

1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	6,060	\$109,084
	TOTAL FOR ITEM 1 EARTHWORK				\$109,084
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	1,000	\$15,000
	TOTAL FOR ITEM 2 DRAINAGE				\$15,000
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE	TON	\$100.00	2,934	\$293,358
	AGGREGATE BASE	TON	\$20.43	8,870	\$181,210
	SIDEWALK	SF	\$6.00	1,920	\$11,520
	CURB & GUTTER	LF	\$26.00	200	\$5,200
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	1,680	\$28,560
	TOTAL FOR ITEM 3 PAVEMENT				\$519,848
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	TRAFFIC SIGNAL	INT	\$300,000.00	1	\$300,000
	TRAFFIC SIGNAL MODIFICATIONS	INT	\$150,000.00	0	\$0
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$300,000
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$283,200
	TOTAL FOR ITEM 5 MINOR ITEMS				\$283,200

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

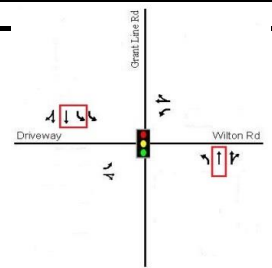
Intersection Number 93

Grant Line Road & Driveway/Wilton Road

West Jackson Hwy Project

City of Elk Grove and Capital Connector JPA.
Fair Share Only.

Leg	Pavement	Condition
North	0.46 AC 1.46 AB	Replace
South	0.46 AC 1.46 AB	Replace
East	0.33 AC 0.96 AB	Unknown
West	0.33 AC 0.96 AB	Unknown



Existing Plus All Projects Mitigated Geometry

CEQA Cumulative Plus All Projects Mitigated Geometry

Outside (Class C)

NEW LANES ADDED

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS	LF	\$375.00	0	\$0
	TOTAL FOR ITEM 6 STRUCTURES				\$0

SUBTOTAL CONSTRUCTION COST \$1,227,200

7 CONTINGENCY

15%

\$184,100

TOTAL CONSTRUCTION COST \$1,411,300

8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$42,400
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$21,200
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$169,400
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$21,200
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$35,300
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$183,500
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$473,000

TOTAL PROJECT COST *** \$1,884,300

*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.

TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis

9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	ACRE	\$130,680.00	0.4	\$52,272
	EASEMENT	ACRE	\$130,680.00	0.9	\$117,612
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$169,884

10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2%	of Total Con. Cost	\$28,300
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$28,300

11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION	LS	\$3,605	1	\$3,605
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$3,605

SUBTOTAL Task 4A \$201,800

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Intersection Number 103
 Rancho Cordova Pkwy & Douglas Road
 West Jackson Hwy Project

Leg	Pavement	Condition
North	6.5" AC 17.5"AB	Widen
South		Keep
East		Keep
West		Keep

City of Rancho Cordova Fair Share

R = 20 and TI = 10

Pavement Area: $(12' \times 450') + (10' \times 325') + (4 \times 11' \times 450') + (2 \times 5' \times 450') + (10' \times 325') + (7' \times 220') = 37,740\text{SF}$

Project Description: Construct North Leg of the intersection to provide two left turn lanes, two through lanes, and a right turn lane. Other three Legs are already constructed.

Task 2- Entire Study Area

1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	3,446	\$62,020
	TOTAL FOR ITEM 1 EARTHWORK				\$62,020
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	500	\$7,500
	TOTAL FOR ITEM 2 DRAINAGE				\$7,500
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE	TON	\$100.00	1,533	\$153,319
	AGGREGATE BASE	TON	\$20.43	3,990	\$81,521
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	900	\$15,300
	TOTAL FOR ITEM 3 PAVEMENT				\$250,140
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	TRAFFIC SIGNAL	INT	\$300,000.00	0	\$0
	TRAFFIC SIGNAL MODIFICATIONS	INT	\$150,000.00	1	\$150,000
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$150,000
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$140,900
	TOTAL FOR ITEM 5 MINOR ITEMS				\$140,900

NOTE: Cut Sheet Made by Sacramento County using rates Mark Thomas used.

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Intersection Number 103
 Rancho Cordova Pkwy & Douglas Road
 West Jackson Hwy Project

Leg	Pavement	Condition
North	6.5" AC 17.5"AB	Widen
South		Keep
East		Keep
West		Keep

City of Rancho Cordova Fair Share

R = 20 and TI = 10

Pavement Area: $(12' \times 450') + (10' \times 325') + (4 \times 11' \times 450') + (2 \times 5' \times 450') + (10' \times 325') + (7' \times 220') = 37,740\text{SF}$

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS	LF	\$375.00	0	\$0
	TOTAL FOR ITEM 6 STRUCTURES				\$0
SUBTOTAL CONSTRUCTION COST					\$610,600
7	CONTINGENCY	15%			\$91,600
TOTAL CONSTRUCTION COST					\$702,200
8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$21,100
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$10,600
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$84,300
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$10,600
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$17,600
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$91,300
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$235,500
TOTAL PROJECT COST ***					\$937,700
*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.					
TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis					
9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	ACRE	\$130,680.00	0.0	\$0
	EASEMENT	ACRE	\$130,680.00	0.0	\$0
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$0
10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2%	of Total Con. Cost	\$14,100
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$14,100
11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION	LS	\$86,096	1	\$86,096
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$86,096

NOTE: Cut Sheet Made by Sacramento County using rates Mark Thomas used.

SUBTOTAL Task 4A \$100,200
Total Cost (including 51% inflation) **\$1,567,200**

Jackson Corridor Fair Share in USD (Cross Jurisdictional Segments) ^A																			
Jackson Corridor Joint TIS ^B	Roadway	Segment Points			Segment Cost (USD)	Fair Shares							Fair Shares USD Amount						
						Growth						Growth							
		West Jackson	Jackson Township	Newbridge		Mather South	Other Unincorp County	Thru Trips	Total	West Jackson	Jackson Township	Newbridge	Mather South	Other Unincorp County	Thru Trips	Total			
		From	To																
23	Elder Creek Road	Power Inn Road	Florin-Perkins Road	Sacramento	\$ 5,081,452.00	36.2%	5.8%	1.7%	0.7%	35.4%	20.2%	100%	\$ 1,837,368.80	\$ 295,653.03	\$ 86,400.88	\$ 36,450.37	\$ 1,798,218.40	\$ 1,027,360.51	\$ 5,081,452.00
24	Elder Creek Road	Florin Perkins Road	South Watt Avenue	Sacramento	\$ 4,467,788.00	33.7%	5.8%	1.3%	0.5%	39.3%	19.5%	100%	\$ 1,507,112.09	\$ 259,204.65	\$ 56,652.51	\$ 21,729.73	\$ 1,753,899.75	\$ 869,189.26	\$ 4,467,788.00
47	Fruitridge Road	Florin Perkins Road	South Watt Avenue	Sacramento	\$ 7,586,089.00	42.0%	2.6%	1.1%	0.5%	18.3%	35.6%	100%	\$ 3,183,182.44	\$ 195,850.01	\$ 84,289.88	\$ 34,707.60	\$ 1,384,585.20	\$ 2,703,473.87	\$ 7,586,089.00
55.2	Grant Line Road	Elk Grove City Limit	Sheldon Road	Elk Grove	\$ 6,493,075.47	0.3%	0.9%	4.5%	3.6%	16.5%	74.3%	100%	\$ 18,539.03	\$ 57,382.72	\$ 289,562.03	\$ 233,062.12	\$ 1,070,849.84	\$ 4,823,679.72	\$ 6,493,075.47
56	Grant Line Road	Sheldon Road	Wilton Road	Elk Grove	\$ 4,550,083.00	7.0%	7.0%	3.6%	2.8%	16.6%	63.0%	100%	\$ 319,849.77	\$ 317,502.24	\$ 165,500.25	\$ 127,939.91	\$ 753,554.31	\$ 2,865,736.53	\$ 4,550,083.00
57	Grant Line Road	Wilton Road	Bond Road	Elk Grove	\$ 4,993,570.00	5.3%	6.7%	3.5%	2.8%	15.2%	66.4%	100%	\$ 266,842.22	\$ 335,899.38	\$ 177,000.87	\$ 139,455.23	\$ 759,628.73	\$ 3,314,743.57	\$ 4,993,570.00
65	Jackson Road	Folsom Boulevard	Florin Perkins Road	Sacramento	\$ 1,546,089.00	39.8%	4.7%	2.3%	0.0%	24.3%	29.0%	100%	\$ 614,674.31	\$ 72,503.85	\$ 34,890.93	\$ -	\$ 376,376.66	\$ 447,643.25	\$ 1,546,089.00
66.1 ^C	Jackson Road	Florin Perkins Road	City of Sacramento CL	Sacramento	\$ 1,678,407.00	46.7%	5.2%	2.5%	0.0%	26.2%	19.4%	100%	\$ 784,453.05	\$ 87,392.65	\$ 42,135.74	\$ 260.10	\$ 439,044.01	\$ 325,121.46	\$ 1,678,407.00
132	Kiefer Boulevard	Americanos Blvd	Grant Line Road	Rancho Cordova	\$ 6,284,771.00	4.9%	8.1%	5.1%	11.3%	25.8%	44.8%	100%	\$ 311,053.07	\$ 509,677.31	\$ 320,422.14	\$ 708,301.56	\$ 1,620,848.81	\$ 2,814,468.11	\$ 6,284,771.00

^ANOTE: Data is only an estimate, Data is taken from Mark Thomas' pricing estimates of "Submittal 5-19-2016" and DKS' Study is from "Jackson Corridor Percent Fair Shares." The dollar values are increased by 51% for inflation From CalTrans' "Price Index for Selected Highway Construction Items."
^BNOTE: Segment 55 was broken down into sub-segments and divided up based on percent overall length and multiplied by the full segment's cost from the Mark Thomas estimate to get the cost of sub-segment 55.2.
^CNOTE: Segment 66.1 only covers the roadway area surrounded by the City of Sacramento

	West Jackson	Jackson Township	Newbridge	Mather South	Other Unincorp County	Thru Trips	Total
Grand Total Sacramento	\$ 8,843,074.78	\$ 2,131,065.85	\$ 1,256,855.23	\$ 1,301,906.62	\$ 9,957,005.72	\$ 19,191,416.27	\$ 42,681,324.47
	\$ 7,926,790.69	\$ 910,604.19	\$ 304,369.95	\$ 93,147.80			
Rancho Cordova	\$ 311,053.07	\$ 509,677.31	\$ 320,422.14	\$ 708,301.56			
Elk Grove	\$ 605,231.02	\$ 710,784.34	\$ 632,063.15	\$ 500,457.26			

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 23
Elder Creek Road between Power Inn Road and Florin Perkins Road

City of Sacramento
Fair Share only.

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Roadway Mitigations

Widening from 2 to 4 Lanes

Pro. PVMT= 51 Feet

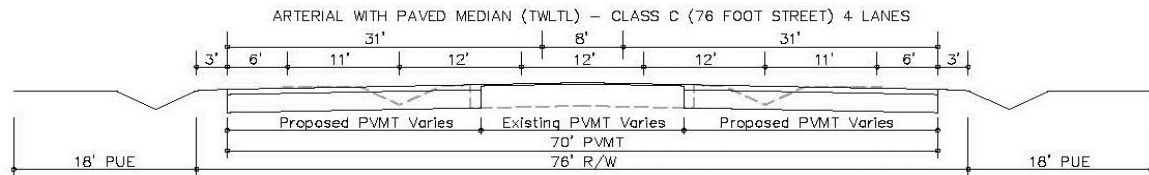
Outside (Class C)

Ex. PVMT= 21 Feet

Project Description: Widen Existing 2-Lane Collector Class C Roadway along Elder Creek Road to 4-Lane Arterial with paved Two way Left Turn Lane (TWLTL) Class C Roadway

Segment Length: 2,405 Ft, North side widening: 3,700', South side widening: 1,110'

Roadway Classification: ARTERIAL WITH MEDIAN CLASS C (76 FOOT STREET)

**Task 2- Entire Study Area**

1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	9,754	\$175,565
	TOTAL FOR ITEM 1 EARTHWORK				\$175,565
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	2,405	\$36,075
	TOTAL FOR ITEM 2 DRAINAGE				\$36,075
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (5 1/2" AC)	TON	\$100.00	4,645	\$464,466
	AGGREGATE BASE (16 1/2" AB)	TON	\$20.43	12,230	\$249,865
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$714,331
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$277,800
	TOTAL FOR ITEM 5 MINOR ITEMS				\$277,800

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 23
Elder Creek Road between Power Inn Road and Florin Perkins Road

City of Sacramento
Fair Share only.

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Roadway Mitigations
Widening from 2 to 4 Lanes
Outside (Class C)

Pro. PVMT= 51 Feet
Ex. PVMT= 21 Feet

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS	LF	\$375.00	0	\$0
	RAILROAD CROSSING	LS	\$800,000.00	1	\$800,000
	TOTAL FOR ITEM 6 STRUCTURES				\$800,000
SUBTOTAL CONSTRUCTION COST					\$2,003,800
7	CONTINGENCY	15%			\$300,600
TOTAL CONSTRUCTION COST					\$2,304,400
8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$69,200
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$34,600
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$276,600
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$34,600
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$57,700
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$299,600
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$772,300
TOTAL PROJECT COST ***					\$3,076,700
*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.					
TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis					
9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	0	\$0
	EASEMENT	SF	\$3.00	57,720	\$173,160
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$173,160
10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$46,100
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$46,100
11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION (no hard cost data provided)	%	3.0%	of Total Con. Cost	\$69,200
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$69,200

SUBTOTAL Task 4A **\$288,500**

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 24
Elder Creek Road between Florin Perkins Road and South Watt Avenue

City of Sacramento
Fair Share only.

Existing Plus FOUR PROJECTS Roadway Segments Improvements**Roadway Mitigations****Widening from 2 to 4 Lanes**

Pro. PVMT= 49 Feet

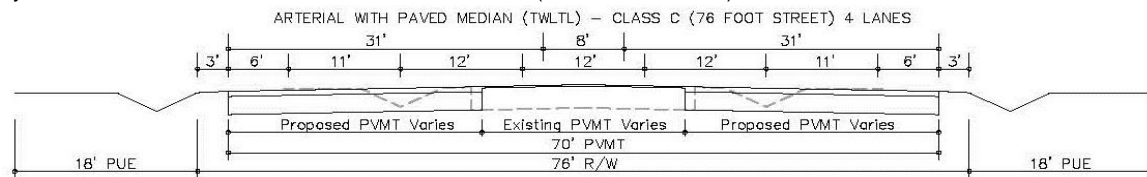
Outside (Class C)

Ex. PVMT= 23 Feet

Project Description: Widen Existing 2-Lane Collector Class C Roadway along Elder Creek Road to 4-Lane Arterial with paved Two Way Left Turn Lane (TWLTL) Class C Roadway

Segment Length: 1,885 Ft

Roadway Classification: ARTERIAL WITH MEDIAN CLASS C (76 FOOT STREET)

**Task 2- Entire Study Area**

1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	7,389	\$132,998
	TOTAL FOR ITEM 1 EARTHWORK				\$132,998
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	1,885	\$28,275
	TOTAL FOR ITEM 2 DRAINAGE				\$28,275
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (5 1/2" AC)	TON	\$100.00	3,546	\$354,616
	AGGREGATE BASE (16 1/2" AB)	TON	\$20.43	9,210	\$188,161
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$542,777
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$211,300
	TOTAL FOR ITEM 5 MINOR ITEMS				\$211,300

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 24
Elder Creek Road between Florin Perkins Road and South Watt Avenue

City of Sacramento
Fair Share only.

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Roadway Mitigations
Widening from 2 to 4 Lanes
Outside (Class C)

Pro. PVMT= 49 Feet
Ex. PVMT= 23 Feet

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS	LF	\$375.00	0	\$0
	RAILROAD CROSSING	LS	\$800,000.00	1	\$800,000
	TOTAL FOR ITEM 6 STRUCTURES				\$800,000
SUBTOTAL CONSTRUCTION COST					\$1,715,400
7	CONTINGENCY	15%			\$257,400
TOTAL CONSTRUCTION COST					\$1,972,800
8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$59,200
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$29,600
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$236,800
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$29,600
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$49,400
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$256,500
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$661,100
TOTAL PROJECT COST ***					\$2,633,900
*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.					
TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis					
9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	7,540	\$22,620
	EASEMENT	SF	\$3.00	67,860	\$203,580
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$226,200
10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$39,500
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$39,500
11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION (no hard cost data provided)	%	3.0%	of Total Con. Cost	\$59,200
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$59,200

SUBTOTAL Task 4A \$324,900

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 47
Fruitridge Road between Florin Perkins Road and South Watt Avenue

City of Sacramento
Fair Share only.

Existing Plus FOUR PROJECTS Roadway Segments Improvements**Roadway Mitigations****Widening from 2 to 4 Lanes**

Pro. PVMT= 50 Feet

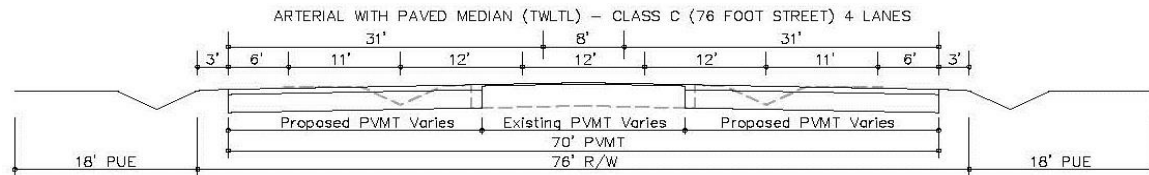
Outside (Class C)

Ex. PVMT= 22 Feet

Project Description: Widen Existing 2-Lane Collector Class C Roadway along Fruitridge Road to 4-Lane Arterial with Two Way Left Turn Lane Class C Roadway. Assumption no overlay needed.

Segment Length: 3,015 Ft

Roadway Classification: ARTERIAL WITH MEDIAN CLASS C (76 FOOT STREET)

**Task 2- Entire Study Area**

1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	13,809	\$248,570
	TOTAL FOR ITEM 1 EARTHWORK				\$248,570
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	3,015	\$45,225
	TOTAL FOR ITEM 2 DRAINAGE				\$45,225
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (5 1/2" AC)	TON	\$100.00	5,182	\$518,204
	AGGREGATE BASE (16 1/2" AB)	TON	\$20.43	15,032	\$307,099
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	6,030	\$102,510
	TOTAL FOR ITEM 3 PAVEMENT				\$927,813
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	24,120	\$361,800
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$361,800
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$475,100
	TOTAL FOR ITEM 5 MINOR ITEMS				\$475,100

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 47
Fruitridge Road between Florin Perkins Road and South Watt Avenue

City of Sacramento
Fair Share only.

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Roadway Mitigations
Widening from 2 to 4 Lanes
Outside (Class C)

Pro. PVMT= 50 Feet
Ex. PVMT= 22 Feet

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS	LF	\$375.00	0	\$0
	RAILROAD CROSSING	LS	\$800,000.00	1	\$800,000
	TOTAL FOR ITEM 6 STRUCTURES				\$800,000

SUBTOTAL CONSTRUCTION COST \$2,858,600

7 CONTINGENCY 15% \$428,800

TOTAL CONSTRUCTION COST \$3,287,400

8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$98,700
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$49,400
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$394,500
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$49,400
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$82,200
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$427,400
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$1,101,600

TOTAL PROJECT COST * \$4,389,000**

*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.

TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis

9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	48,240	\$144,720
	EASEMENT	SF	\$3.00	108,540	\$325,620
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$470,340

10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$65,800
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$65,800

11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION (no hard cost data provided)	%	3.0%	of Total Con. Cost	\$98,700
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$98,700

SUBTOTAL Task 4A \$634,900

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 55
Grant Line Road between Calvine Road and Sheldon Road

Connector Segment
(Sheldon Area)

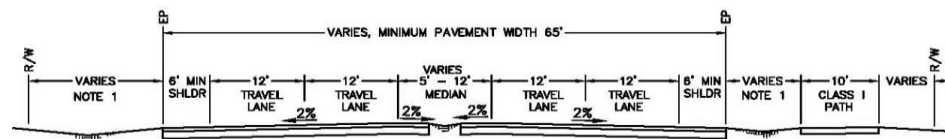
Existing Plus FOUR PROJECTS Roadway Segments Improvements
Roadway Mitigations
Widening from 2 to 4 Lanes
Outside (Class D)

NOTES:
1. WIDTH VARIABLE DEPENDANT UPON HYDRAULIC CONSIDERATIONS, TERRAIN AND RIGHT OF WAY CONSIDERATIONS. ACCEL/DECEL LANES AND FRONTAGE ROADS MAY BE REQUIRED AT CERTAIN LOCATIONS
2. OFF-CORRIDOR MULTI-USE PATH WILL BE CONSIDERED WHEN APPLICABLE.

Project Description: Widen Existing 2-Lane Collector Class C Roadway along Grant Line Road to 4-Lane Expressway Connector with Median Class D Roadway. Assumption to replace existing pavement, 10' HMA path on one side, 2x18' easements.

Segment Length: 4,278 Ft

Roadway Classification: 4 LANE EXPRESSWAY CONNECTOR CLASS D (76 FOOT STREET)

**4-LANE FACILITY (SHELDON AREA)****Task 2- Entire Study Area**

1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	22,209	\$399,756
	TOTAL FOR ITEM 1 EARTHWORK				\$399,756
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	4,278	\$64,170
	TOTAL FOR ITEM 2 DRAINAGE				\$64,170
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (5 1/2" AC)	TON	\$100.00	10,093	\$1,009,341
	AGGREGATE BASE (16 1/2" AB)	TON	\$20.43	28,761	\$587,594
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$1,596,935
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$618,300
	TOTAL FOR ITEM 5 MINOR ITEMS				\$618,300

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 55
Grant Line Road between Calvine Road and Sheldon Road

Connector Segment
(Sheldon Area)

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Roadway Mitigations
Widening from 2 to 4 Lanes
Outside (Class D)

NOTES:

1. WIDTH VARIABLE DEPENDANT UPON HYDRAULIC CONSIDERATIONS, TERRAIN AND RIGHT OF WAY CONSIDERATIONS. ACCEL/DECEL LANES AND FRONTAGE ROADS MAY BE REQUIRED AT CERTAIN LOCATIONS
2. OFF-CORRIDOR MULTI-USE PATH WILL BE CONSIDERED WHEN APPLICABLE.

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES (Toad Creek L=82', Ex W=43', Std W=88', Widening=45')	SF	\$175.00	3,690	\$645,750
	CULVERTS (4x5' Dia CMP L=88')	LF	\$375.00	352	\$132,000
	TOTAL FOR ITEM 6 STRUCTURES				\$777,750

SUBTOTAL CONSTRUCTION COST \$3,457,000

7 CONTINGENCY 15% \$518,600

TOTAL CONSTRUCTION COST \$3,975,600

8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$119,300
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$59,700
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$477,100
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$59,700
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$99,400
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$516,900
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$1,332,100

TOTAL PROJECT COST *** \$5,307,700

*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.

TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis

9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	8,556	\$25,668
	EASEMENT	SF	\$3.00	154,008	\$462,024
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$487,692

10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$79,600
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$79,600

11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION	LS	\$458,952	1	\$458,952
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$458,952

SUBTOTAL Task 4A \$1,026,300

Segment 55

August 21 2019

Inflation Multiplier 1.51

Segment Costs

Status	Total Project Cost	Task 4A	Grand Total
Initial Study	\$ 5,307,700	\$ 1,026,300	\$ 6,334,000
2019 Values	\$ 8,014,627	\$ 1,549,713	\$ 9,564,340

Segment	Length (ft)*	
55.1	2313	Grant Line Road From Elk Grove CL to Calvine Road
55.2	4890	Grant Line Road From Sheldon Road to Elk Grove CL
Total Dist	7203	
55.1 Ratio	32%	
55.2 Ratio	68%	

Segment 55.1 Cost

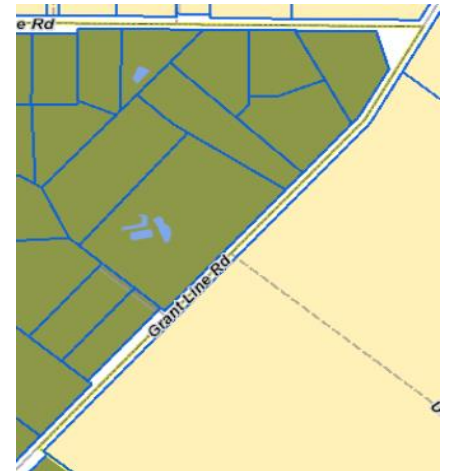
Status	Total Project Cost	Task 4A	Grand Total
2019 Values	\$ 2,573,627	\$ 497,638	\$ 3,071,265

Fair Shares**

West Jackson	Jackson Township	New-Bridge	Mather South	Other Unincorp County	Thru Trips	Total
0.00%	0.89%	4.63%	3.68%	16.58%	74.22%	100%

Fair Share Cost Summary - County of Sacramento Regional Share

Development	Total Project Cost	Task 4A	Grand Total
West Jackson	\$ -	\$ -	\$ -
Jackson Township	\$ 22,877	\$ 4,423	\$ 27,300
New-Bridge	\$ 119,030	\$ 23,016	\$ 142,046
Mather South	\$ 94,724	\$ 18,316	\$ 113,040
Other Unincorp County	\$ 426,793	\$ 82,525	\$ 509,318
Through Trips	\$ 1,910,203	\$ 369,358	\$ 2,279,561
Grand Total	\$ 2,573,627	\$ 497,638	\$ 3,071,265



*From Parcel Viewer minus 500' for signal intersection

**Fair Share percentages from "DKS's Fair Shares for Non-SCTDF Improvements - All 4 Projects 8-19-2019"

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 56-4 Lanes
Grant Line Road between Sheldon Road and Wilton Road

Connector Segment
(Sheldon Area)

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Roadway Mitigations
Widening from 2 to 4 Lanes
Outside (Class D)

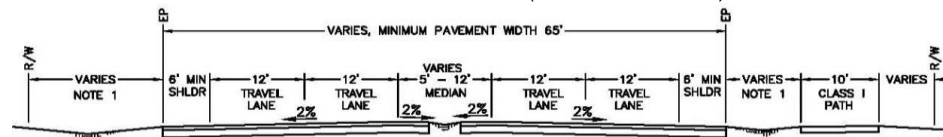
NOTES:

1. WIDTH VARIABLE DEPENDANT UPON HYDRAULIC CONSIDERATIONS, TERRAIN AND RIGHT OF WAY CONSIDERATIONS. ACCEL/DECEL LANES AND FRONTAGE ROADS MAY BE REQUIRED AT CERTAIN LOCATIONS
2. OFF-CORRIDOR MULTI-USE PATH WILL BE CONSIDERED WHEN APPLICABLE.

Project Description: Widen Existing 2-Lane Collector Class C Roadway along Grant Line Road to 4-Lane Expressway Connector with Median Class D Roadway. Assumption to replace existing pavement, 10' HMA path on one side, 2x18' easements.

Segment Length: 1,170 Ft

Roadway Classification: 4 LANE EXPRESSWAY CONNECTOR CLASS D (76 FOOT STREET)

**4-LANE FACILITY (SHELDON AREA)****Task 2- Entire Study Area**

1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	6,543	\$117,780
	TOTAL FOR ITEM 1 EARTHWORK				\$117,780
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	1,170	\$17,550
	TOTAL FOR ITEM 2 DRAINAGE				\$17,550
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (6 1/2" AC)	TON	\$100.00	2,760	\$276,047
	AGGREGATE BASE (17 1/2" AB)	TON	\$20.43	8,326	\$170,092
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$446,139
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$174,500
	TOTAL FOR ITEM 5 MINOR ITEMS				\$174,500

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 56-4 Lanes
Grant Line Road between Sheldon Road and Wilton Road

Connector Segment
(Sheldon Area)

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Roadway Mitigations
Widening from 2 to 4 Lanes
Outside (Class D)

NOTES:

1. WIDTH VARIABLE DEPENDANT UPON HYDRAULIC CONSIDERATIONS, TERRAIN AND RIGHT OF WAY CONSIDERATIONS. ACCEL/DECEL LANES AND FRONTAGE ROADS MAY BE REQUIRED AT CERTAIN LOCATIONS
2. OFF-CORRIDOR MULTI-USE PATH WILL BE CONSIDERED WHEN APPLICABLE.

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS (Double 6'x3' Conc Box L=88')	LF	\$375.00	176	\$66,000
	RAILROAD CROSSING	LS	\$1,000,000.00	1	\$1,000,000
	TOTAL FOR ITEM 6 STRUCTURES				\$1,066,000
SUBTOTAL CONSTRUCTION COST					\$1,822,000
7	CONTINGENCY	15%			\$273,300
TOTAL CONSTRUCTION COST					\$2,095,300
8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$62,900
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$31,500
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$251,500
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$31,500
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$52,400
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$272,400
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$702,200
TOTAL PROJECT COST ***					\$2,797,500
*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.					
TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis					
9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	2,340	\$7,020
	EASEMENT	SF	\$3.00	42,120	\$126,360
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$133,380
10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$42,000
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$42,000
11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION	LS	\$40,384	1	\$40,384
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$40,384

SUBTOTAL Task 4A \$215,800

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 57-4 Lanes
Grant Line Road between Wilton Road and Bond Road

Connector Segment
(Sheldon Area)

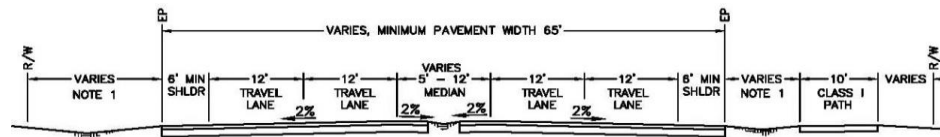
Existing Plus FOUR PROJECTS Roadway Segments Improvements
Roadway Mitigations
Widening from 2 to 4 Lanes
Outside (Class C)

NOTES:
1. WIDTH VARIABLE DEPENDANT UPON HYDRAULIC CONSIDERATIONS, TERRAIN AND RIGHT OF WAY CONSIDERATIONS. ACCEL/DECEL LANES AND FRONTAGE ROADS MAY BE REQUIRED AT CERTAIN LOCATIONS
2. OFF-CORRIDOR MULTI-USE PATH WILL BE CONSIDERED WHEN APPLICABLE.

Project Description: Widen Existing 2-Lane Collector Class C Roadway along Grant Line Road to 4-Lane Expressway Connector with Median Class D Roadway. Assumption to replace existing pavement, 10' HMA path on one side, 2x18' easements.

Segment Length: 2,900 Ft

Roadway Classification: 4 LANE EXPRESSWAY CONNECTOR CLASS D (76 FOOT STREET)

**4-LANE FACILITY (SHELDON AREA)****Task 2- Entire Study Area**

1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	16,219	\$291,934
	TOTAL FOR ITEM 1 EARTHWORK				\$291,934
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	2,900	\$43,500
	TOTAL FOR ITEM 2 DRAINAGE				\$43,500
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (6 1/2" AC)	TON	\$100.00	6,842	\$684,219
	AGGREGATE BASE (17 1/2" AB)	TON	\$20.43	20,636	\$421,595
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$1,105,814
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$432,400
	TOTAL FOR ITEM 5 MINOR ITEMS				\$432,400

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 57-4 Lanes
Grant Line Road between Wilton Road and Bond Road

Connector Segment
(Sheldon Area)

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Roadway Mitigations
Widening from 2 to 4 Lanes
Outside (Class C)

NOTES:

1. WIDTH VARIABLE DEPENDANT UPON HYDRAULIC CONSIDERATIONS, TERRAIN AND RIGHT OF WAY CONSIDERATIONS. ACCEL/DECEL LANES AND FRONTAGE ROADS MAY BE REQUIRED AT CERTAIN LOCATIONS
2. OFF-CORRIDOR MULTI-USE PATH WILL BE CONSIDERED WHEN APPLICABLE.

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS	LF	\$375.00	0	\$0
	TOTAL FOR ITEM 6 STRUCTURES				\$0

SUBTOTAL CONSTRUCTION COST \$1,873,700

7 CONTINGENCY 15% \$281,100

TOTAL CONSTRUCTION COST \$2,154,800

8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$64,700
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$32,400
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$258,600
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$32,400
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$53,900
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$280,200
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$722,200

TOTAL PROJECT COST *** \$2,877,000

*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.

TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis

9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	5,800	\$17,400
	EASEMENT	SF	\$3.00	104,400	\$313,200
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$330,600

10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$43,100
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$43,100

11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION	LS	\$56,262	1	\$56,262
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$56,262

SUBTOTAL Task 4A \$430,000

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 65
Jackson Road between Folsom Boulevard and Florin Perkins Road

City of Sacramento
Fair Share only.

Existing Plus FOUR PROJECTS Roadway Segments Improvements**Roadway Mitigations****Widening from 2 to 4 Lanes**

Pro. PVMT= 40 Feet

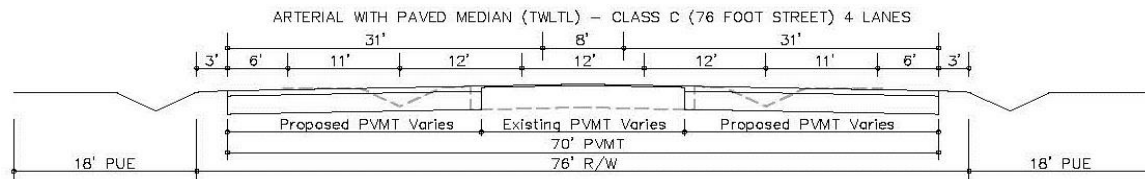
Outside (Class C)

Ex. PVMT= 32 Feet

Project Description: Widen Existing 2-Lane Collector Class C Roadway along Jackson Road to 4-Lane Arterial with Median Class C Roadway, Median is paved for Two Way Left Turn Lane.

Segment Length: 1,140 Ft

Roadway Classification: ARTERIAL WITH PAVED MEDIAN CLASS C (76 FOOT STREET)

**Task 2- Entire Study Area**

1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	4,444	\$79,984
	TOTAL FOR ITEM 1 EARTHWORK				\$79,984
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	1,343	\$20,145
	TOTAL FOR ITEM 2 DRAINAGE				\$20,145
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (5 1/2" AC)	TON	\$100.00	2,224	\$222,435
	AGGREGATE BASE (16 1/2" AB)	TON	\$20.43	5,357	\$109,435
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$331,870
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$129,600
	TOTAL FOR ITEM 5 MINOR ITEMS				\$129,600

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 65
Jackson Road between Folsom Boulevard and Florin Perkins Road

City of Sacramento
Fair Share only.

Existing Plus FOUR PROJECTS Roadway Segments Improvements
Roadway Mitigations
Widening from 2 to 4 Lanes
Outside (Class C)

Pro. PVMT= 40 Feet
Ex. PVMT= 32 Feet

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS	LF	\$375.00	0	\$0
	TOTAL FOR ITEM 6 STRUCTURES				\$0

SUBTOTAL CONSTRUCTION COST \$561,600

7 CONTINGENCY 15% \$84,300

TOTAL CONSTRUCTION COST \$645,900

8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$19,400
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$9,700
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$77,600
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$9,700
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$16,200
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$84,000
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$216,600

TOTAL PROJECT COST * \$862,500**

*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.

TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis

9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	0	\$0
	EASEMENT	SF	\$3.00	42,976	\$128,928
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$128,928

10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$13,000
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$13,000

11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION (no hard cost data provided)	%	3.0%	of Total Con. Cost	\$19,400
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$19,400

SUBTOTAL Task 4A \$161,400

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County**Roadway Segment 66**

Jackson Road between Florin Perkins Road and South Watt Avenue

Existing Plus FOUR PROJECTS Roadway Segments Improvements**Roadway Mitigations****Widening from 2 to 4 Lanes**

Pro. PVMT= 40 Feet

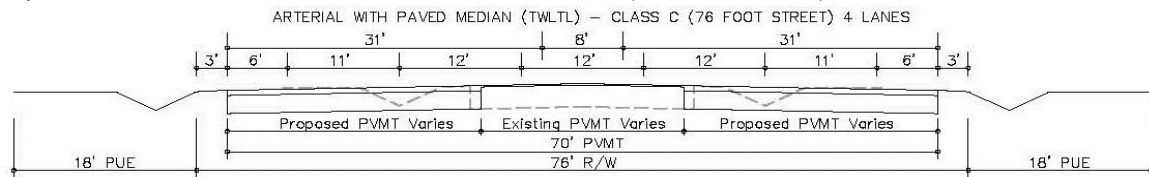
Outside (Class C)

Ex. PVMT= 32 Feet

Project Description: Widen Existing 2-Lane Collector Class C Roadway along Jackson Road to 4-Lane Arterial with Paved Two Way Left Turn Lane Class C Roadway with AC path only on one side

Segment Length: 4,946 Ft

Roadway Classification: ARTERIAL WITH PAVED MEDIAN CLASS C (76 FOOT STREET)

**Task 2- Entire Study Area**

1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	16,548	\$297,860
	TOTAL FOR ITEM 1 EARTHWORK				\$297,860
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	4,946	\$74,190
	TOTAL FOR ITEM 2 DRAINAGE				\$74,190
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (5 1/2" AC)	TON	\$100.00	8,563	\$856,277
	AGGREGATE BASE (16 1/2" AB)	TON	\$20.43	19,727	\$403,027
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$1,259,304
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$489,500
	TOTAL FOR ITEM 5 MINOR ITEMS				\$489,500

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County

Roadway Segment 66
Jackson Road between Florin Perkins Road and South Watt Avenue

Existing Plus FOUR PROJECTS Roadway Segments Improvements

Roadway Mitigations

Widening from 2 to 4 Lanes

Outside (Class C)

Pro. PVMT=

40 Feet

Ex. PVMT=

32 Feet

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES	SF	\$175.00	0	\$0
	CULVERTS	LF	\$375.00	0	\$0
	TOTAL FOR ITEM 6 STRUCTURES				\$0

SUBTOTAL CONSTRUCTION COST \$2,120,900

7 CONTINGENCY 15% \$318,200

TOTAL CONSTRUCTION COST \$2,439,100

8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$73,200
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$36,600
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$292,700
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$36,600
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$61,000
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$317,100
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$817,200

TOTAL PROJECT COST * \$3,256,300**

*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.

TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis

9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	29,676	\$89,028
	EASEMENT	SF	\$3.00	178,056	\$534,168
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$623,196

10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$48,800
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$48,800

11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION (no hard cost data provided)	%	3.0%	of Total Con. Cost	\$73,200
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$73,200

SUBTOTAL Task 4A \$745,200

Segment 66

August 21 2019

Inflation Multiplier	1.51
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Segment Costs

Status	Total Project Cost	Task 4A	Grand Total
Initial Study	\$ 3,256,300.00	\$ 745,200.00	\$ 4,001,500.00
2019 Values	\$ 4,917,013.00	\$ 1,125,252.00	\$ 6,042,265.00

Length of 66 6060 ft - From Parcel Viewer

Segment	Length (ft)	
*66.1	1855	Jackson Road from Florin-Perkins Road to 14th Ave
**66.2	349	Jackson Road from 14th Ave to Rock Creek Parkway
**66.3	448	Jackson Road from Rock Creek Parkway to Aspen 1 Driveway
**66.4	408	Jackson Road from Aspen 1 Driveway to South Watt Ave
Total Dist	3060	
66.1 Ratio	61%	
66.2 Ratio	11%	
66.3 Ratio	15%	
66.4 Ratio	13%	

Segment 66.1 Cost

Status	Total Project Cost	Task 4A	Grand Total
2019 Values	\$ 2,980,738	\$ 682,138	\$ 3,662,876

Percent of 66.1 in Sacramento and in County

Jurisdiction	Length (ft)
City of Sacramento	850
County of Saramento	1005



City of Sacramento	46%
County of Saramento	54%

2019 Segment 66.1 Cost Per Jurisdiction

Status	Total Project Cost	Task 4A	Grand Total
City of Sacramento	\$ 1,365,837	\$ 312,570	\$ 1,678,407
County	\$ 1,614,901	\$ 369,568	\$ 1,984,469

Fair Shares***

West Jackson	Jackson Township	New-Bridge	Mather South	Other Unincorp County	Thru Trips	Total
46.74%	5.21%	2.51%	0.02%	26.16%	19.37%	100%

Fair Share Cost Summary - City of Sacramento

Cross Jurisdictional Fair Share

Development	Total Project Cost	Task 4A	Grand Total
West Jackson	\$ 638,364	\$ 146,089	\$ 784,453
Jackson Township	\$ 71,117	\$ 16,275	\$ 87,393
New-Bridge	\$ 34,289	\$ 7,847	\$ 42,136
Mather South	\$ 212	\$ 48	\$ 260
Other Unincorp County	\$ 357,281	\$ 81,763	\$ 439,044
Through Trips	\$ 264,574	\$ 60,547	\$ 325,121
Grand Total	\$ 1,365,837	\$ 312,570	\$ 1,678,407

Fair Share Cost Summary - County of Sacramento Regional Share

Development	Total Project Cost	Task 4A	Grand Total
West Jackson	\$ 754,772	\$ 172,729	\$ 927,500
Jackson Township	\$ 84,086	\$ 19,243	\$ 103,329
New-Bridge	\$ 40,541	\$ 9,278	\$ 49,819
Mather South	\$ 250	\$ 57	\$ 308
Other Unincorp County	\$ 422,432	\$ 96,673	\$ 519,105
Through Trips	\$ 312,820	\$ 71,588	\$ 384,408
Grand Total	\$ 1,614,901	\$ 369,568	\$ 1,984,469

*From Parcel Viewer minus 500' for singal intersection

**From SCTDF - Assume intersections already subtracted

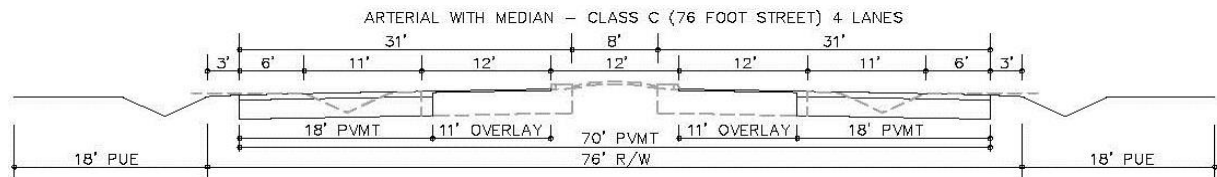
***Fair Share percentages from "DKS's Fair Shares for Non-SCTDF Improvements - All 4 Projects 8-19-2019"

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County**Roadway Segment 132****Kiefer Boulevard between Americanos Boulevard and Grant Line Road****CEQA Cumulative Plus FOUR PROJECTS Roadway Segments Improvements****Roadway Mitigations****Widening from 2 to 4 Lanes****Outside (Class C)**

Project Description: Widen Existing 2-Lane Collector Class C Roadway along Kiefer Blvd to 4-Lane Arterial with Median Class C Roadway. Assumption of existing 2 Lane roadway with adequate pavement condition, no median curb & landscaping & overlay.

Segment Length: 3,419 Ft (estimated length)

Roadway Classification: ARTERIAL WITH MEDIAN CLASS C (76 FOOT STREET)

**Task 2- Entire Study Area**

1	EARTHWORK				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ROADWAY EXCAVATION	CY	\$18.00	12,410	\$223,375
	TOTAL FOR ITEM 1 EARTHWORK				\$223,375
2	DRAINAGE				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	DRAINAGE	LF	\$15.00	3,419	\$51,285
	TOTAL FOR ITEM 2 DRAINAGE				\$51,285
3	PAVEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ASPHALT CONCRETE (5 1/2" AC)	TON	\$100.00	4,231	\$423,102
	AGGREGATE BASE (16 1/2" AB)	TON	\$20.43	12,273	\$250,739
	SIDEWALK	SF	\$6.00	0	\$0
	CURB & GUTTER	LF	\$26.00	0	\$0
	MEDIAN CURB & 2' CONCRETE LANDSCAPE STRIP	LF	\$17.00	0	\$0
	TOTAL FOR ITEM 3 PAVEMENT				\$673,841
4	MISCELLANEOUS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	STREET LIGHTS / ELECTROLIERS	EA	\$7,000.00	0	\$0
	LANDSCAPING	SF	\$15.00	0	\$0
	TOTAL FOR ITEM 4 MISCELLANEOUS				\$0
5	MINOR ITEMS				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	MINOR ITEMS	%	30.0%	of Sections 1-4	\$284,600
	TOTAL FOR ITEM 5 MINOR ITEMS				\$284,600

Conceptual Cost Estimate Summary - Jackson Corridor Improvements - Sacramento County**Roadway Segment 132****Kiefer Boulevard between Americanos Boulevard and Grant Line Road****CEQA Cumulative Plus FOUR PROJECTS Roadway Segments Improvements****Roadway Mitigations****Widening from 2 to 4 Lanes****Outside (Class C)**

6	STRUCTURES				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	BRIDGES (L=81', Exist W=28', New W=88', Widening W=60')	SF	\$175.00	4,860	\$850,500
	CULVERTS	LF	\$375.00	0	\$0
	TOTAL FOR ITEM 6 STRUCTURES				\$850,500

SUBTOTAL CONSTRUCTION COST \$2,083,700

7	CONTINGENCY	15%			\$312,600
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TOTAL CONSTRUCTION COST \$2,396,300

8	ENGINEERING & MANAGEMENT				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENGINEERING STUDIES	%	3.0%	of Total Cost	\$71,900
	ENVIRONMENTAL DOCUMENTS	%	1.5%	of Total Cost	\$36,000
	DESIGN ENGINEERING	%	12.0%	of Total Cost	\$287,600
	DESIGN SERVICES DURING CONSTRUCTION	%	1.5%	of Total Cost	\$36,000
	CONSTRUCTION STAKING	%	2.5%	of Total Cost	\$60,000
	CONSTRUCTION MANAGEMENT	%	13.0%	of Total Cost	\$311,600
	TOTAL FOR ITEM 8 ENGINEERING & MANAGEMENT				\$803,100

TOTAL PROJECT COST * \$3,199,400**

*** Excludes LAND AND RIGHT-OF-WAY & Major STRUCTURES work.

TASK 4A- Right of Way, Utility Relocation, and Environmental Mitigation Cost Analysis

9	RIGHT-OF-WAY				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	RIGHT-OF-WAY	SF	\$3.00	54,704	\$164,112
	EASEMENT	SF	\$3.00	123,084	\$369,252
	TOTAL FOR ITEM 9 RIGHT-OF-WAY				\$533,364

10	UTILITY RELOCATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	UTILITY RELOCATION	%	2.0%	of Total Con. Cost	\$48,000
	TOTAL FOR ITEM 10 UTILITY RELOCATION				\$48,000

11	ENVIRONMENTAL MITIGATION				
	ITEM DESCRIPTION	UNIT	PRICE	QUANTITY	COST
	ENVIRONMENTAL MITIGATION	LS	\$381,269	1	\$381,269
	TOTAL FOR ITEM 11 ENVIRONMENTAL MITIGATION				\$381,269

SUBTOTAL Task 4A \$962,700

Appendix H – 3

Jackson Corridor Development Projects Transportation Mitigation Strategy

County of Sacramento
Jackson Corridor Development Projects
Transportation Mitigation Strategy
 July 23, 2019

This Transportation Mitigation Strategy (“Strategy”) shall apply to all development projects within the following Jackson Highway Corridor plan areas:

- a. West Jackson Highway Master Plan
- b. Jackson Township Specific Plan
- c. Newbridge Specific Plan
- d. Mather South Community Master Plan

Development projects within the plan areas are responsible for implementing roadway segment and intersection improvements that are required to mitigate impacts to the transportation network, as set forth in each project’s approved environmental documents and conditions of approval. It is the intent of Sacramento County that impacts to the transportation network be mitigated concurrent with the implementation of the impacting development project. This Strategy will guide the identification, delivery and construction of the regional “Existing plus Project” and “Existing plus Multiple Projects” roadway segment and intersection improvements that will be required to be built with each incremental development project within the above plan areas.

Definitions

Build Improvements: The regional “Existing plus Project” and “Existing plus Multiple Projects” roadway segment and intersection improvement(s) from the plan area’s conditions of approval that will be required to be built to mitigate the impacts of the Development Increment for the plan areas above.

Development Increment: A specified portion of development for the plan areas above for which construction will be undertaken and approvals for that specified portion will be required by the County. A Development Increment may not contain non-contiguous parcels separated by more than 1.5 miles, unless approved by the Director.

Director: The Director of the County’s Department of Transportation.

Fee Increment: The amount of funding that will be generated by the Development Increment through payment of the regional roadway component of the plan area roadway impact fees for the greater of the Development Increment or 300 dwelling unit equivalents (DUEs).

Tool: The County’s Dynamic Implementation Tool; the software and computer model inputs used to determine the impacts to the regional roadway segments and intersections, and the Build Improvements identified to mitigate those impacts. (See Appendix A for detailed description).

Financing of Improvements to Mitigate Transportation Network Impacts

1. Build Improvements will be funded through revenue generated from roadway impact fee programs that have been established by or pursuant to plan area financing plans. Funding for Build Improvements may also include other transportation infrastructure funding sources, such as Measure A Sales Tax revenues and State and Federal funding programs.
2. The plan area fee programs have recognized Measure A Sales Tax revenues, State and Federal funding programs, and other funding sources that are currently programmed and the adopted roadway impact fees are based on the availability of these funds. It is anticipated that improvement projects utilizing such funding sources will be delivered and constructed by the County. The availability and expenditure of these funds for Build Improvements shall be subject to the requirements applicable to the specific funding source from which they are received.
3. Cost estimates for Build Improvements shall be as set forth in the applicable plan area financing plans and/or the area wide finance document.
4. Any credits or reimbursements due from the construction of Build Improvements shall be in accordance with the applicable fee program or finance plan.

Determining a Development Increment's Build Improvements

5. It is the intent of Sacramento County that impacts to the transportation network be mitigated concurrent with the implementation of the impacting development and that the size of the improvements are commensurate with the size and impact of development and the available funding. The County will determine Build Improvements considering the various improvements identified by the Tool, the estimated cost of the identified improvements, the Fee Increment, and the availability of other funds. (See Appendix B for a hypothetical example.)
6. Each Development Increment will have a Fee Increment based on the size of the Development Increment. The Fee Increment is calculated by multiplying the fee rates per DUE for the regional roadway component set forth in the applicable plan area roadway impact fee program by the number of DUEs, as follows:
 - a. For Development Increments with 300 or more DUEs, calculation of the Fee Increment shall be based on the actual number of DUEs.
 - b. For Development Increments with fewer than 300 DUEs, calculation of the Fee Increment shall be based on 300 DUEs. The Director may grant an exemption to the requirements of subsection (b) to Development Increments that are independent development projects and not a phase or subset of a larger project or Development Increment. In such a scenario, the Director shall determine how the Development Increment will satisfy its obligation to mitigate transportation impacts generated by that Development Increment, including, but not limited to, the following:
 - i. Constructing Build Improvements identified by the Tool and based on a Fee Increment that utilizes the Development Increment's actual number of DUEs;

- ii. A payment of the Development Increment's full Fee Increment, in lieu of constructing Build Improvements, prior to issuance of the first building permit; or
 - iii. Payment of the plan area roadway impact fees at time of building permit issuance.
- 7. The Tool may also be utilized to develop a conceptual set of Build Improvements for the plan area or a Development Increment during the entitlement process to inform the project proponents and the Board of Supervisors. However, the actual Build Improvements required to be constructed by a Development Increment shall be determined by the process described in sections 8 and 9, and may deviate from the conceptual set of Build Improvements previously developed due to a Development Increment's changed circumstances or progress, or changes to the transportation network and/or the Department of Transportation's priority needs.
- 8. The Build Improvements that the Development Increment will be required to construct shall be determined using the Tool. The Tool will utilize the actual number of DUEs in the Build Increment. The development proponent is responsible for requesting the Tool analysis sufficiently in advance of their Development Increment to allow for timely execution of the agreement described in section 9 and delivery of their Build Improvements as described in section 15.
- 9. A written agreement between the County and project proponent shall be required to identify the specific Build Improvements assigned to the project and set a date by which construction of the Build Improvements by the project proponent shall commence, or a date for in-lieu payment by the project proponent per section 13 shall occur. The Build Improvements identified by the Tool and the proposed timing of construction may change any time prior to execution of the agreement. The agreement shall be executed prior to recordation of a final small lot subdivision map for a residential Development Increment or initiation of a building permit application for a non-residential Development Increment. If construction is not initiated by the project proponent or the in-lieu payment is not made by the date specified in the agreement, the County, at its discretion, may require different Build Improvements based on changed circumstances or progress, or changes to the transportation network and/or the Department of Transportation's priority needs.

Credits, Reimbursements, and the Cost of Build Improvements

- 10. A credit and/or reimbursement agreement will likely be needed for each Development Increment that must construct Build Improvements due to the timing of the construction and its acceptance by the County relative to when building permit fees must be paid. Any credit or reimbursement shall be provided in accordance with the associated fee program or finance plan requirements from which the credit or reimbursement is due.

11. When the Development Increment is fewer than 300 DUEs, the Development Increment may be assigned Build Improvements whose cost estimates exceed the fee revenues generated by the actual number of DUEs, as described in section 6. The Development Increment shall be responsible for funding and constructing the Build Improvements assigned by the County, including those improvements which costs exceed the amount of fee revenues generated by the Development Increment's actual number of DUEs. Credit or reimbursement shall be due for the additional eligible costs per the applicable plan area fee program.
12. Constructed Build Improvement costs are unlikely to exactly match the Fee Increment. Lower costs will result in the creation of reserve funding; higher cost Build Improvements will require funds from the reserve, increased funding from the Development Increment, and/or other County funding. It is the County's intent to establish reserve funding to help manage these differences by allocating the Fee Increment as follows: Build Improvements would be assigned based on a target of eighty percent (80%) of the Fee Increment in addition to any other funds the County makes available for that Build Improvement; the remaining (20%) would be placed in reserve to be applied to other transportation mitigation measures (including other assigned Build Improvements) associated with implementation of other development projects in the plan area and other Jackson Highway Corridor plan areas, as determined by the Director. It is anticipated that while the Development Increment's Fee Increment generally will be allocated as noted above, the listed percentages will be adjusted as necessary to conform to Build Improvement costs and address the Department of Transportation's priority needs. The County shall not assign Build Improvements with estimated costs exceeding one hundred percent (100%) of the Fee Increment in addition to any other funds (including available reserve funds noted above). Appendix B includes a hypothetical example of possible Build Improvement scenarios.

Implementing a Development Increment's Build Improvements

13. In lieu of constructing the Build Improvements, the Director may accept an upfront payment up to 100 percent of the full amount of the Fee Increment if the Build Improvements will be constructed by the County or another party. Payment shall be made to the County prior to the recordation of any final map for residential development or issuance of any building permit for non-residential development Increment. This payment shall be considered as satisfying the requirements of section 15.
14. If the project proponent chooses to fund the Build Improvements through a Community Facilities District (CFD) or similar public finance mechanism, the CFD or similar public finance mechanism must be formed prior to the recordation of a small lot final map for a residential Development Increment or issuance of any building permit for a non-residential Development Increment. The formation shall occur regardless of whether the Build Improvements will be constructed concurrent with the Development Increment or an in-lieu amount will be paid up front. An advanced funding agreement

with the County for CFD establishment costs must be executed prior to initiation of CFD formation.

15. The delivery and construction of the Build Improvements shall proceed as follows to ensure completion in a timely manner:

- a. The improvement plans for the Build Improvements shall be approved, and construction bonds shall be posted, prior to the recordation of any final map for a residential Development Increment or issuance of any building permit for non-residential Development Increment.
- b. For residential Development Increments, construction of the Build Improvements shall commence by the date identified in the agreement described in section 9 and prior to twenty-five percent (25%) build-out of the Development Increment (as measured by the number of building permit issuances). Build-out of the Development Increment may proceed beyond this percentage if the project proponent demonstrates, to the satisfaction of the Director, that construction has been delayed due to circumstances beyond the project proponent's control and will commence within a time frame acceptable to the Director.
- c. If a residential Development Increment is a phase or a subset of a larger development project, a future phase shall not proceed beyond twenty-five percent (25%) build-out of the Development Increment (as measured by the number of building permit issuances) until construction of the Build Improvements assigned to an earlier Development Increment has been substantially completed, as defined in the most recent version of the Sacramento County Standard Construction Specifications, or the project proponent demonstrates, to the satisfaction of the Director, that construction of the Build Improvements for the earlier Development Increment is progressing at an acceptable rate. For large development projects consisting of multiple Development Increments and Build Improvements, the County and project proponent may enter into an implementation agreement specifying the terms and conditions for the delivery and construction of said Build Improvements.
- d. For non-residential Development Increments, construction shall commence by the date identified in the agreement described in section 9 and be completed prior to County's issuance of a certificate of occupancy, unless otherwise approved by the Director.

Administration and Update of the Strategy

16. The Department of Transportation will manage this Strategy and the Tool. The costs to manage, maintain, update, and conduct Tool analysis, and all other related administrative work tasks, shall be funded by all development projects within the Jackson Highway Corridor plan areas. Funding to support the above efforts will be either in the form of application fees or a development agreement between the County and each project proponent.

17. This Strategy and its components, including the Tool, shall be reviewed and updated as needed, but no less frequently than every five years or at key planning events undertaken by the County including, but not limited to, General Plan updates, and updates to the Jackson Highway Corridor plan area master plans or specific plans. The review and update of this Strategy and the Tool shall include, but not be limited to, land use changes, revisions to the proposed and completed transportation network, changes in the costs of the Build Improvements, changes in associated escalation values due to inflation, and the securing of new funding sources to supplement the costs of improvements.
18. A project proponent may appeal a determination by Department of Transportation staff concerning the application of this Strategy to its project by submitting a written request for the Director's review. If the project proponent is dissatisfied with the Director's decision following such review, the project proponent may appeal the decision to the County Board of Supervisors by filing a notice of appeal with the Clerk of the Board within fifteen (15) days of the date of the Director's decision. The notice of appeal shall include payment of the applicable appeal fee and the following information: (a) a complete description of the factual basis for the appeal; (b) the legal basis for the appeal; and (c) the remedy sought by the project proponent. The Clerk of the Board shall calendar a hearing on the appeal and notify the person filing the appeal of the date, time and place of such hearing. During the hearing, the project proponent shall be afforded the opportunity to present oral and documentary evidence and offer testimony from any concerned parties as may be necessary for the Board to take action. The Board may affirm, reverse, or modify the decision of the Director. The action of the Board on any such appeal shall be final and conclusive.

Appendix A

The Dynamic Implementation Tool

Sacramento County has developed a new approach for identifying the transportation improvements required to be constructed by a given Development Increment within the Jackson Corridor plan areas that will be much more attuned to the actual location of development and its impacts. This new approach has led to the creation of what is referred to as the Dynamic Implementation Tool (Tool). For any amount of development that is proposed to be implemented in the Jackson Corridor, the Tool is capable of estimating the vehicle trips that would be generated, where those new vehicle trips would go, and whether any of those new vehicle trips would cause specific roadway segments or intersections to operate at an unacceptable Level of Service. The Tool enables Sacramento County and project proponents to monitor and manage the transportation network proactively, and to more effectively identify and assign transportation improvements to County roadways and intersections in support of where incremental growth occurs in the Jackson Corridor.

To accomplish this, the proposed land uses for development projects in the Jackson Corridor plan areas have been subdivided into a geographical network of 64 smaller districts. Each district has a varying mix of residential, employment and commercial land uses but is small enough such that all traffic generated in a district would have a similar trip distribution. These districts are linked to a corresponding spreadsheet-based model — the Tool—that will calculate the amount of traffic generated by a Development Increment in a district and assign this traffic to the roadway network. When an applicant proposes a specific Build Increment and requests an analysis, staff will manually enter the actual number of residential units, or square footage of retail or commercial building space, into the Tool for each district. The Tool will use information contained in the latest edition of *Trip Generation Manual* published by the Institute of Transportation Engineers (ITE) to automatically calculate how much traffic the Development Increment would generate and use the trip distribution information from the Jackson Corridor joint traffic analysis to assign where that traffic will travel on the surrounding roadway network. The Tool also will calculate new roadway traffic volumes and intersection turn movements. County staff will analyze this data to determine which roads and intersections would be impacted and require improvements based on changes in roadway volume to capacity ratios and intersection delays. Staff will use the data generated by the Tool to assign Build Improvements to developers from those listed in each project's conditions of approval consistent with the Transportation Mitigation Strategy.

Appendix B

Transportation Network Mitigation Strategy Examples

Example 1

Project A requests the County run the Tool for 150 dwelling unit equivalents (DUEs) located within the boundaries of district 2.

Step 1 – County staff manually enters 150 DUEs into the Tool for Project A in district 2. The Tool automatically calculates the amount of traffic generated from this number of dwelling units and assigns it to the roads and intersections in the vicinity of district 2. The Tool identifies traffic volume changes on impacted roads and intersections as output and the County staff identifies potential Build Improvements.

Step 2 – Although the size of the Development Increment is 150 DUEs, the Fee Increment is set using the 300 DUEs minimum value. County staff calculates the Fee Increment for this Development Increment, which is the product of the number of Fee Increment DUEs multiplied by the fee rate per DUE identified in the fee program (ex. $300 \times \$15,000 = \$4.5M$).

Step 3 – County staff calculates the 80%/20% Fee Increment split (ex. \$3.6 M/\$0.9M).

Step 4 – County staff reviews the impacted roadway locations and assigns Build Improvements to the Development Increment based on the output from the Tool and from the project-specific conditions of approval as follows:

- A. If Build Improvements that add up to approximately \$3.6M can be identified, then those are assigned. County staff also collects approximately \$0.9M for the reserve fund. Or;
- B. If Build Improvements that add up to approximately \$3.6M cannot be identified, but Build Improvements that add up to the Fee Increment amount of \$4.5M can, then the latter Build Improvements may be assigned. The difference between \$4.5M and the actual cost of Build Improvements would be placed in reserve. No reserve would be collected if the actual cost of Build Improvements were \$4.5M. Or;
- C. If the Build Improvements identified exceeds \$4.5M, and the County can fund the difference between the total Build Improvement costs and \$4.5M via reserve funds or other funds, then those Build Improvements may be assigned. Or;
- D. If the County identifies Build Improvements that the County will deliver, then it may choose to collect \$4.5M from the Development Increment as an upfront payment for use on the identified Build Improvement. Or;

E. If Build Improvements cannot be identified either because they do not fit these financial constraints or because no improvements are required, then the County may choose to collect \$4.5M from the Development Increment and place these funds in reserve.

The situation in Step 4.C is used for the remainder of Example 1.

Step 5 – The project proponent and County then enter into an agreement that identifies the Build Improvements, establishes the commencement date for construction and delivery, and terms regarding reimbursement for costs in excess of the Fee Increment.

Step 6 – The project proponent delivers Build Improvements in accordance with the agreement and the Transportation Mitigation Strategy. If the developer fails to comply with applicable timing and delivery requirements, the County has the right to assign different Build Improvements to the Development Increment based on changing circumstances or priorities.

Example 2

Project B requests the County run the Tool for 350 dwelling units located within the boundaries of district 2. The steps are the same as Example 1 except as follows:

Step 1 – County staff manually enters 350 DUEs into the Tool for Project B in district 2.

Step 2 – The Fee Increment is set using the actual number of DUEs (350) because it is above the minimum value of 300 DUEs. County staff calculates the Fee Increment for this Development Increment (ex. $350 \times \$15,000 = \5.25M).

Step 3 – County staff calculates the 80%/20% Fee Increment split (ex. \$4.2 M/\$1.05M).

Steps 4 are the same as Example 1 but use the \$5.25/\$4.2/\$1.05 figures. For Example 2, the situation in Step 4.D is used.

Step 5 – The project proponent and County then enter into an agreement that identifies the Build Improvements and establishes the timing of payment of the full Fee Increment.

Step 6 – The project proponent pays the full Fee Increment at first building permit issuance in accordance with the agreement and the Transportation Mitigation Strategy. If the developer fails to comply with applicable timing requirements, the County has the right to assign different Build Improvements to the Development Increment based on changing circumstances or priorities.

Example 3

Project C, a small independent development project, requests the County run the Tool for 15 dwelling units located within the boundaries of district 6.

Step 1 – The Director determines this is a small independent development project and not a phase or subset of a larger project or Development Increment. The Director grants an exemption from the minimum 300 DUE Fee Increment requirement per section 6c and considers the following options:

- A. Assigning Build Improvements identified by the Tool and based on 15 DUEs;
- B. Requiring payment of the Development Increment's full Fee Increment based on 15 DUEs, in lieu of constructing Build Improvements, prior to issuance of the first building permit; or
- C. Requiring payment of the plan area roadway impact fees at time of building permit issuance.

The County elects not to run the Tool given the small size of this project and selects option B because the County is delivering a nearby improvement that is insufficiently funded.

Step 2 – The project proponent and County then enter into an agreement that identifies the requirement to pay the full Fee Increment (15 DUEs x \$15,000 = \$225,000) at time of first building permit issuance and establishes the timing of Fee Increment payment.

Step 3 – The project proponent pays the Fee Increment in accordance with the agreement and the Transportation Mitigation Strategy. If the developer fails to comply with applicable timing and delivery requirements, the County has the right to assign different Build Improvements to the Development Increment based on changing circumstances or priorities.

Appendix I:
Transit Costs

Transit Cost Estimates NewBridge and Mather South (Existing Plus Project Scenario)		
	NewBridge	Mather South
A Daily Boardings	2,322	2,364
B Bus Revenue Hours	75.6	62.1
C Buses Needed	6	5
D O&M Cost per Year ($D=B*M*O$)	\$2,095,632	\$1,721,412
E Capital Cost per Year ($E=C*N/P$)	\$165,984	\$138,320
F Total Cost per Year ($F=D+E$)	\$2,261,616	\$1,859,732
G Fare Box Revenue ($G=A*O*Q$)	\$836,756	\$851,891
H Net Cost per Year ($H=F-G$)	\$1,424,860	\$1,007,841
I DUEs residential	3,338.9	3,203.3
J DUEs non-residential	510.7	777.7
K DUEs Total ($K=I+J$)	3,849.6	3,980.9
L Cost per DUE ($L=H/K$)	\$370	\$253

Assumptions	
M O&M Cost per Bus Revenue Hour	\$110
N Capital cost per bus ¹	\$138,320
O Service days per year - weekdays	252
P Bus life (years)	5
Q Assumed average paid fare	\$1.43

Notes

- 1 \$130,000 shuttle bus with 6.4% inflation (consistent with SCTDF Transit Impact Fee)

Appendix J:

South Sacramento Habitat Conservation Plan Fee Calculation

**NewBridge Specific Plan
South Sacramento Habitat Conservation Plan
Fee Estimate**

Attached is the South Sacramento Habitat Conservation Plan (SSHCP) Fee Calculator (Fee Calculator) with a calculation of the SSHCP Fee for the NewBridge Specific Plan (NSP). The Fee Calculator was adopted in 2018 based on 2015 dollars.

The fee was calculated for Phases A and B of the NSP.

Phases A and B. Habitat impact and land dedication acreages for Phases A and B were input into the Fee Calculator to calculate the SSHCP Fee. Habitat impact and land dedication acreages are based on the biological surveys, the NSP land use diagram, and the NSP Draft EIR. The SSHCP fee for Phases A and B is \$2,745,071, which is equivalent to \$1,137 per unit (\$2,745,071/2,415 units).

Phase C. Habitat impact and land dedication acreages for Phase C were input into the Fee Calculator to calculate the SSHCP Fee. Habitat impact and land dedication acreages are based on the aerial interpretation, the NSP land use diagram, and the NSP Draft EIR. The SSHCP fee for Phase C is \$2,705,342, which is equivalent to \$4,099 per unit (\$2,705,342/660 units).

NSP Phase	Units	Total Fee	Estimated Fee Per Unit
Phases A and B	2,415	\$2,745,071	\$1,137
Phase C	660	\$2,705,342	\$4,099
Total NSP	3,075	\$5,450,413	

When the project is implemented, the SSHCP Fee will be calculated precisely with the latest Fee Calculator and with more precise attribute data (e.g. acres of habitat impacted, acres of habitat preserved, acres of preserve dedicated, etc.).

South Sacramento Habitat Conservation Plan Fee Calculation for **NSP Phases A and B**

ATTACHMENT 6

This fee calculator was adopted in 2018 and is based on 2015 dollars.

2018 Fee Calculator

Land Cover Type	Inputs			Preservation							Re-Establishment / Establishment							Total
	Impact Acres	Land Dedication	Re-Est/Est Dedication	Land	Management and Monitoring	Changed Circumstances	Agricultural Enhancements	Administration	Plan Development	Endowment	Re-Establishment / Establishment	Land	Management and Monitoring	Changed Circumstances	Administration	Plan Development	Endowment Fee	
Agriculture	0.00	0.00	N/A	\$0	\$0	\$0	\$0	\$0	\$0	\$0								\$0
Valley Grassland	375.33	348.54	N/A	\$346,658	\$740,609	\$102,656	\$60,612	\$436,247	\$98,761	\$349,211								\$2,134,754
Vernal Pool - Direct	1.61	9.58	0.00	\$0	\$6,235	\$869	\$548	\$3,743	\$847	\$3,003	\$225,055	\$21,023	\$4,016	\$524	\$1,871	\$424	\$1,437	\$269,596
Vernal Pool - Indirect	0.00	0.00	N/A	\$0	\$0	\$0	\$0	\$0	\$0	\$0								\$0
Blue Oak	0.00	0.00	0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Riparian	0.00	0.00	0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mine Tailing Riparian Woodland	0.00	0.00	0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Seasonal Wetland	1.45	3.21	0.00	\$0	\$2,905	\$401	\$224	\$1,685	\$382	\$1,347	\$141,861	\$18,934	\$3,617	\$472	\$1,685	\$382	\$1,295	\$175,189
Freshwater Marsh	0.00	0.00	0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Swale - Direct	1.42	3.27	0.00	\$0	\$2,984	\$407	\$186	\$1,650	\$374	\$1,311	\$132,782	\$18,542	\$3,542	\$462	\$1,650	\$374	\$1,268	\$165,532
Swale - Indirect	0.00	0.00	N/A	\$0	\$0	\$0	\$0	\$0	\$0	\$0								\$0
Streams/Creeks (VPIH) - Direct	0.00	0.00	0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Streams/Creeks (VPIH) - Indirect	0.00	0.00	N/A	\$0	\$0	\$0	\$0	\$0	\$0	\$0								\$0
Open Water	0.00	0.66	0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Streams/Creeks	0.00	1.05	0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	379.81	366.31	0.00	\$346,658	\$752,733	\$104,333	\$61,570	\$443,325	\$100,364	\$354,871	\$499,698	\$58,499	\$11,175	\$1,459	\$5,207	\$1,179	\$4,000	\$2,745,071

This fee calculator was adopted in 2018 and is based on 2015 dollars.

Per-Acre Impact Mitigation Fee Estimates
South Sacramento HCP Financial Model (Updated March 30, 2018)

Land Cover	Preservation							Re-Establishment / Establishment							Total
	Land Fee	Habitat Management and Monitoring	Changed Circumstances	Agricultural Enhancement	Plan Administration	Plan Development	Endowment Fee	Re-Establishment / Establishment	Land Acquisition	Habitat Management and Monitoring	Changed Circumstances	Plan Administration	Plan Development	Endowment Fee	
Agriculture	\$13,244	\$695	\$91	\$204	\$1,162	\$263	\$553								\$16,212
Valley Grassland	\$12,940	\$1,973	\$274	\$161	\$1,162	\$263	\$930								\$17,704
Vernal Pool - Direct	\$23,853	\$3,873	\$540	\$341	\$2,325	\$526	\$1,865	\$139,786	\$13,058	\$2,495	\$326	\$1,162	\$263	\$893	\$191,304
Vernal Pool - Indirect	\$23,853	\$3,873	\$540	\$341	\$2,325	\$526	\$1,865								\$33,322
Blue Oak	\$16,285	\$1,973	\$273	\$162	\$1,162	\$263	\$930	\$79,200	\$13,058	\$2,495	\$326	\$1,162	\$263	\$893	\$118,445
Riparian	\$25,238	\$3,588	\$511	\$408	\$2,325	\$526	\$1,881	\$89,943	\$13,058	\$2,495	\$326	\$1,162	\$263	\$893	\$142,617
Mine Tailing Riparian Woodland	\$9,398	\$1,749	\$251	\$215	\$1,162	\$263	\$943	\$110,699	\$13,058	\$2,495	\$326	\$1,162	\$263	\$893	\$142,876
Seasonal Wetland	\$17,401	\$2,003	\$277	\$154	\$1,162	\$263	\$929	\$97,835	\$13,058	\$2,495	\$326	\$1,162	\$263	\$893	\$138,220
Freshwater Marsh	\$22,828	\$2,295	\$306	\$85	\$1,162	\$263	\$913	\$93,040	\$13,058	\$2,495	\$326	\$1,162	\$263	\$893	\$139,088
Swale - Direct	\$14,399	\$2,102	\$286	\$131	\$1,162	\$263	\$923	\$93,508	\$13,058	\$2,495	\$326	\$1,162	\$263	\$893	\$130,972
Swale - Indirect	\$14,399	\$2,102	\$286	\$131	\$1,162	\$263	\$923								\$19,267
Streams/Creeks (VPIH) - Direct	\$33,569	\$2,650	\$341	\$0	\$1,162	\$263	\$893	\$87,664	\$13,058	\$2,495	\$326	\$1,162	\$263	\$893	\$144,739
Streams/Creeks (VPIH) - Indirect	\$33,569	\$2,650	\$341	\$0	\$1,162	\$263	\$893								\$38,879
Open Water	\$16,349	\$2,032	\$279	\$148	\$1,162	\$263	\$927	\$74,287	\$13,058	\$2,495	\$326	\$1,162	\$263	\$893	\$113,643
Streams/Creeks	\$11,978	\$1,787	\$255	\$206	\$1,162	\$263	\$941	\$84,652	\$13,058	\$2,495	\$326	\$1,162	\$263	\$893	\$119,441

This fee calculator was adopted in 2018 and is based on 2015 dollars.

SSHCP Fee Calculator Acreage Calculations

Land Cover Type	Impact Acres	Preservation Ratio	Restoration Ratio	Perservation	Restoration	Mitigation Acres (Preservation & Restoration)	Land Dedication	HCP Acquisitions
Agriculture	9,696	1.00	0.00	9,696	0	9,696	143	9,553
Valley Grassland	22,014	1.00	0.00	22,014	0	22,014	3,142	18,872
Vernal Pool - Direct	389	2.00	1.00	778	389	1,167	118	1,049
Vernal Pool - Indirect	94	2.00	0.00	188	0	188	1	187
Blue Oak	47	1.00	1.00	47	47	94	0	94
Riparian	373	2.00	1.00	746	373	1,119	0	1,119
Mine Tailing Riparian Woodland	218	1.00	1.00	218	218	436	0	436
Seasonal Wetland	105	1.00	1.00	105	105	210	4	206
Freshwater Marsh	127	1.00	1.00	127	127	254	12	242
Swale - Direct	234	1.00	1.00	234	234	468	73	395
Swale - Indirect	44	1.00	0.00	44	0	44	0	44
Streams/Creeks (VPIH) - Direct	22	1.00	1.00	22	22	44	11	33
Streams/Creeks (VPIH) - Indirect	4	1.00	0.00	4	0	4	0	4
Open Water	155	1.00	1.00	155	155	310	18	292
Streams/Creeks	117	1.00	1.00	117	117	234	2	232
Total	33,639			34,495	1,787	36,282	3,523.08	32,759

South Sacramento Habitat Conservation Plan Fee Calculation for NSP Phases A and B

This fee calculator was adopted in 2018 and is based on 2015 dollars.

ATTACHMENT 6

SSHCP Fee Calculator (Program Total)

Land Cover Type	Inputs			Preservation							Re-Establishment / Establishment							Total
	Impact Acres	Land Dedication	Re-Est/Est Dedication	Land	Management and Monitoring	Changed Circumstances	Agricultural Enhancement	Plan Administration	Plan Development	Plan Endowment	Re-Establishment / Establishment	Land	Management and Monitoring	Changed Circumstances	Plan Administration	Plan Development	Endowment Fee	
Agriculture	9,696	143	N/A	\$126,520,380	\$6,737,380	\$879,324	\$1,977,951	\$11,269,686	\$2,551,330	\$5,362,476								\$155,298,526
Valley Grassland	22,014	3,142	N/A	\$244,195,721	\$43,438,482	\$6,021,040	\$3,555,036	\$25,586,929	\$5,792,593	\$20,482,057								\$349,071,857
Vernal Pool - Direct	389	118	0	\$7,867,727	\$1,506,452	\$209,919	\$132,470	\$904,271	\$204,717	\$725,450	\$54,376,742	\$5,079,519	\$970,361	\$126,673	\$452,136	\$102,358	\$347,302	\$73,006,097
Vernal Pool - Indirect	94	1	N/A	\$2,226,696	\$364,027	\$50,726	\$32,011	\$218,513	\$49,469	\$175,302								\$3,116,743
Blue Oak	47	0	0	\$765,389	\$92,721	\$12,853	\$7,595	\$54,628	\$12,367	\$43,730	\$3,722,400	\$613,721	\$117,242	\$15,305	\$54,628	\$12,367	\$41,962	\$5,566,908
Riparian	373	0	0	\$9,413,852	\$1,338,418	\$190,678	\$152,256	\$867,078	\$196,297	\$701,488	\$33,548,826	\$4,870,593	\$930,449	\$121,463	\$433,539	\$98,148	\$333,017	\$53,196,100
Mine Tailing Riparian Woodland	218	0	0	\$2,048,678	\$381,261	\$54,735	\$46,838	\$253,382	\$57,363	\$205,538	\$24,132,461	\$2,846,620	\$543,801	\$70,989	\$253,382	\$57,363	\$194,632	\$31,147,044
Seasonal Wetland	105	4	0	\$1,763,124	\$210,340	\$29,034	\$16,207	\$122,042	\$27,629	\$97,519	\$10,272,696	\$1,371,078	\$261,923	\$34,192	\$122,042	\$27,629	\$93,745	\$14,449,198
Freshwater Marsh	127	12	0	\$2,630,990	\$291,441	\$38,820	\$10,793	\$147,612	\$33,418	\$115,900	\$11,816,066	\$1,658,352	\$316,802	\$41,356	\$147,612	\$33,418	\$113,386	\$17,395,965
Swale - Direct	234	73	0	\$2,322,495	\$491,777	\$67,006	\$30,641	\$271,979	\$61,573	\$216,052	\$21,880,927	\$3,055,546	\$583,713	\$76,199	\$271,979	\$61,573	\$208,917	\$29,600,375
Swale - Indirect	44	0	N/A	\$633,575	\$92,471	\$12,599	\$5,762	\$51,141	\$11,578	\$40,625								\$847,751
Streams/Creeks (VPIH) - Direct	22	11	0	\$368,466	\$58,299	\$7,506	\$11	\$25,571	\$5,789	\$19,644	\$1,928,607	\$287,274	\$54,879	\$7,164	\$25,571	\$5,789	\$19,642	\$2,814,211
Streams/Creeks (VPIH) - Indirect	4	0	N/A	\$134,274	\$10,600	\$1,365	\$2	\$4,649	\$1,053	\$3,572								\$155,514
Open Water	155	18	0	\$2,245,488	\$314,917	\$43,301	\$22,874	\$180,157	\$40,785	\$143,711	\$11,514,438	\$2,023,973	\$386,648	\$50,474	\$180,157	\$40,785	\$138,385	\$17,326,092
Streams/Creeks	117	2	0	\$1,382,521	\$209,073	\$29,821	\$24,079	\$135,989	\$30,786	\$110,065	\$9,904,337	\$1,527,773	\$291,857	\$38,100	\$135,989	\$30,786	\$104,458	\$13,955,636
Total	33,639	3,523	0.00	\$404,519,376	\$55,537,659	\$7,648,725	\$6,014,525	\$40,093,627	\$9,076,746	\$28,443,128	\$183,097,500	\$23,334,448	\$4,457,672	\$581,914	\$2,077,035	\$470,217	\$1,595,446	\$766,948,018

This fee calculator was adopted in 2018 and is based on 2015 dollars.

Nexus Study Table

Land Cover Type	Program Costs			Total Impact Acres	Impact Acres Net of Land Dedication	Per-Acre Mitigation	
	Land ¹	Other	Total			Land	Other
	<i>a</i>	<i>b</i>	<i>c</i>	<i>d</i>	<i>e</i>	<i>f = a / e</i>	<i>g = b / d</i>
Agriculture	\$126,520,380	\$28,778,146	\$155,298,526	9,696.0	9,553.3	\$13,244	\$2,968
Valley Grassland	\$244,195,721	\$104,876,136	\$349,071,857	22,014.0	18,871.7	\$12,940	\$4,764
Vernal Pool - Direct	\$7,867,727	\$65,138,370	\$73,006,097	389.0	329.8	\$23,853	\$167,451
Vernal Pool - Indirect	\$2,226,696	\$890,047	\$3,116,743	94.0	93.4	\$23,853	\$9,469
Blue Oak	\$765,389	\$4,801,519	\$5,566,908	47.0	47.0	\$16,285	\$102,160
Riparian	\$9,413,852	\$43,782,248	\$53,196,100	373.0	373.0	\$25,238	\$117,379
Mine Tailing Riparian Woodland	\$2,048,678	\$29,098,366	\$31,147,044	218.0	218.0	\$9,398	\$133,479
Seasonal Wetland	\$1,763,124	\$12,686,073	\$14,449,198	105.0	101.3	\$17,401	\$120,820
Freshwater Marsh	\$2,630,990	\$14,764,975	\$17,395,965	127.0	115.3	\$22,828	\$116,260
Swale - Direct	\$2,322,495	\$27,277,881	\$29,600,375	234.0	161.3	\$14,399	\$116,572
Swale - Indirect	\$633,575	\$214,176	\$847,751	44.0	44.0	\$14,399	\$4,868
Streams/Creeks (VPIH) - Direct	\$368,466	\$2,445,745	\$2,814,211	22.0	11.0	\$33,569	\$111,170
Streams/Creeks (VPIH) - Indirect	\$134,274	\$21,240	\$155,514	4.0	4.0	\$33,569	\$5,310
Open Water	\$2,245,488	\$15,080,605	\$17,326,092	155.0	137.4	\$16,349	\$97,294
Streams/Creeks	\$1,382,521	\$12,573,115	\$13,955,636	117.0	115.4	\$11,978	\$107,463
Total	\$404,519,376	\$362,428,642	\$766,948,018	33,639.0	30,175.7		

¹ Includes land costs associated with Preservation activities. Additional land acquisition costs for Re-Establishment/Establishment included under the Other cost category.

South Sacramento Habitat Conservation Plan Fee Calculation for NSP Phase C

ATTACHMENT 6

This fee calculator was adopted in 2018 and is based on 2015 dollars.

SSHCP Fee Calculator

Land Cover Type	Inputs			Preservation							Re-Establishment / Establishment							Total
	Impact Acres	Land Dedication	Re-Est/Est Dedication	Land	Management and Monitoring	Changed Circumstances	Agricultural Enhancement	Administration	Plan Development	Endowment	Re-Establishment / Establishment	Land	Management and Monitoring	Changed Circumstances	Administration	Plan Development	Endowment Fee	
Agriculture	12.60	0.00	N/A	\$166,870	\$8,755	\$1,143	\$2,570	\$14,645	\$3,315	\$6,969								\$204,268
Valley Grassland	117.50	0.00	N/A	\$1,520,428	\$231,853	\$32,137	\$18,975	\$136,571	\$30,918	\$109,323								\$2,080,206
Vernal Pool - Direct	2.20	0.00	0.00	\$52,477	\$8,520	\$1,187	\$749	\$5,114	\$1,158	\$4,103	\$307,529	\$28,727	\$5,488	\$716	\$2,557	\$579	\$1,964	\$420,869
Vernal Pool - Indirect	0.00	0.00	N/A	\$0	\$0	\$0	\$0	\$0	\$0	\$0								\$0
Blue Oak	0.00	0.00	0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Riparian	0.00	0.00	0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mine Tailing Riparian Woodland	0.00	0.00	0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Seasonal Wetland	0.00	0.00	0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Freshwater Marsh	0.00	0.00	0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Swale - Direct	0.00	0.00	0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Swale - Indirect	0.00	0.00	N/A	\$0	\$0	\$0	\$0	\$0	\$0	\$0								\$0
Streams/Creeks (VPIH) - Direct	0.00	0.00	0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Streams/Creeks (VPIH) - Indirect	0.00	0.00	N/A	\$0	\$0	\$0	\$0	\$0	\$0	\$0								\$0
Open Water	0.00	0.00	0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Streams/Creeks	0.00	0.00	0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	132.30	0.00	0.00	\$1,739,775	\$249,128	\$34,467	\$22,295	\$156,330	\$35,391	\$120,395	\$307,529	\$28,727	\$5,488	\$716	\$2,557	\$579	\$1,964	\$2,705,342

This fee calculator was adopted in 2018 and is based on 2015 dollars.

Per-Acre Impact Mitigation Fee Estimates
South Sacramento HCP Financial Model (Updated March 30, 2018)

Land Cover	Preservation							Re-Establishment / Establishment							Total
	Land Fee	Habitat Management and Monitoring	Changed Circumstances	Agricultural Enhancement	Plan Administration	Plan Development	Endowment Fee	Re-Establishment / Establishment	Land Acquisition	Habitat Management and Monitoring	Changed Circumstances	Plan Administration	Plan Development	Endowment Fee	
Agriculture	\$13,244	\$695	\$91	\$204	\$1,162	\$263	\$553								\$16,212
Valley Grassland	\$12,940	\$1,973	\$274	\$161	\$1,162	\$263	\$930								\$17,704
Vernal Pool - Direct	\$23,853	\$3,873	\$540	\$341	\$2,325	\$526	\$1,865	\$139,786	\$13,058	\$2,495	\$326	\$1,162	\$263	\$893	\$191,304
Vernal Pool - Indirect	\$23,853	\$3,873	\$540	\$341	\$2,325	\$526	\$1,865								\$33,322
Blue Oak	\$16,285	\$1,973	\$273	\$162	\$1,162	\$263	\$930	\$79,200	\$13,058	\$2,495	\$326	\$1,162	\$263	\$893	\$118,445
Riparian	\$25,238	\$3,588	\$511	\$408	\$2,325	\$526	\$1,881	\$89,943	\$13,058	\$2,495	\$326	\$1,162	\$263	\$893	\$142,617
Mine Tailing Riparian Woodland	\$9,398	\$1,749	\$251	\$215	\$1,162	\$263	\$943	\$110,699	\$13,058	\$2,495	\$326	\$1,162	\$263	\$893	\$142,876
Seasonal Wetland	\$17,401	\$2,003	\$277	\$154	\$1,162	\$263	\$929	\$97,835	\$13,058	\$2,495	\$326	\$1,162	\$263	\$893	\$138,220
Freshwater Marsh	\$22,828	\$2,295	\$306	\$85	\$1,162	\$263	\$913	\$93,040	\$13,058	\$2,495	\$326	\$1,162	\$263	\$893	\$139,088
Swale - Direct	\$14,399	\$2,102	\$286	\$131	\$1,162	\$263	\$923	\$93,508	\$13,058	\$2,495	\$326	\$1,162	\$263	\$893	\$130,972
Swale - Indirect	\$14,399	\$2,102	\$286	\$131	\$1,162	\$263	\$923								\$19,267
Streams/Creeks (VPIH) - Direct	\$33,569	\$2,650	\$341	\$0	\$1,162	\$263	\$893	\$87,664	\$13,058	\$2,495	\$326	\$1,162	\$263	\$893	\$144,739
Streams/Creeks (VPIH) - Indirect	\$33,569	\$2,650	\$341	\$0	\$1,162	\$263	\$893								\$38,879
Open Water	\$16,349	\$2,032	\$279	\$148	\$1,162	\$263	\$927	\$74,287	\$13,058	\$2,495	\$326	\$1,162	\$263	\$893	\$113,643
Streams/Creeks	\$11,978	\$1,787	\$255	\$206	\$1,162	\$263	\$941	\$84,652	\$13,058	\$2,495	\$326	\$1,162	\$263	\$893	\$119,441

This fee calculator was adopted in 2018 and is based on 2015 dollars.

SSHCP Fee Calculator Acreage Calculations

Land Cover Type	Impact Acres	Preservation Ratio	Restoration Ratio	Perservation	Restoration	Mitigation Acres (Preservation & Restoration)	Land Dedication	HCP Acquisitions
Agriculture	9,696	1.00	0.00	9,696	0	9,696	143	9,553
Valley Grassland	22,014	1.00	0.00	22,014	0	22,014	3,142	18,872
Vernal Pool - Direct	389	2.00	1.00	778	389	1,167	118	1,049
Vernal Pool - Indirect	94	2.00	0.00	188	0	188	1	187
Blue Oak	47	1.00	1.00	47	47	94	0	94
Riparian	373	2.00	1.00	746	373	1,119	0	1,119
Mine Tailing Riparian Woodland	218	1.00	1.00	218	218	436	0	436
Seasonal Wetland	105	1.00	1.00	105	105	210	4	206
Freshwater Marsh	127	1.00	1.00	127	127	254	12	242
Swale - Direct	234	1.00	1.00	234	234	468	73	395
Swale - Indirect	44	1.00	0.00	44	0	44	0	44
Streams/Creeks (VPIH) - Direct	22	1.00	1.00	22	22	44	11	33
Streams/Creeks (VPIH) - Indirect	4	1.00	0.00	4	0	4	0	4
Open Water	155	1.00	1.00	155	155	310	18	292
Streams/Creeks	117	1.00	1.00	117	117	234	2	232
Total	33,639			34,495	1,787	36,282	3,523.08	32,759

This fee calculator was adopted in 2018 and is based on 2015 dollars.

SSHCP Fee Calculator (Program Total)																		
Land Cover Type	Inputs			Preservation							Re-Establishment / Establishment							Total
	Impact Acres	Land Dedication	Re-Est/Est Dedication	Land	Management and Monitoring	Changed Circumstances	Agricultural Enhancement	Plan Administration	Plan Development	Plan Endowment	Re-Establishment / Establishment	Land	Management and Monitoring	Changed Circumstances	Plan Administration	Plan Development	Plan Endowment Fee	
Agriculture	9,696	143	N/A	\$126,520,380	\$6,737,380	\$879,324	\$1,977,951	\$11,269,686	\$2,551,330	\$5,362,476								\$155,298,526
Valley Grassland	22,014	3,142	N/A	\$244,195,721	\$43,438,482	\$6,021,040	\$3,555,036	\$25,586,929	\$5,792,593	\$20,482,057								\$349,071,857
Vernal Pool - Direct	389	118	0	\$7,867,727	\$1,506,452	\$209,919	\$132,470	\$904,271	\$204,717	\$725,450	\$54,376,742	\$5,079,519	\$970,361	\$126,673	\$452,136	\$102,358	\$347,302	\$73,006,097
Vernal Pool - Indirect	94	1	N/A	\$2,226,696	\$364,027	\$50,726	\$32,011	\$218,513	\$49,469	\$175,302								\$3,116,743
Blue Oak	47	0	0	\$765,389	\$92,721	\$12,853	\$7,595	\$54,628	\$12,367	\$43,730	\$3,722,400	\$613,721	\$117,242	\$15,305	\$54,628	\$12,367	\$41,962	\$5,566,908
Riparian	373	0	0	\$9,413,852	\$1,338,418	\$190,678	\$152,256	\$867,078	\$196,297	\$701,488	\$33,548,826	\$4,870,593	\$930,449	\$121,463	\$433,539	\$98,148	\$333,017	\$53,196,100
Mine Tailing Riparian Woodland	218	0	0	\$2,048,678	\$381,261	\$54,735	\$46,838	\$253,382	\$57,363	\$205,538	\$24,132,461	\$2,846,620	\$543,801	\$70,989	\$253,382	\$57,363	\$194,632	\$31,147,044
Seasonal Wetland	105	4	0	\$1,763,124	\$210,340	\$29,034	\$16,207	\$122,042	\$27,629	\$97,519	\$10,272,696	\$1,371,078	\$261,923	\$34,192	\$122,042	\$27,629	\$93,745	\$14,449,198
Freshwater Marsh	127	12	0	\$2,630,990	\$291,441	\$38,820	\$10,793	\$147,612	\$33,418	\$115,900	\$11,816,066	\$1,658,352	\$316,802	\$41,356	\$147,612	\$33,418	\$113,386	\$17,395,965
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Open Water	155	18	0	\$2,245,488	\$314,917	\$43,301	\$22,874	\$180,157	\$40,785	\$143,711	\$11,514,438	\$2,023,973	\$386,648	\$50,474	\$180,157	\$40,785	\$138,385	\$17,326,092
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