

Appendix F

PRELIMINARY REPRESENTATIVE COST STUDY FOR THE WALNUT AVENUE SPECIFIC PLAN BACKBONE INFRASTRUCTURE

Draft Preliminary Representative Cost Study
Walnut Avenue-Specific Plan Area Backbone Infrastructure
Greenfield, CA
March 7, 2012

Revision Date	Revision Description
08/08/12	Corrected subtotal

In providing this Representative Cost Study, the Client understands that the Design Professional has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that the Design Professional is not a Professional Cost Estimator. The Design Professional makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs. It is the Client's responsibility to review all unit prices and make changes as the Client sees fit to reflect the actual market prices the Client is experiencing and to reflect the Client's method of operation.

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This Representative Cost Study is based on the Engineers Report for Walnut Avenue dated March 2012, and only provides costs for backbone infrastructure assumed to be needed to support the development. Improvements for the individual phases are not included in this Representative Cost Study.

SUMMARY

A. GRADING		\$135,800
B. PAVING & CONCRETE		\$1,614,750
C. STORM DRAIN		\$60,420
D. SANITARY SEWER		\$154,000
E. WATER		\$380,000
F. MISCELLANEOUS		<u>\$1,239,500</u>
	Sub-Total Improvements:	\$3,584,470
	Design, Processing, etc. Contingency	15% \$537,671
	Contingency	20% <u>\$716,894</u>
	Total Improvements	\$4,839,035

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ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
A. GRADING					
1.	Clearing, Grubbing & Demolition	1.6	AC	\$1,500.00	\$2,400
2.	Excavation and Placement	21,300	CY	\$6.00	\$127,800
3.	Erosion Control	1.6	AC	\$3,500.00	\$5,600
Sub-Total Grading:					\$135,800

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
B. PAVING & CONCRETE					
1.	Street Fine Grading	280,500	SF	\$0.50	\$140,250
2.	AC Pavement (Including Base)	147,500	SF	\$6.00	\$885,000
3.	PCC Curb & Gutter	7,700	LF	\$20.00	\$154,000
4.	PCC Vertical Curb	2,000	LF	\$20.00	\$40,000
5.	Handicap Ramp	13	EA	\$1,500.00	\$19,500
6.	PCC Sidewalk & base	75,200	SF	\$5.00	\$376,000
Sub-Total Paving & Concrete:					\$1,614,750

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ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
C. STORM DRAIN					
1.	18" Storm drain pipe	150	LF	\$50.00	\$7,500
2.	24" Storm drain pipe	50	LF	\$60.00	\$3,000
3.	Storm Drain Catch Basin	2	EA	\$3,500.00	\$7,000
4.	Storm Drain Outfall	1	EA	\$10,000.00	\$10,000
5.	Storm Drain Manhole	3	EA	\$5,000.00	\$15,000
6.	Storm Chambers	24	EA	\$330.00	\$7,920
7.	Connect to Existing	2	EA	\$5,000.00	\$10,000
Sub-Total Storm Drain:					\$60,420

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
D. SANITARY SEWER					
1.	8" Sanitary Sewer	2,200	LF	\$45.00	\$99,000
2.	Manhole	9	EA	\$5,000.00	\$45,000
3.	Connect to Existing	2	EA	\$5,000.00	\$10,000
Sub-Total Sanitary Sewer:					\$154,000

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
E. WATER					
1.	8" Water line	4,800	LF	\$50.00	\$240,000
2.	12" Water line	500	LF	\$60.00	\$30,000
3.	Fire Hydrant	14	EA	\$5,000.00	\$70,000
4.	Connect to Existing	4	EA	\$10,000.00	\$40,000
Sub-Total Water:					\$380,000

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ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
F. MISCELLANEOUS					
1.	Electrolier	28	EA	\$3,000.00	\$84,000
2.	Signing and Striping	1	LS	\$25,000.00	\$25,000
3.	Joint trench (see note 5)	5,300	LF	\$60.00	\$318,000
4.	Underground Overhead Electrical Lines	3,250	LF	\$250.00	\$812,500
				Sub-Total Miscellaneous:	\$1,239,500

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NOTES:

1. THIS IS A REPRESENTATIVE COST STUDY BY THE CIVIL ENGINEER. THE CIVIL ENGINEER MAKES NO REPRESENTATION CONCERNING THE ABOVE ITEMS SHOWN IN CONNECTION WITH THE PLANS AND SPECIFICATIONS BEING PREPARED.
2. QUANTITIES SHOWN HEREIN ARE CALCULATED FROM THE WALNUT AVENUE ENGINEERS REPORT DATED MARCH 2012, WHICH IS SUBJECT TO REVISION.
3. COST FIGURES SHOWN HEREIN ARE CONCEPTUAL ONLY. ACTUAL COSTS ARE DEPENDENT ON THE ITEMS SHOWN ON THE PLANS AT BIDDING TIME, THE GENERAL MARKET SITUATION, THE CONTRACTOR'S WORKLOAD, SEASONAL FACTORS, LABOR AND MATERIAL COST, ETC.
4. ITEMS SHOWN ABOVE AND THEIR ASSOCIATED COSTS ARE SUBJECT TO REVISION DUE TO CHANGES, ADDITIONS, AND DELETIONS RESULTING FROM ON-GOING AGENCY REVIEW.
5. COSTS ASSOCIATED WITH JOINT TRENCH CONSTRUCTION ARE INCLUDED IN THIS REPRESENTATIVE COST STUDY FOR THE USER'S CONVENIENCE ONLY, AND SHOULD BE REPLACED WITH FIGURES FROM SEPARATE CALCULATIONS SUPPLIED BY A QUALIFIED UTILITY CONSULTANT AT THE EARLIEST POSSIBLE TIME. TOTAL COSTS, INCLUDING UTILITY COMPANY FEES, CONNECTION CHARGES, SUBSTRUCTURE, WIRING, ETC. ARE NOT INCLUDED.
6. COSTS FOR INDIVIDUAL SANITARY SEWER BACKFLOW PREVENTERS, WATER PRESSURE REDUCERS, AND WATER PRESSURE BOOSTERS ARE NOT INCLUDED IN THIS REPRESENTATIVE COST STUDY. THE BUILDER SHOULD BUDGET FOR THESE ITEMS WITH THE BUILDING COSTS.
7. EROSION CONTROL COSTS ARE FOR INITIAL INSTALLATION ONLY AND DO NOT INCLUDE ONGOING MAINTENANCE OR SUBSEQUENT YEARLY INSTALLATIONS/MODIFICATIONS.
8. THE CONTINGENCY SHOWN SHOULD BE VERIFIED BY THE CLIENT. THE CONTINGENCY SHOWN IN THIS REPRESENTATIVE COST STUDY IS INTENDED TO INDICATE GENERAL UNCERTAINTY AND SHOULD NOT BE USED AS A VARIANCE TO ACTUAL CONSTRUCTION COST.
9. PAVEMENT STRUCTURAL SECTION THICKNESS IS UNKNOWN. FINAL DESIGN THICKNESS WILL BE DETERMINED FROM THE FINAL SOIL TESTING AND PAVEMENT SECTION DESIGN BY THE GEOTECHNICAL ENGINEER, AND WILL AFFECT THE UNIT COST.
10. THIS DOCUMENT DOES NOT INCLUDE COSTS TO ACQUIRE RIGHT-OF-WAY NEEDED FOR THIS PROJECT.
11. GEOTECHNICAL MITIGATION INCLUDING SUBDRAINS, KEYWAYS, AND OVEREXCAVATION IS NOT INCLUDED IN THIS OPINION OF PROBABLE COSTS.

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12. EARTHWORK QUANTITIES SHOWN ON THIS REPRESENTATIVE COST STUDY ARE FOR THE BACKBONE INFRASTRUCTURE ONLY, ARE APPROXIMATE QUANTITIES AND ARE FURNISHED FOR INFORMATION ONLY. THE ACTUAL AMOUNT OF EARTH MOVED WILL VARY DEPENDING ON THE PROPERTIES OF THE SOILS ENCOUNTERED, THE CONTRACTOR'S METHOD OF OPERATION, ETC.
13. THIS REPRESENTATIVE COST STUDY ASSUMES THAT ALL BACKBONE IMPROVEMENTS WILL BE CONSTRUCTED IN A SINGLE PHASE. ALLOWANCES FOR MULTIPLE CONSTRUCTION PHASES HAVE NOT BEEN INCLUDED.
14. THIS CONCEPTUAL COST ANALYSIS EXCLUDES THE FOLLOWING:
- a. CONSTRUCTION STAKING
 - b. GEOTECHNICAL ENGINEERING OR TESTING
 - c. OVERSIZING OF UTILITIES FOR ADDITIONAL CAPACITY
 - d. FENCING
 - e. BUILDING RELATED COSTS OR FEES
 - f. FINANCING CHARGES
 - g. REIMBURSABLE AGREEMENTS OR REFUNDABLE DEPOSITS
 - h. PLANNING AND OTHER CONSULTANT FEES
 - i. LANDSCAPING AND FINISH GRADING
 - j. CITY AND OTHER AGENCY FEES, INCLUDING MAP AND IMPROVEMENT PLAN FEES
 - k. ENVIRONMENTAL MITIGATION
 - l. BONDS AND BONDING FEES
 - m. IMPROVEMENTS NOT SHOWN ON THE PLANS
 - n. IMPROVEMENTS FOR CUSTOM LOTS
 - o. OFF-SITE IMPROVEMENTS
 - p. SCHOOL DISTRICT FEES
 - q. ASSESSMENT DISTRICT FEES
 - r. PROFESSIONAL DESIGN FEES (CIVIL, STRUCTURAL, ARCHITECTURAL, ETC.)
 - s. MONITORING DURING CONSTRUCTION
 - t. PARK IMPROVEMENTS
 - u. PUBLIC RIGHT OF WAY LANDSCAPE
 - v. RETENTION BASIN FENCING & LANDSCAPE