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GOODWIN CONSULTING GROUP

UPDATE OF THE SUNRISE DOUGLAS COMMUNITY PLAN DEVELOPMENT IMPACT FEE PROGRAM NEXUS STUDY

INCLUDES UPDATE OF:

ROADWAY FEE
SUPPLEMENTAL OFFSITE WATER FEE
INTERIM SEWER FEE

DRAFT REPORT

March 3, 2021

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Update of the Sunrise Douglas Community Plan Development Impact Fee Program Nexus Study

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EXECUTIVE SUMMARY

INTRODUCTION

The Sunrise Douglas Community Plan ("SDCP") area is generally bordered by Sunrise Boulevard, Douglas Road, Grant Line Road, and Jackson Highway in the City of Rancho Cordova (the "City"). The City is in the eastern central portion of Sacramento County along Highway 50 neighboring the cities of Sacramento and Folsom. The SDCP consists of approximately 6,100 acres for residential and commercial development, of which approximately 43 percent, or 2,632 acres, fall within the Sunridge Specific Plan ("SRSP") area. An additional 530 acres falls within The Ranch Special Planning Area ("The Ranch"), and another 283 acres known as the Preserve Project ("The Preserve") is located within the Grant Line West Planning Area. The SRSP area, The Ranch, and The Preserve will be collectively referred to in this report as the "Fee Program Area".

A map of the Fee Program Area boundary is included in Appendix C of this report. This study incorporates only the land uses and facilities necessary to develop the Fee Program Area. As development plans and the facilities for the remainder of the SDCP area are identified, the Sunrise Douglas Community Plan Development Impact Fee Program Nexus Study (the "2021 Nexus") will be updated to incorporate all SDCP land uses and facilities. At that time, the City will adopt an updated fee program for the entire SDCP area.

Certain infrastructure and facilities, such as roadway improvements, transit shuttle service, offsite water facilities, interim sewer facilities, park facilities, and library facilities, will be required to develop the Fee Program Area. Much of the funding for these facilities will come from development impact fees. Since such facilities are needed as a result of development in the Fee Program Area, the cost of these facilities should be borne by this development. The Sunrise Douglas Community Plan Development Impact Fee Program Nexus Study, completed in 2004 ("2004 Nexus Study"), and which presented impact fees that would apply to SRSP development, was adopted by the City of Rancho Cordova City Council ("City Council") on June 21, 2004. The 2004 Nexus Study was updated the following year in 2005, when the Council adopted an updated nexus study ("2005 Nexus Study").

Among other changes, this nexus study adds two new development projects, The Ranch and The Preserve, to the Fee Program Area. As noted in the prior nexus studies, if additional areas within the SDCP develop, those areas will be consolidated into the Fee Program Area and the impact fees will be updated through the adoption of a future nexus study.

FEES INCLUDED IN THE 2021 NEXUS STUDY

The 2004 Nexus Study established development impact fees for roadway, transit, supplemental offsite water, interim sewer, park, library, and fee program update costs. The fees for roadway, supplemental offsite water, and interim sewer facilities were subsequently updated in the 2005 Nexus Study. These fees were established to mitigate the impacts on the City from future

development in the SRSP. Updates to the facilities and costs in the SDCP Development Impact Fee Program (the "Fee Program") plus the addition of two new development projects have created the need to update the three fees that were included in the 2005 Nexus Study. The 2021 Nexus Study proposes updated development impact fees for the following facilities:

- Roadway facilities
- Supplemental offsite water facilities
- Interim sewer facilities

City staff has indicated that the Transit Shuttle Fee will be discontinued in the Fee Program and the fund balance for this fee will be transferred to another City fee program that funds transit shuttle purchases. In addition, City staff is also discontinuing the Fee Program Update Fee as future minor updates, if any, will be covered by the administrative fee.

FACILITIES AND COSTS

The Fee Program will fund various types of infrastructure and public facilities that will serve future development. The table on the following page summarizes the roadway, supplemental offsite water, and interim sewer costs that will be funded with the fees presented in this report. Infrastructure costs have been updated by City staff; details of the facilities and their itemized costs are presented in Appendix B of this report. The remainder of the costs will be funded through various alternative sources including:

- Sacramento County Transportation Development Fee Program (SCTDF)
- Rancho Cordova Transportation Development Impact Fee Program (TDIF)
- Measure A Sales Tax
- Sacramento Regional County Sewer District
- Sacramento County Sewer District 1
- Sacramento County Water Agency Zone 40
- Individual Developers
- Rancho Cordova Community Facilities Districts

The infrastructure costs shown in the table below are not a complete list of the facilities that will be funded by SDCP development but only those included in this 2021 Nexus Study. Development in the SDCP area will be required to contribute fees toward other facilities included in the Fee Program such as park facilities, library facilities, and fee program updates. The SDCP area will also be required to pay fees or construct infrastructure for permanent water, sewer, drainage, fire, and school facilities; however, the fees and costs associated with these facilities are not within the City's jurisdiction and therefore, are not part of the SDCP Fee Program. This report will address the individual facilities listed in the table below and the associated SDCP Fees.

SDCP Fee Program Costs	
Facilities	**Costs (2020$)**
Roadway Improvements	$89,258,246
Supplemental Offsite Water	$10,392,758
Interim Sewer	$6,987,837
SDCP Facilities Cost	**$106,638,842**

SUMMARY OF THE SDCP FEES

The table below summarizes the proposed Roadway, Supplemental Offsite Water, and Interim Sewer Fees calculated in this 2021 Nexus Study.

SDCP Fees				
	Roadways	**Supplemental Offsite Water**	**Interim Sewer**	**Total***
Residential Development				
Single Family	$7,719	$1,003	$692	**$9,414**
Multifamily	$4,325	$752	$519	**$5,596**
Non-Residential Development				
Office	$8.74	$0.31	$0.14	**$9.19**
Commercial	$12.66	$0.37	$0.07	**$13.10**

* The City applies a 3.75% administration fee to the fees in the SDCP Fee Program

ADMINISTRATION FEE

To defray the City's costs associated with administering the SDCP Fee Program, tracking fee credits and reimbursements, and other related program costs, the City will charge an administration fee equal to 3.75% of the total fee amount the City will administer. The fee components that the City will administer include the Roadway, Supplemental Offsite Water, and the Interim Sewer Fees. The Park and Library Fees will be collected by the City and passed through to the public agencies that will utilize these fees. The administration fee must be paid at the time of building permit issuance, or as designated by the City, and cannot be credited against through a fee credit or reimbursement agreement.

I. INTRODUCTION

The Sunrise Douglas Community Plan area is generally bordered by Sunrise Boulevard, Douglas Road, Grant Line Road, and Jackson Highway in the City of Rancho Cordova. The City is in the eastern central portion of Sacramento County along Highway 50 neighboring the cities of Sacramento and Folsom. The SDCP consists of approximately 6,100 acres for residential and commercial development, of which, approximately 43 percent or 2,632 acres fall within the SRSP area. An additional 530 acres are within The Ranch Special Planning Area and another 283 acres are within The Preserve, which is located within the Grant Line West Planning Area.

A map of the Fee Program Area is included in Appendix C of this report. This Nexus Study incorporates only the land uses and facilities necessary to develop the Fee Program Area. As development plans and the necessary facilities for the remainder of the SDCP area are identified, the Fee Program will be updated to incorporate all SDCP land uses and facilities. At that time, the City will adopt an updated nexus study for the remaining SDCP area.

PURPOSE OF STUDY

The 2021 Nexus Study updates the facilities costs and fees of three components of the Fee Program. Additionally, the 2021 Nexus Study incorporates two new developments, The Ranch and The Preserve to the Fee Program Area.

Goodwin Consulting Group, Inc. has prepared this 2021 Nexus Study, which is compliant with the requirements set forth in the Mitigation Fee Act and ensures that a rational nexus exists between future development in the SDCP area and the use and need of the proposed facilities. This 2021 Nexus Study will also demonstrate that a reasonable relationship exists between the amount of each impact fee component and the cost of the facilities attributable to the type of development that will be required to pay the impact fees.

AB 1600 NEXUS REQUIREMENTS

Assembly Bill (AB) 1600, which was enacted by the State of California in 1987, created Section 66000 et. seq. of the Government Code. AB 1600, also referred to as the Mitigation Fee Act, requires that all public agencies satisfy the following requirements when establishing, increasing, or imposing a fee as a condition of approval for a development project:

1. Identify the purpose of the fee.

2. Identify the use to which the fee will be put.

3. Determine how there is a reasonable relationship between:
    A. The fee's use and the type of development project on which the fee is imposed.

B. The need for the public facility and the type of development project on which the fee is imposed.

C. The amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

As stated above, the purpose of this 2021 Nexus Study is to demonstrate that the fees included in this 2021 Nexus Study comply with the Mitigation Fee Act. The assumptions, methodology, facility standards, costs, and cost allocation factors that were used to establish the nexus between the fees established in the 2021 Nexus Study ("SDCP Fees") and the development on which they will be levied are summarized in the subsequent sections of this report.

ORGANIZATION OF REPORT

The remainder of this report has been organized into the following sections:

Section II	Provides a general explanation of the methodology used to calculate the fee components in the Fee Program.
Section III	Defines the land use categories to be used in the application of the fees as well as land uses within the Fee Program Area.
Section IV	Defines the infrastructure categories and costs in the SDCP capital improvement plan.
Sections V-VII	Provides the details of the individual fee calculations for Roadway, Supplemental Water, and Interim Sewer Fees.
Section VIII	Provides a summary of the impact fee components calculated in this report and addresses future fee adjustments, credit/reimbursement policies, fee implementation issues and administrative duties for the Fee Program.

II. FEE METHODOLOGY

When an impact fee is calculated, an analysis must be presented in enough detail to demonstrate that a logical and thorough consideration was applied in the process of determining how the fee relates to the impacts from new development. Various findings must be made to ensure that there is a reasonable relationship between the use, need and amount of an impact fee and the type of development on which that impact fee will be levied. Following is the methodology used to calculate impact fees in this report.

FEE CALCULATION

The steps to calculate the SDCP Fees are as follows:

Step 1. Identify the total development, existing and future, in the Fee Program Area; this includes the original SRSP area, The Ranch, and The Preserve.

Step 2. Determine all the infrastructure and facilities needed to serve the Fee Program Area; this includes existing and future infrastructure and facilities. This starts with the original capital improvement plan (CIP) for roadways, supplemental offsite water, and interim sewer facilities. The original CIP was then updated by City staff to identify all facilities that are either not required anymore or are fully or partially funded through an alternative funding source. The updated CIP is the basis for the total net cost of each facility type to be funded by the Fee Program.

Step 3. Estimate the net cost of facilities needed to serve the development in the Fee Program Area. For facilities that have not yet been constructed by developers, the original costs from 2005 are inflated based on the City's inflation adjustments over the years. For facilities that have been constructed by developers, the full dollar amount in the original credit/reimbursement agreement is included in the cost total. Pursuant to City policy, the credit/reimbursement agreement amounts are not subject to annual inflation adjustments and therefore, their original agreement amounts have not changed, as presented in the CIP. Additionally, any revenues available from alternative funding sources are subtracted to determine a net facilities cost. that will be allocated to all development

Step 4. Identify the demand variable (i.e., trips generated, gallons/day, persons served, acres etc.) that will be used to allocate facility costs on a benefit rationale basis to each land use category; apply demand variable rates or Equivalent Dwelling Units (EDU) to individual land uses based on service demand.

Step 5. Determine the total amount of EDUs that will be generated by all development land use categories by multiplying the land uses by their assigned EDU factor.

Step 6. Divide the net facilities cost allocated to all development in the Fee Program Area by the total EDUs to determine the fee per EDU.

Step 7. Determine the fee for each land use category by multiplying the assigned EDU factor for each land use category by the fee per EDU calculated in Step 6.

III. LAND USE CATEGORIES

LAND USE CATEGORIES

The Mitigation Fee Act requires that a reasonable relationship exist between the need for public facilities and the type of development on which an impact fee is imposed. The need for public facilities is related to the level of service demanded, which varies in proportion to the number of residents or employees generated by a particular development type. Therefore, land use categories have been defined in order to distinguish between relative impacts on facilities. All fee components of the Fee Program are calculated on a per-dwelling unit basis for residential land use categories and on a per-building square foot basis for non-residential land use categories.

The following land use categories are identified for purposes of the SDCP Fee:

Single Family: includes all single family residential development categories that include single family detached and attached homes with two or less units.

Multi-Family: includes all multi-family residential development categories, including condominiums, apartments and residential buildings with three or more units.

Office: includes buildings constructed for the purpose of occupancy by predominantly business and professional office uses located on sites zoned BP Business and Professional Office in accord with the City of Rancho Cordova Zoning Code.

Commercial: includes buildings constructed for the purpose of occupancy by retail, services, and other predominantly non-office businesses located on sites zoned SC Shopping Center, LC Limited Commercial, TC Travel Commercial, AC Auto Commercial, or GC General Commercial in accord with the City of Rancho Cordova Zoning Code or designated Commercial or Commercial Mixed Use (CMU) by the Sunridge Specific Plan or other specific plan. Residential dwellings constructed on sites designated CMU or another commercial zone are residential development rather than commercial development.

The City will make the final determination as to which land use category a particular development will be assigned. City staff will determine the land use category that corresponds most directly to the land use. Alternatively, the City can determine that no land use category adequately corresponds to the development in question and may work in conjunction with the City planning director to determine the applicable ad hoc impact fees.

LAND USE QUANTITIES

The 2021 Nexus Study incorporates land uses from two new developments in the Fee Program Area, The Ranch and The Preserve; these two new developments were not included in the 2005 Nexus Study. City Staff estimates that development in the Fee Program Area totals 10,095 residential units, of which, 9,710 are projected to be single family units and 385 are multi-family units. The Fee Program Area also includes 91.7 acres of neighborhood commercial development. No office/employment center development is anticipated in the Fee Program Area at this time.

Unlike the 2005 Nexus Study, the 2021 Nexus Study does not include a 5.0% land use adjustment to address the potential loss of development to wetland mitigation issues since most of the wetland areas have been identified at this time. Development projections will be updated in future revisions to the 2021 Nexus Study as they become available and are more precise. Table A-1 in Appendix A shows the estimated number of residential units and non-residential square footage within the Fee Program Area and Table A-8 identifies the individual development projects.

IV. INFRASTRUCTURE

The SDCP Fees will fund various types of infrastructure that will serve future development in the Fee Program Area. The table below summarizes the roadway, water, and sewer facilities costs for the SDCP CIP that will be funded with the SDCP Fees.

The CIP was originally developed by the City with the help of its consultant, Wood Rodgers, in the early 2000s. Since that time City staff have maintained and updated the CIP facilities and costs, the executed credit/reimbursement agreements, and the contributions from alternative funding sources. The facilities and cost details are presented in Appendix B of this report. Alternative funding sources include the following:

- Sacramento County Transportation Development Fee Program (SCTDF)
- Rancho Cordova Transportation Development Impact Fee Program (TDIF)
- Measure A Sales Tax
- Sacramento Regional County Sewer District
- Sacramento County Sewer District 1
- Sacramento County Water Agency Zone 40
- Rancho Cordova Community Facilities Districts
- Individual Developers

2021 SDCP Fee-Funded Costs	
Facilities	**Costs (2020 $)**
Roadway Improvements	$89,258,246
Supplemental Offsite Water	$10,392,758
Interim Sewer	$6,987,837
SDCP Facilities Cost	**$106,638,842**

The infrastructure listed in the table above are not a complete list of the facilities that will be funded by SDCP development but only those that are included in this 2021 Nexus Study. The SDCP area will also be required to contribute to other Fee Program fees that are not included in this 2021 Nexus Study. Other Fee Program fees include the Park Fee, and the Library Fee. The Transit Shuttle Fee will be discontinued in the SDCP Fee Program and the fund balance for this fee will be transferred to another City fee program that funds the transit shuttle purchases. City staff is also discontinuing the Fee Program Update Fee as future minor updates, if any, will be covered by the administrative fee. The SDCP area will also be required to pay fees or construct infrastructure for permanent water, sewer, drainage, fire, and school facilities; however, the fees and costs associated with these facilities are not within the City's jurisdiction and therefore, are not part of the SDCP Fee Program. This report only addresses the three facility categories listed in the table above and their associated SDCP Fees.

V. ROADWAY FACILITIES AND FEE

Roadway facilities for the Fee Program Area include construction and widening of roads, intersection signalization, median improvements, drainage improvements and road landscaping. The need for these roadway facilities is triggered by the increase in traffic that will be generated by development in the Fee Program Area, and therefore, these improvements will be included in the calculation of the Roadway Fee. The Roadway Fee meets the AB 1600 nexus requirements, as outlined in the table below.

AB 1600 Nexus Test for the Roadway Fee	
Identify Purpose of Fee	To construct roads, intersections, widenings, and other roadway improvements in the SDCP CIP needed to mitigate the impacts of new development within the Fee Program Area.
Identify Use of Fee	Roadway Fee revenue will fund the improvement and construction of roads, intersections, and other roadway facilities identified in the SDCP CIP and detailed in Appendix B of this report.
Determine how there is a reasonable relationship between the 1) need for the public facility, 2) the use of the fee, and 3) the amount of the fee, and the type of development project on which the fee is imposed.	New residential and non-residential development will generate additional residents and employees in the Fee Program Area that will create demand for adequate roadway facilities to serve the new development areas. Existing roadway facilities are adequate to serve the City's existing population but cannot provide adequate circulation for the increased population and employment that will be generated by development in the Fee Program Area. Therefore, new roadway facilities must be constructed. New development will be allocated a fair share of the cost based on the trip generation factors. Development types will have fees that are proportionate with their trip generation factors.

FACILITY REQUIREMENTS AND COSTS

Table B-1 of Appendix B identifies the roadway projects in the original CIP and Table B-2 shows the detailed costs of these projects. The projects include construction and widening of major on-site and off-site roadway segments, intersection improvements and signalization, median improvements, drainage culverts, landscaping, and right of way land acquisition.

The total cost of these roadway facilities in 2005 was approximately $137.3 million; however, funding for a portion of the total cost will come from multiple sources other than the SDCP Fee Program. The alternative funding sources include the following:

- Sacramento County Transportation Development Fee Program (SCTDF)
- Rancho Cordova Citywide Transportation Development Impact Fee Program (TDIF)
- Measure A Sales Tax
- Rancho Cordova Community Facilities Districts
- Individual Developers

After reducing the cost for the alternative funding and applying inflation escalations to the cost estimates, the total amount of the roadway facilities cost allocated to the Roadway Fee calculation is approximately $85.0 million. Approximately $42.3 million of the total $85.0 million cost is included in existing credit/reimbursement agreements the City entered with developers for roadways constructed by the developers; Table A-3 in Appendix A shows this allocation. Because the City does not adjust the credits and reimbursements annually for inflation, the $42.3 million dollar cost associated with the credit/reimbursement agreements was not adjusted for inflation when calculating the Roadway Fee in this 2021 Nexus Study.

Finally, an additional $4,250,393 (5%) is added to the total net cost as a contingency. In total, development in the Fee Program Area is allocated $89,258,246 of roadway facilities costs.

ROADWAY FEE

Table A-4 in Appendix A shows the calculation of the updated Roadway Fee. The $89.3 million net roadway cost is allocated to current and future land uses in the Fee Program Area based on the EDUs factors used in the *Public Facilities Financing Plan for the Sunridge Specific Plan* (the "SRSP Finance Plan"). The SRSP Finance Plan identifies the *Elk Grove/West Vineyard Public Facilities Financing Plan Development Fee Program* (the "EG/WV PFFP") as the source of the EDU factors used its report. A review of the EG/WV PFFP roadway EDU calculation showed that the EDUs were based on peak hour trip rates adjusted for zoning category and development density. This is a reasonable approach for comparing the level of trips generated by different land use categories and therefore, it is used to allocate the cost of roadway facilities in this 2021 Nexus Study. The EDU factor for Single Family Residential (SFR) units, used in this report, is a blended rate based on the weighted average of the EDU factors in the EG/WV PFFP for RD-5 and RD-7 zoning. The Multifamily Residential (MFR) category is assigned the RD-20 EDU rate and the Office and Commercial categories are assigned the BP and GC zoning EDU factors from that report.

Table A-4 shows that utilizing the assigned EDU factors to allocate the $89.3 million net roadway cost to all the land uses within the Fee Program Area yields Roadway Fees of $7,719 per SFR, $4,325 per MFR, $8.74 per building square foot for Office and $12.66 per building square foot for Commercial land uses.

For comparison, the table below shows the proposed residential Roadway Fees are 52 to 59 percent lower than the City's current fees. The proposed nonresidential Roadway Fees are 28 to 38 percent lower than the City's current fees.

	Roadway Fee		
Land Use	**Proposed Fee**	**Current Fee**	**Percent Change**
Residential	**per Unit**	**per Unit**	
Single Family Residential	$7,719	$16,057	(52%)
Multi-Family Residential	$4,325	$10,569	(59%)
Non-Residential	**per Bldg SF**	**per Bldg SF**	
Office	$8.74	$14.10	(38%)
Commercial	$12.66	$17.63	(28%)

VI. SUPPLEMENTAL OFFSITE WATER FACILITIES & FEE

The Supplemental Offsite Water Fee calculated in this section of the report meets the AB 1600 nexus requirements as outlined in the table below.

AB 1600 Nexus Test for the Supplemental Offsite Water Component of the 2021 SDCP Fee	
Identify Purpose of Fee	Funding water improvements to serve the Fee Program Area
Identify Use of Fee	Fee revenue will fund supplemental offsite water improvements that are part of the CIP as identified in Table B-3 of Appendix B of this report
Determine how there is a reasonable relationship between the 1) need for the public facility, 2) the use of the fee, and 3) the amount of the fee, and the type of development project on which the fee is imposed.	New residential and commercial development will generate residents and employees in the Fee Program Area that will create a demand for water service. Fees collected through the Fee Program from new development will be used to fund offsite water facilities that will serve the Fee Program Area. New development will be allocated a fair share of the cost based on the assignment of water EDUs for each development type.

FACILITY REQUIREMENTS AND COSTS

Supplemental offsite water facilities include a groundwater treatment plant, a raw water line along Excelsior Road, seven Vineyard well fields, the Folsom South canal crossing, the cost of water studies, as well as land costs for the water treatment plant, the water tank and booster pump station, and the seven well fields. The total estimated cost for these facilities in 2005 was $39.3 million; however, the Sacramento County Water Agency (SCWA) will not reimburse the full cost to the developer or developers that construct these facilities. The remainder, therefore, will be funded through the SDCP Supplemental Offsite Water Fee. After applying annual escalation to the cost estimates through 2020, the net cost of the supplemental offsite water facilities that will be funded through the Fee Program is $10.4 million. Approximately $9.5 million of the total $10.4 million cost is included in existing credit/reimbursement agreements the City entered with developers for the facilities constructed by developers. Because the City does not adjust the credits and reimbursements annually for inflation, the $9.5 million dollar cost associated with the credit/reimbursement agreements was not adjusted for inflation when calculating the Supplemental Offsite Water Fee in this 2021 Nexus Study.

The City will collect the Supplemental Offsite Water Fee and use it to reimburse the developer(s) who constructed theses facilities. The $10.4 million net cost is allocated to development in the Fee Program Area based on a fair share allocation. The cost for these facilities and land acquisition will be allocated based on EDUs developed for the Sacramento County Water Agency's (SCWA) water development fee program. Table B-3 in Appendix B identifies the water facilities and the portion of the cost that will not be reimbursed by the SCWA Zone 40 program.

SUPPLEMENTAL OFFSITE WATER FEE

Table A-5 in Appendix A shows the calculation of the Supplemental Offsite Water Fee. The $10.4 million cost is allocated to current and future land uses in the Fee Program Area based on the EDUs factors used by the SCWA development fee program. That fee program assigns EDU factors based on service demand reflected in the size of the water meter of a typical development type. This is a reasonable approach for comparing the estimated level of water demand generated by different land use categories and therefore, it was used to allocate the cost of water facilities in this 2021 Nexus Study. For residential development, an EDU factor of 1.0 is assigned to a SFR unit and 0.75 EDU for a MFR unit. Office and Commercial development are assigned 4.0 EDUs per acre.

Utilizing the EDU factors to allocate the $10.4 million cost to the land uses within the Fee Program Area yields residential fees of $1,003 per SFR unit, $752 per MFR unit, and $0.31 and $0.37 per building square foot for Office and Commercial land uses, respectively.

For comparison, the table below shows the proposed residential Supplemental Offsite Water Fees are 36 percent lower than the City's current fees and the proposed nonresidential Supplemental Offsite Water Fees are 36 to 37 percent lower than the City's current fees.

	Supplemental Offsite Water Fee		
Land Use	**Proposed Fee**	**Current Fee (1)**	**Percent Change**
Residential	**per Unit**	**per Unit**	
Single Family Residential	$1,003	$1,562	(36%)
Multi-Family Residential	$752	$1,172	(36%)
Non-Residential	**per Bldg SF**	**per Bldg SF**	
Office	$0.31	$0.49	(37%)
Commercial	$0.37	$0.57	(36%)

VII. INTERIM SEWER FACILITIES AND FEE

Interim sewer improvements include construction of force mains and lift stations for the Fee Program Area. The need for the interim sewer facilities is a direct result of future development in the Fee Program Area, and therefore, the costs of these improvements will be allocated to all development in the Fee Program Area. The Interim Sewer Fee calculated in this section of the report meets the AB 1600 nexus requirements, as outlined in the table below.

AB 1600 Nexus Test for the Interim Sewer Facilities Component of the 2021 SDCP Fee	
Identify Purpose of Fee	Funding for the interim sewer facilities to serve the Fee Program Area.
Identify Use of Fee	Fee revenue will fund the construction of force mains and lift stations that are included in the CIP and identified in Table B-4 of Appendix B of this report
Determine how there is a reasonable relationship between the 1) need for the public facility, 2) the use of the fee, and 3) the amount of the fee, and the type of development project on which the fee is imposed.	New residential and commercial development will generate residents and employees in SDCP that will create a demand for sewer facilities. This will necessitate the need for force mains and lift stations. Impact fees collected through the Fee Program from development will be used to fund these facilities. New development will be allocated a fair share of the cost based on the assignment of sewer EDUs for each development type.

FUTURE FACILITY REQUIREMENTS AND COSTS

The demand for sewer facilities is a direct result of development within the Fee Program Area. These facilities will primarily benefit residents and employees in the Fee Program Area and therefore, the cost of these facilities is allocated to current and future development in the Fee Program Area. The proposed interim sewer facilities include lift stations at Chrysanthy Boulevard, Douglas Boulevard, and Kiefer Boulevard, force mains, the Folsom South canal crossing, the Chrysanthy Boulevard trunk sewer and sewer studies. The total cost for these facilities was estimated to be $16.1 million in 2005; however, Sacramento County Sanitation District 1 (CSD-1) will not reimburse the full amount to the developer or developers that construct these facilities. Therefore, the remainder will be funded through the Interim Sewer Fee. The net cost of the interim sewer facilities funded through the Fee Program is $7.0 million. The Interim Sewer Fee will be collected by the City and used to reimburse the developers that have constructed these facilities. The cost of these facilities is allocated on a fair-share basis to all development in the Fee Program Area.

The net interim sewer facilities cost will be allocated based on the EDU factors established in the Sacramento Regional County Sanitation District of Sacramento County (SRCSD) ordinance SRSD-0093. This ordinance establishes EDUs for the SRCSD sewer impact fee program. Table B-4 in Appendix B identifies the sewer facilities and the portion of the cost that will not be reimbursed by CSD-1.

INTERIM SEWER FEE

Table A-6 in Appendix A shows the calculation of the Interim Sewer Fee. The $7.0 million cost is allocated to all land uses in the Fee Program Area based on the EDU factors established in the SRCSD ordinance for its impact fee program. That fee program assigns EDU factors based on service demand reflected in estimated sewage discharges for various development categories. This is a reasonable approach for comparing the estimated level of sewage generated by different land use categories and therefore, it was used to allocate the cost of sewer facilities in this 2021 Nexus Study. For residential development, an EDU factor of 1.0 is assigned to a SFR unit and a 0.75 EDU for a MFR unit. Office and Commercial development are assigned 0.2 and 0.1 EDUs per 1,000 square feet of building space, pursuant to the units in the ordinance, and were subsequently converted to the per-acre EDU factors shown in Table A-6.

Utilizing the EDU factors to allocate the $7.0 million cost to the land uses within the Fee Program Area yields residential fees of $692 per SFR unit, $519 per MFR unit, and $0.14 and $0.07 per building square foot for Office and Commercial land uses, respectively.

For comparison, the table below shows the proposed residential Interim Sewer Fees are 36 percent lower than the City's current fees and the proposed nonresidential Interim Sewer Fees are 29 to 39 percent lower than the City's current fees.

	Interim Sewer Fee		
Land Use	**Proposed Fee**	**Current Fee (1)**	**Percent Change**
Residential	**per Unit**	**per Unit**	
Single Family Residential	$692	$1,077	(36%)
Multi-Family Residential	$519	$808	(36%)
Non-Residential	**per Bldg SF**	**per Bldg SF**	
Office	$0.14	$0.23	(39%)
Commercial	$0.07	$0.10	(29%)

VIII. FEE PROGRAM SUMMARY

The table below summarizes the proposed Roadway, Supplemental Offsite Water, and Interim Sewer Fees calculated in this 2021 Nexus Study.

SDCP Fees				
	Roadways	**Supplemental Offsite Water**	**Interim Sewer**	**Total***
		Residential Development		
Single Family	$7,719	$1,003	$692	**$9,414**
Multifamily	$4,325	$752	$519	**$5,596**
		Non-Residential Development		
Office	$8.74	$0.31	$0.14	**$9.19**
Commercial	$12.66	$0.37	$0.07	**$13.10**

* The City applies a 3.75% administration fee to the fees in the SDCP Fee Program.

ADMINISTRATION FEE

To defray the City's costs associated with administering the SDCP Fee Program, tracking fee credits and reimbursements, and other related program costs, the City will charge an administration fee equal to 3.75% of the total fee amount the City will administer. The fee components that the City will administer include the Roadway, Supplemental Offsite Water, and the Interim Sewer Fees. The Park and Library Fees will be collected by the City and passed through to the public agencies that will utilize these fees. The administration fee must be paid at the time of building permit issuance, or as designated by the City, and cannot be credited against through a fee credit or reimbursement agreement.

FEE ADJUSTMENTS

The SDCP Fees may be adjusted in future years to reflect revised facility costs or standards, receipt of funding from alternative sources (i.e., state or federal grants), or changes in demographics or the land use plan. In addition to such adjustments, on March 1 of each year no later than March 15, the City's public works director shall authorize the adjustment of the SDCP Fees as follows:

Step 1 - A "mean" index will be computed by averaging the Engineering News Record January Construction Cost Indices for 20 U.S. Cities and San Francisco.

Step 2 - An adjustment factor shall be computed by dividing the "mean" index by the "mean" index for the previous January; and, if a new 2021 SDCP Fee has been adopted after January of the previous year, the adjustment factor shall use the "mean" index from the month that the fee was adopted.

Step 3 - The new 2021 SDCP Fee shall be calculated by multiplying the adjustment factor, as calculated in Step 2 by the SDCP Fee in place prior to the annual adjustment.

FEE CREDIT AND REIMBURSEMENT POLICIES

Rancho Cordova will be required to levy, collect, and credit impact fees and process reimbursements to certain developers who build oversized facilities. The City has developed fee credit and reimbursement policies and to establish a set of procedures to guide implementation of the City's Fee Program.

For purposes of this summary, "facility" means either a completed facility or a component thereof that has been built by a developer seeking fee credits or reimbursement.

Policy 1. Fee credits and reimbursements will be granted to a developer who builds a public improvement based on the actual cost of the improvement, up to the cost that had been programmed into the fee program for that facility. City staff will review invoices, receipts, cancelled checks and other documentation to determine the actual cost incurred for a particular facility.

1.1 The 10% cost contingency built into the programmed costs will be considered part of the programmed cost for which a developer can receive fee credits or reimbursements; the contingency will not be considered a cost overrun for purposes of applying these policies.

1.2 The City will not be required to track soft costs, such as design, engineering, and inspection, specifically related to a particular facility. Instead, the City will multiply the net construction cost of the facility (i.e., not including the 10% cost contingency) by 21% to determine the soft costs that will be included in a fee credit or reimbursement. If the full construction cost of a facility does not qualify for credits or reimbursements, the 21% soft cost component will be multiplied by the net construction costs that do qualify for credit or reimbursement.

1.3 In conjunction with this policy, the City will update the fee program at least once each year to ensure that facility and land costs remain current and to reduce any disparity between programmed costs and actual costs. Fee updates may occur more than once a year if needed because of cost overruns (as discussed further below) or other changes that are needed to the fee program. In calculating the updated fee, the City will estimate and include the number of units that will not have building permits issued at the time the increased fee comes into effect.

1.4 The City will track cost savings for facilities that are built for less than the programmed cost. The cumulative amount of such cost savings will be available to offset future cost overruns that the City approves for reimbursement, as discussed further below.

1.5 The City reserves the right to make exceptions to this policy if there is a cost overrun that is outside the control of the City or the developer responsible for building the facility. Such a cost overrun may occur because of a new state or federal mandate, an increase in unit costs or land costs, increased City standards, or other reasons. For example, if a new state mandate results in an increase in the cost of a particular facility, the City may agree to enter into a fee credit/reimbursement agreement with the developer for the full cost of the facility. In doing so, the City will first determine whether there is a balance from cost savings on other facilities and apply the balance of such cost savings against the cost overrun. If such cost savings are insufficient to offset the cost overrun, the City will update the fee program and revise the programmed cost to correspond with the increased actual cost. In deciding whether to update the impact fees because of a cost overrun, the City will consider both the reason for the overrun and the impact on future development if the increased cost is fully incorporated in the updated fees.

1.6 If a developer requests a fee update to cover a cost overrun for a facility that he/she constructed, the credit/reimbursement agreement for the developer will state that the total cost paid for the facility (either through fee credits or reimbursements) will be reduced by an amount determined as follows:

P * (NF – OF) = Reduction to fee credit/reimbursement amount, where:

P = Number of permits issued on the developer's property after the request is made to process a fee update and prior to the new fee becoming effective

NF = Amount of new fee adopted by Council after fee update

OF = Amount of old fee in place prior to the fee update

This calculation, in effect, subjects the developer's property to the new fees adopted by the Council as a result of the cost overrun.

Policy 2. Prior to a developer commencing work on a facility that qualifies for fee credits or reimbursement, the developer will enter into a fee credit/reimbursement agreement with the City. Upon execution of the agreement, the developer will be granted fee credits equal to 80% of the programmed cost of the facility covered by the agreement. After acceptance by the City and reconciliation of the final facility cost, the remaining amount of fee credit will be granted to the developer. Unless the

City makes an exception as discussed above, the remaining credit will be equal to the lesser of (i) the actual cost of the facility minus the credit already granted, or (ii) the remaining 20% of the programmed cost.

2.1 If a developer uses up the initial 80% fee credit component prior to the City accepting the facility for which such credits were granted, the developer will be required to start paying fees on additional units for which building permits are issued. The City will hold the fee revenues on deposit for a period of one year after the first fees were paid by the developer. If the facility is completed and accepted by the City within one year, the developer will be paid up to the actual cost of the facility out of the fee revenues the City had collected from the developer; any remaining balance in the fee account will be used to offset future cost overruns. If the facility is not completed and accepted by the City within one year, the City will not be obligated to reimburse the developer for the remaining facility costs. At such time, revenues that had been deposited in the fee account will be available to apply to any authorized fee program costs.

Policy 3. Fee credits will be issued to developers as an identified credit balance that can be applied as the developer chooses within a particular project. For example, if a developer that is building 500 residential units is granted a fee credit balance of $1 million for constructing a roadway facility, the developer can take a $2,000 credit against each of the 500 lots or a $4,000 credit against the first 250 lots for which permits are issued.

A form will be used to track the assignment and transfer of fee credits among builders and developers. A developer will submit a completed form to the City, and such form will (i) reference the credit/reimbursement agreement pursuant to which the fee credits being applied were granted, (ii) identify the developer and assignee if the credits are being assigned to a builder or other party, (iii) identify the number of lots against which the credits will be applied, (iv) identify the fee credit balance before and after the transfer, and (v) include a map that identifies the lots against which the fee credits will be applied. The form will be signed by the developer, City, and any assignees that are part of the transaction and will be kept on file at the City to assist in tracking fee credits that have been applied.

Policy 4. No inter-fund borrowing will be permitted. For example, if a developer qualifies for fee credits for constructing a roadway improvement, such credit will only be applied against the roadway impact fee. If the facility cost exceeds the roadway fees against which the developer can receive credits, the remaining balance will be reimbursed pursuant to Policy 5 below.

Policy 5. The priority of reimbursements will directly correspond to a facility priority list that will be adopted by the City Council prior to the first fee credit/reimbursement agreement being executed by a developer in the Sunrise Douglas Community Plan. The facility priority list will likely have priority categories, within which multiple

facilities will be at an equal priority with other facilities in that category. Within a particular category, reimbursements will be paid on a first-in/first-paid basis based on the date on which the City accepts each facility. Staff may amend the facility priority list in future years at the direction of the City engineer.

Policy 6. As discussed in this report, an administrative fee will be collected by the City prior to issuance of a building permit for the unit. In addition, a Fee Program Update fee has been calculated to cover costs associated with updating the fees. No credits will be issued against the administrative fee or the Fee Program Update fee.

The policies set forth above are intended to establish guidelines, while allowing flexibility for the City to respond to unique situations on a case-by-case basis. The policies may be updated over time if the City determines that changes are warranted to facilitate administration of the program or improve the overall distribution of facility costs among landowners. Ultimately, the policies are intended to ensure that funding for public facilities is provided in a timely manner and costs are fairly allocated among property owners that are conditioned to provide the improvements.

FEE IMPLEMENTATION

According to California Government Code, prior to levying a new fee or increasing an existing fee, an agency must hold at least one open and public meeting. At least 10 days prior to this meeting, the agency must make data on infrastructure costs and funding sources available to the public. Notice of the time and place of the meeting, and a general explanation of the matter, are to be published in accordance with Section 6062a of the Government Code, which states that publication of notice shall occur, for 10 days in a newspaper regularly published once a week or more. The City may then adopt the new fees at the second reading.

The 2021 Nexus Study and the relevant fees established herein will be adopted through either a City ordinance or resolution. Once the updated SDCP Fee is adopted by the City Council, it shall become effective no sooner than sixty days later, unless an urgency measure is adopted. An urgency measure is an interim authorization that waives the sixty-day waiting period and allows the new fees to be collected immediately if a finding of a current and immediate threat to the public health, welfare and safety can be demonstrated. The interim authorization requires a four-fifths vote of the City Council and stays in effect for thirty days; no more than two extensions of the authorization can be granted.

ANNUAL ADMINISTRATIVE DUTIES

The Government Code requires the City to report, every year and every fifth year, certain financial information regarding the impact fees. Within 180 days after the last day of each fiscal year the City must make the following information available for the past fiscal year:

(a) A brief description of the type of fee in the account or fund
(b) The amount of fee revenue
(c) The beginning and ending balance of the account or fund

(d) The amount of fee revenue collected and interest earned
(e) An identification of each public improvement on which fees were expended and the amount of expenditures on each improvement, including the total percentage of the cost of public improvement that was funded with fees
(f) An identification of an approximate date by which time construction on the improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement
(g) A description of each interfund transfer or loan made from the account or fund, when it will be repaid and at what interest rate
(h) The amount of any refunds made once it is determined that sufficient monies have been collected to fund all projects

The City must make this information available for public review and must also present it at the next regularly scheduled public meeting not less than 15 days after this information is made available to the public.

FIFTH-YEAR ADMINISTRATIVE DUTIES

For the fifth year following the first deposit into the fee account and every five years thereafter, the City must make the following findings with respect to any remaining funds in the fee accounts:

(a) Identify the purpose to which the fee is to be put
(b) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged
(c) Identify all sources and amounts of funding anticipated to complete financing incomplete improvements
(d) Designate the approximate dates on which funding is expected to be deposited into the appropriate accounts or funds

As with the annual report, the five-year report must be made public within 180 days after the end of the City's fiscal year and must be reviewed at the next regularly scheduled public meeting. The City must make these findings; otherwise, the law states that the City must refund the fee revenue to the then current owners of the development project.

ASSEMBLY BILL NO. 1483 REPORTING REQUIREMENT

On October 9, 2019, Governor Gavin Newsom signed Assembly Bill No. 1483, adding Section 65940.1 to the California Government Code (GC). As it relates to development impact fees, a city, county, or special district that has an internet website shall make the following available on its website:

A current schedule of fees, exactions, or affordability requirements imposed by the city, county or special district, including any dependent special district applicable to a proposed housing development project, which shall be presented in a manner that clearly identifies the fees, exactions, or affordability requirements that apply to each parcel.

The current and five previous annual fee reports or the current and five previous annual financial reports, that were required pursuant to subdivision (b) of Section 66006 and subdivision (d) of Section 66013 of the GC.

An archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by the public agency on or after January 1, 2018. A cost of service study means the data provided to the public pursuant to subdivision (a) of Section 66016 of the GC.

Assembly Bill No. 1483 defines a housing development project as consisting of (a) residential units only; or (b) mixed-use developments consisting of residential and non-residential land uses with at least two-thirds of the square footage designated for residential use; or (c) transitional housing or supportive housing. Assembly Bill No. 1483 also requires a city, county, or special district to update this information on their website within 30 days of any changes made to the information.

APPENDIX A

Sunrise Douglas Community Plan Fee Program Calculations

Table A-1
Land Uses and Demographics

Residential Land Uses	Gross Acres (1)	Dwelling Units	Population per Household	Total Population
Single Family Residential	1,969.2	9,710	2.88	27,965
Multi-Family Residential	19.3	385	2.25	866
Total	**1,988.5**	**10,095**		**28,831**

Non-Residential Land Uses	Building Intensity (Avg. FAR)	Gross Acres	Building Square Footage	Employees per Acre	Total Employees
Office	0.30	0.0	0	37.3	0
Commercial	0.25	91.7	998,613	21.8	1,999
Total		**91.7**	**998,613**		**1,999**

(1) Excludes all areas designated for schools, parks, and open space.

Sources: City of Rancho Cordova; Goodwin Consulting Group, Inc.

Table A-2
EDU Factors

Land Use	EDU Factors Roadway Improvements (1)	Supplemental Offsite Water (2)	Interim Sewer (3)
Residential	per Acre	per Unit	per Unit
Single Family Residential	4.50	1.00	1.00
Multi-Family Residential	10.20	0.75	0.75
Non-Residential	per Acre	per Acre	per Acre
Office	13.50	4.00	2.61
Commercial	16.30	4.00	1.09

(1) EDU factors are from the Update of the SDCP Development Impact Fee Program Nexus Study, dated July 22, 2005, and were based on the Sacramento County Elk Grove/West Vineyard Public Facilities Financing Plan Development Fee Program.

(2) EDU factors are from the Update of the SDCP Development Impact Fee Program Nexus Study and were based on the Sacramento County Water Agency Zone 40 fee program.

(3) EDU factors are from the Update of the SDCP Development Impact Fee Program Nexus Study and were based on Sacramento Regional County Sanitation District fee program.

Sources: Goodwin Consulting Group, Inc.

Table A-3
Infrastructure Costs

Facility	Facilities Costs NOT Included in Credit/Reimb. Agreements[1]	Facilities Costs Included in Credit/Reimb. Agreements[2]	Total Facilities Costs and Credit/Reimb. Agreements	5% Roadway Contingency	Total Costs
	a	b	c = a + b	d = 0.05 * c	e = c + d
Roadway Improvements	$42,721,918	$42,285,936	$85,007,854	$4,250,393	$89,258,246
Supplemental Offsite Water	$885,095	$9,507,663	$10,392,758	$0	$10,392,758
Interim Sewer	$20,719	$6,967,118	$6,987,837	$0	$6,987,837
Total	**$43,627,732**	**$58,760,717**	**$102,388,449**	**$4,250,393**	**$106,638,842**

1. Facilities Costs are inflated to 2020 dollars based on the annual inflation adjustments for the SDCP Fee Program.
2. Pursuant to the City's policy, SDCP credit/reimbursement agreements are not adjusted annually for inflation.

Sources: City of Rancho Cordova; Goodwin Consulting Group, Inc.

Table A-4
Roadway Fee Calculation

Land Use	Gross Acres	Dwelling Units / Bldg SF	EDU Factor	Total EDUs	EDU Percent Allocation	Cost Allocation	SDCP Roadway Fee
Total Roadway Cost:		**$89,258,246**					
Residential		**Units**	**per Acre**				**per Unit**
Single Family Residential	1,969.2	9,710	4.50	8,862	84.0%	$74,950,995	$7,719
Multi-Family Residential	19.3	385	10.20	197	1.9%	$1,665,036	$4,325
Non-Residential		**Bldg SF (1)**	**per Acre**				**per Bldg SF**
Office (2)	0.0	0	13.50	0	0.0%	$0	$8.74
Commercial	91.7	998,613	16.30	1,495	14.2%	$12,642,215	$12.66
Total	**2,080.2**			**10,553**	**100.0%**	**$89,258,246**	

(1) Assumes floor-to-area ratios of 0.30 for Office and 0.25 for Commercial land uses.

(2) Fee for Office land uses is calculated based on the fee for Commercial land uses, the relative EDU Factors for Office and Commercial, and the floor-to-area ratios between Office and Commercial.

Sources: Goodwin Consulting Group, Inc.

Table A-5
Supplemental Offsite Water Fee Calculation

Land Use	Gross Acres	Dwelling Units / Bldg SF	EDU Factor	Total EDUs	EDU Percent Allocation	Cost Allocation	SDCP Supplemental Offsite Water Fee
Total Water Facilities Cost:		**$10,392,758**					
Residential		**Units**	**per Unit**				**per Unit**
Single Family Residential	1,969.2	9,710	1.00	9,710	93.7%	$9,735,488	$1,003
Multi-Family Residential	19.3	385	0.75	289	2.8%	$289,508	$752
Non-Residential		**Bldg SF (1)**	**per Acre**				**per Bldg SF**
Office (2)	0.0	0	4.00	0	0.0%	$0	$0.31
Commercial	91.7	998,613	4.00	367	3.5%	$367,763	$0.37
Total	**2,080.2**			**10,366**	**100.0%**	**$10,392,758**	

(1) Assumes floor-to-area ratios of 0.30 for Office and 0.25 for Commercial land uses.

(2) Fee for Office land uses is calculated based on the fee for Commercial land uses, the relative EDU Factors for Office and Commercial, and the floor-to-area ratios between Office and Commercial.

Sources: Goodwin Consulting Group, Inc.

Table A-6
Interim Sewer Fee Calculation

Land Use	Gross Acres	Dwelling Units / Bldg SF	EDU Factor	Total EDUs	EDU Percent Allocation	Cost Allocation	SDCP Interim Sewer Fee
Total Interim Sewer Cost:		**$6,987,837**					
Residential		**Units**	**per Unit**				**per Unit**
Single Family Residential	1,969.2	9,710	1.00	9,710	96.2%	$6,718,873	$692
Multi-Family Residential	19.3	385	0.75	289	2.9%	$199,802	$519
Non-Residential		**Bldg SF (1)**	**per Acre**				**per Bldg SF**
Office	0.0	0	2.61	0	0.0%	$0	$0.14
Commercial	91.7	998,613	1.09	100	1.0%	$69,163	$0.07
Total	**2,080.2**			**10,099**	**100.0%**	**$6,987,837**	

(1) Assumes floor-to-area ratios of 0.30 for Office and 0.25 for Commercial land uses.

(2) Fee for Office land uses is calculated based on the fee for Commercial land uses, the relative EDU Factors for Office and Commercial, and the floor-to-area ratios between Office and Commercial.

Sources: Goodwin Consulting Group, Inc.

Table A-7
Fee Comparison - Proposed vs. Current

Land Use	Roadway Fee			Supplemental Offsite Water Fee			Interim Sewer Fee		
	Proposed Fee	Current Fee	Percent Change	Proposed Fee	Current Fee (1)	Percent Change	Proposed Fee	Current Fee (1)	Percent Change
Residential	per Unit	per Unit		per Unit	per Unit		per Unit	per Unit	
Single Family Residential	$7,719	$16,057	(52%)	$1,003	$1,562	(36%)	$692	$1,077	(36%)
Multi-Family Residential	$4,325	$10,569	(59%)	$752	$1,172	(36%)	$519	$808	(36%)
Non-Residential	per Bldg SF	per Bldg SF		per Bldg SF	per Bldg SF		per Bldg SF	per Bldg SF	
Office	$8.74	$14.10	(38%)	$0.31	$0.49	(37%)	$0.14	$0.23	(39%)
Commercial	$12.66	$17.63	(28%)	$0.37	$0.57	(36%)	$0.07	$0.10	(29%)

(1) As of June 30, 2020.

Sources: Goodwin Consulting Group, Inc.

Table A-8
Land Use for the SDCP Fee Program

Development Area		Acres	SFD	MF	Commercial
					Acres
CMU	A-1	4.6			4.3
Sunridge Plaza	A-2	13			13
Walgreens	A-3	2.2			2.2
(Sundance)	A-4	11.7	114		
CMU	A-5	9.5			0
TOTAL MATHER EAST			**114**		
Anatolia Retail	B-1	16			15
Anthology	B-2	14.5	118		
Anatolia I	B-3	18.3			
Anatolia I	B-4	17.9			
Anatolia I	B-5	31.5			
Anatolia I	B-6	31.9	929		
Anatolia I	B-7	21.8			
Anatolia I	B-8	20			
Anatolia I	B-9	20.4			
Anatolia I	B-10	19.8			
Park	B-11	6.7			
Elementary School	B-12	11			
TOTAL ANATOLIA I			**1047**		
Commercial	B-13	12			11.6
RD-20	B-14	21.4		132	
Eagles Nest Park	B-15	3.7			
Anatolia Clubhouse	B-16	4.5	0		4.5
Anatolia II	B-17	9.9			
Anatolia II	B-18	31.3			
Anatolia II	B-19	25.5			
Anatolia II	B-20	11.3			
Anatolia II	B-21	36.1			
Elementary School	B-22	11			
Sandpiper Park	B-23	5.7	975		
Anatolia II	B-24	26.8			
Anatolia II	B-25	24.3			
Heron Landing Park	B-26	21.6			
Anatolia II	B-27	21.4			
Bosphorus Basin	B-28	9.4			
Anatolia II	B-29	22.1			
TOTAL ANATOLIA II			**975**	**132**	
Wetland Preserve	B-30	481.6			
Anatolia III	B-31	25.2			
Anatolia III	B-32	27.6			
Anatolia III	B-33	27.9			
Anatolia III	B-34	28.7			
Anatolia III	B-35	22.2	812		
Anatolia III	B-36	21.4			
Anatolia III	B-37	14.3			
Anatolia III	B-38	19.9			
Anatolia III	B-39	21.4			
TOTAL ANATOLIA III			**812**		
Montelena	C-1	3			
Montelena	C-2	4.4			
Montelena	C-3	16.8			
Montelena	C-4	12.7			
Montelena	C-5	10.2			
Montelena	D-1	3			
Montelena	D-2	4.5			
Montelena	D-3	17			
Montelena	D-4	7.9			
Park/Basin	D-5	4.2			
Park/Basin	E-4	4			
Montelena	D-6	11.7	806		
Montelena	E-1	14.6			
Montelena	E-2	21.6			
Montelena	E-3	11.9			
Detention Basin	E-5	2			

Table A-8
Land Use for the SDCP Fee Program

Development Area		Acres	SFD	MF	Commercial
Montelena	E-6	17.8			
Montelena	F-1	19.3			15.64
Montelena	F-2	2.8			
Montelena	G-1	22.2			
Montelena	H-1	14.4			
Montelena	H-2	4			
Water Quality Pond	H-3	2			
TOTAL MONTELENA			**806**		
Anatolia IV	I-1	20.1	139		
Anatolia IV	I-2	5			
TOTAL ANATOLIA IV			**139**		
Sunridge Lot J	J-1	31			
Sunridge Lot J	J-2	27.4	369		
Sunridge Lot J	J-3	17.9			
Park	J-4	4.8			
TOTAL CRESLEIGH			**369**		
Sunridge Park	K-1	10.8			
Sunridge Park	K-2	16			
Sunridge Park	K-3	16.7			
Sunridge Park	K-4	24.6			
Sunridge Park	K-5	11.7			
Sunridge Park - Park	K-6	7.9			
Sunridge Park	K-7	20.1	941		
Sunridge Park	K-8	26.1			
Sunridge Park	K-9	20			
Sunridge Park	K-10	11			
Sunridge Park	K-11	0.8			
Sunridge Park	K-12	22.8			
Sunridge Park	K-13	13.5			
Sunridge Park	K-14	11.7			
CMU	K-15	30.5	0		
TOTAL SUNRIDGE PARK			**941**		
Douglas 103	M-1	11.8			
Douglas 103	M-2	25.3			
Douglas 103	M-3	21			
Douglas 103	M-4	14.3	198		
Commercial	M-5	26.1			16.1
Park	M-6	5			
School	M-7	2.3			
CMU	Q-5	4.4			3.42
CMU	Q-6	0.7			0.21
TOTAL DOUGLAS 103			**198**		
Douglas 98	N-1	22.3			
Douglas 98	N-2	28			
Douglas 98	N-3	17.3	528		
Douglas 98	N-4	31			
Douglas 98	N-5	2.1			
Douglas 98	N-6	4.1			
TOTAL DOUGLAS 98			**528**		
North Douglas	O-1	29.7			
North Douglas	O-2	16			
North Douglas	P-1	13.9			
CMU/Basin	P-2	6.4			
Hillside Park	P-3	7.1	662		
North Douglas	P-4	13.8			
North Douglas	Q-1	16.8			
North Douglas	Q-2	17.4			
North Douglas	Q-3	5.3			
North Douglas	Q-4	3.5			0
TOTAL NORTH DOUGLAS			**662**		
Grantline 208	R-1	13.4			
Grantline 208	R-2	19.9			
Grantline 208	R-3	22.2			
Grantline 208	R-4	24.4			

Table A-8
Land Use for the SDCP Fee Program

Development Area		Acres	SFD	MF	Commercial
Grantline 208	R-5	20	502		
Grantline 208	R-6	21.8			
Grantline 208	R-7	20			
Grantline 208	R-8	25.4			
Grantline 208	R-9	2.1			
Grantline 208	R-10	2.2			
CMU	R-11	11.7			0
Open Space	R-14	10.1			
Park	R-12	8.8			
School	R-13	5			
CMU	R-15	2.3			0
TOTAL GRANTLINE 208			**502**		
Arista Del Sol	S-1	32			
Arista Del Sol	S-2	27.4			
Arista Del Sol	S-3	11.6			
Arista Del Sol	S-4	27.8			
Arista Del Sol	S-5	22.4	740		
Arista Del Sol	S-6	34.6			
Arista Del Sol	S-7	6.3			
Arista Del Sol	S-8	2.3			
CMU	S-9	14.9			0
CMU	S-10	1.4			0
Open Space	S-11	15.6			
Park	S-12	10.2			
TOTAL ARISTA DEL SOL			**740**		
Subtotal			**7,833**	**132**	
Total SRSP Development:				**7,965**	**85.97**

Proposed Additional Development Base - THE RANCH

	Type	Acres	SFR Units	MFR Units	Comm Acres
Parkview	SFD	105.03	661		
The Gateway	HDR (RD30)	7.14		215	
The Gateway	SFD	9.84	71		
General Commercial		5.73			5.73
Four Season	AA-SFD	129.7	705		
Four Season	AA-MF	1.26		38	
Total Residential			**1,437**	**253**	
Total Ranch Development:				**1,690**	**5.73**

Proposed Additional Development Base - THE PRESERVE

	Acres			
The Preserve	94.0	440	0	0
Total Preserve Development:		**440**	**0**	**0**

	SFR	MFR	Comm
Subtotals	**9,710**	**385**	**91.7**
Plan Area Totals		**10,095**	**91.7**

Source: Rancho Cordova

APPENDIX B

Detailed Roadway, Offsite Water, and Interim Sewer Facility Costs

Table B-1
Roadway Facilities and Costs

PROJECT NUMBER	ROADWAY SEGMENT / ITEM	PROJECT DESCRIPTION	ON-SITE or OFF-SITE	QUANTITY	UNITS	UNIT COST	TOTAL ESTIMATED COST	% FUNDED BY OTHERS	FUNDING SOURCE	REIMBURSEMENT AVAILABLE	NET COST
1.	Douglas Road: Sunrise Boulevard to Jaeger Road	6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)	ON	4,475	LF	$813	$3,639,451			$0	$3,639,451
2.	Douglas Road: Jaeger Road to Americanos Road	6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)	ON	5,405	LF	$964	$5,212,745			$0	$5,212,745
3.	Douglas Road: Americanos Boulevard to Grantline Road	6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)	ON	3,355	LF	$709	$2,377,672			$0	$2,377,672
4.	Douglas Road at Sunrise Boulevard	6x6 lane 4-way intersection widening and signalization: Anatolia MRI portion	ON	1	LS	$2,449,994	$2,449,994	12%	Measure A	$290,889	$2,159,105
4A.	Douglas Road at Sunrise Boulevard; Portion Remaining after Anatolia MRI	6x6 lane 4-way intersection widening and signalization: remaining portion	ON	1	LS	$1,484,672	$1,484,672			$0	$1,484,672
4B.	Douglas Road at Sunrise Boulevard: Westerly Temporary transition	Transition from partially completed intersection west to existing 2-lane road	ON	1	LS	$372,788	$372,788			$0	$372,788
5.	Douglas Road at Americanos Boulevard	6x4 lane 4-way intersection widening and signalization	ON	1	LS	$3,890,142	$3,890,142			$0	$3,890,142
6.	Douglas Road at Jaeger Road: Portion Remaining After Anatolia MRI	6x4 lane 3-way intersection widening and signalization: remaining portion	ON	1	LS	$2,531,668	$2,531,668			$0	$2,531,668
6A.	Douglas Road at Jaeger Road: Portion included in Anatolia MRI	6x4 lane 3-way intersection widening and signalization: Anatolia MRI portion	ON	1	LS	$229,784	$229,784			$0	$229,784
7.	Douglas Road at Grantline Road	6x6 lane 3-way intersection widening and signalization	ON	1	LS	$1,476,411	$1,476,411	52%		$774,425	$701,986
8.	Douglas Road at Zinfandel	Add through lanes on north and southbound approaches	OFF	1	LS	$184,543	$184,543	100%	Defer to TDIF	$184,543	$0
9.	Sunrise Boulevard: Douglas Road to Chrysanthy Boulevard	6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)	ON	3,100	LF	$1,222	$3,787,216	57%	TDIF/Measure A	$2,144,285	$1,642,931
10.	Sunrise Boulevard:Chrysanthy Blvd to Kiefer Boulevard	6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)	ON	7,400	LF	$749	$5,541,652	24%	Measure A	$1,336,542	$4,205,110
11.	Sunrise Boulevard: Kiefer Boulevard to SR 16	6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)	OFF	5,950	LF	$1,349	$8,027,000	100%	TDIF	$8,027,000	$0
12.	Sunrise Boulevard at Chrysanthy Boulevard: Anatolia MRI Portion	6x4 lane 3-way intersection widening and signalization: Anatolia MRI portion	ON	1	LS	$1,275,259	$1,275,259			$0	$1,275,259
12A.	Sunrise Boulevard at Chrysanthy Boulevard: Anatolia Chrysanthy Boulevard Portion	6x4 lane 3-way intersection widening and signalization: Anatolia Chry. Blvd. portion	ON	1	LS	$406,280	$406,280	12%		$355,569	$50,711
12B.	Sunrise Boulevard at Chrysanthy Boulevard: Remaining Portion	6x4 lane 3-way intersection widening and signalization: remaining portion	ON	1	LS	$934,344	$934,344			$0	$934,344
13.	Sunrise Boulevard at Kiefer Boulevard	6x4 lane 4-way intersection widening and signalization	ON	1	LS	$1,515,219	$1,515,219	Fixed Amount	Measure A	$26,313	$1,488,906
13A.	Sunrise Boulevard at Kiefer Boulevard: Southerly Temporary Transition	Transition from partially completed intersection south to existing 2-lane road	ON	1	LS	$280,293	$280,293			$0	$280,293
13B.	Sunrise Boulevard at Kiefer Boulevard: Westerly Temporary Transition	Transition from partially completed intersection west to existing 2-lane road	ON	1	LS	$94,017	$94,017			$0	$94,017
14.	Sunrise Boulevard at SR 16	6x6 lane 4-way intersection widening and signalization	OFF	1	LS	$1,464,000	$1,464,000	100%	TDIF/SCTDF	$1,464,000	$0
15.	Sunrise Boulevard at Grant Line Road	6x6 lane 3-way intersection widening and signalization (incl. 2 lane stub to south)	OFF	1	LS	$4,633,550	$4,633,550	100% Cost from SCTDF	Defer to SCTDF & Measure A	$4,633,550	$0
16.	Sunrise Boulevard at Folsom Boulevard	Add free right-turn lane on eastbound approach	OFF	1	LS	$134,400	$134,400	100%	Constructed with Folsom Imp.	$134,400	$0
17.	Grantline Road: Douglas Road to Chrysanthy Boulevard	6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)	ON	4,300	LF	$640	$2,752,000	100%	TDIF/SCTDF MEASURE A	$2,752,000	$0
18.	Grantline Road: Chrysanthy Boulevard to Kiefer Boulevard	6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)	OFF	8,500	LF	$632	$5,373,000	100%	TDIF/SCTDF MEASURE A	$5,373,000	$0
19.	Grantline Road: Kiefer Boulevard to SR 16	6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)	OFF	8,650	LF	$587	$5,079,000	100%	TDIF/SCTDF MEASURE A	$5,079,000	$0
20.	Grantline Road at Chrysanthy Boulevard	6x4 lane 3-way intersection widening and signalization	ON	1	LS	$902,000	$902,000	100%	TDIF/SCTDF MEASURE A	$902,000	$0
21.	Grantline Road at Kiefer Boulevard	6x4x2 lane 4-way intersection widening and signalization	ON	1	LS	$1,109,000	$1,109,000	100%	TDIF/SCTDF MEASURE A	$1,109,000	$0
22.	Grantline Road at SR 16	6x4 lane 4-way intersection widening and signalization	OFF	1	LS	$579,000	$579,000	100%	TDIF/SCTDF MEASURE A	$579,000	$0
23.	Grantline Road at White Rock Road	Add additional exclusive left turn lane (White Rock Road) and signalizaton	OFF	1	LS	$4,329,350	$4,329,350	100%	SCTDF, Measure A	$4,329,350	$0

Table B-1
Roadway Facilities and Costs

PROJECT NUMBER	ROADWAY SEGMENT / ITEM	PROJECT DESCRIPTION	ON-SITE or OFF-SITE	QUANTITY	UNITS	UNIT COST	TOTAL ESTIMATED COST	% FUNDED BY OTHERS	FUNDING SOURCE	REIMBURSEMENT AVAILABLE	NET COST
24.	Chrysanthy Boulevard: Sunrise Boulevard to Jaeger Boulevard	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)	ON	4,550	LF	$535	$2,432,297			$0	$2,432,297
25.	Chrysanthy Boulevard: Jaeger Road to Americanos Boulevard	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)	OFF	4,980	LF	$601	$2,991,546			$0	$2,991,546
26.	Chrysanthy Boulevard: Americanos Boulevard to Grantline Road	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)	ON	4,387	LF	$600	$2,632,187			$0	$2,632,187
27.	Chrysanthy Boulevard at Jaeger Road	4x4 lane 4-way intersection widening and signalization	ON	1	LS	$2,572,531	$2,572,531			$0	$2,572,531
28.	Chrysanthy Boulevard at Americanos Boulevard	4x4 lane 4-way intersection widening and signalization	ON	1	LS	$2,042,031	$2,042,031			$0	$2,042,031
29.	Americanos Boulevard: North Panhandle, CP Boundary to SP Boundary = N/A. Realigned and part of TDIF	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)	OFF	2,430	LF	$0	$0		Defer to TDIF	$0	$0
30.	Americanos Boulevard: North Panhandle, SP Boundary to Douglas Road	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)	ON	4,130	LF	$125	$515,645			$0	$515,645
31.	Americanos Boulevard: Douglas Road to Chrysanthy Boulevard	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)	ON	4,800	LF	$611	$2,934,077			$0	$2,934,077
32a.	Americanos Boulevard: Douglas Boulevard to southern boundary of Douglas 103	Westerly frontage Improvements (adjacent to preserve): 11' pavement, curb, gutter, and sidewalk.	ON	769	LF	$623	$479,041			$0	$479,041
32b.	Americanos Boulevard: Douglas Boulevard to southern boundary of Douglas 103	Easterly frontage Improvements (adjacent to preserve): 11' pavement, curb, gutter, and sidewalk.	ON	1,443	LF	$623	$898,902			$0	$898,902
32c.	Americanos Boulevard: Through Grantline 208	Westerly frontage Improvements (adjacent to preserve): 11' pavement, curb, gutter, and sidewalk.	ON	1,804	LF	$623	$1,123,783			$0	$1,123,783
32d.	Americanos Boulevard: Through Arista Del Sol	Westerly frontage Improvements (adjacent to preserve): 11' pavement, curb, gutter, and sidewalk.	ON	1,250	LF	$623	$778,675			$0	$778,675
33.	Americanos Boulevard: Chrysanthy Boulevard to Kiefer Boulevard	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)	OFF	6,060	LF	$595	$3,604,273			$3,604,273	$0
34.	Kiefer Boulevard: Sunrise Boulevard to Jaeger Road (half section only - remainder in TDIF)	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)	ON	4,410	LF	$256	$1,128,086	$53,572.00	Measure A	$0	$1,074,514
35.	Kiefer Boulevard: Jaeger Road to Americanos Boulevard	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)	OFF	4,350	LF	$0	$0	100%	Defer to TDIF	$0	$0
36.	Kiefer Boulevard: Americanos Boulevard to Grantline Road	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)	OFF	800	LF	$0	$0	100%		$0	$0
37.	Kiefer Boulevard at Jaeger Road	4x4 lane 4-way intersection widening and signalization	ON	1	LS	$1,660,958	$1,660,958			$0	$1,660,958
38.	Kiefer Boulevard at Americanos Boulevard	4x4 lane 4-way intersection widening and signalization	OFF	1	LS	$0	$0	100%	Defer to TDIF	$0	$0
39.	Jaeger Road: Chrysanthy Blvd. to Wetland Preserve	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)	ON	1,550	LF	$545	$844,281			$0	$844,281
40.	Jaeger Road: Adjacent to the Wetland Preserve	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)	ON	2,831	LF	$562	$1,591,918			$0	$1,591,918
41.	Jaeger Road: Wetland Preserve to Kiefer Boulevard	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)	ON	3,738	LF	$570	$2,132,331			$0	$2,132,331
42.	Jaeger Road: Douglas Road to Chrysanthy Blvd.	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)	ON	2,387	LF	$1,095	$2,614,112	CFD 2003-1 Contribution		$1,200,000	$1,414,112
43.	Sunrise Boulevard: Southerly Mather Boundary to Chrysanthy Boulevard	Westerly frontage Improvements (adjacent to canal): 11' pavement, curb, gutter, and sidewalk.	OFF	1,480	LF	$131	$193,216			$0	$193,216
44.	Sunrise Boulevard: Chrysanthy Boulevard to southerly Anatolia II boundary	Westerly frontage Improvements (adjacent to canal): 11' pavement, curb, gutter, and sidewalk.	OFF	7,419	LF	$131	$972,756			$0	$972,756

Table B-1
Roadway Facilities and Costs

PROJECT NUMBER	ROADWAY SEGMENT / ITEM	PROJECT DESCRIPTION	ON-SITE or OFF-SITE	QUANTITY	UNITS	UNIT COST	TOTAL ESTIMATED COST	% FUNDED BY OTHERS	FUNDING SOURCE	REIMBURSEMENT AVAILABLE	NET COST
45.	Sunrise Boulevard: Southerly Anatolia II boundary to Kiefer Boulevard	Easterly frontage Improvements (adjacent to preserve): 11' pavement, curb, gutter, and sidewalk.	ON	3,667	LF	$299	$1,096,552	Measure A		$733,624	$362,928
46.	Kiefer Boulevard: Sunrise Boulevard to Jaeger Boulevard	Northerly frontage Improvements (adjacent to preserve): 11' pavement, curb, gutter, and sidewalk.	ON	1,590	LF	$257	$408,634			$0	$408,634
47.	Jaeger Boulevard: Frontage adjacent to preserve	Westerly frontage Improvements: 11' pavement, curb, gutter, and sidewalk.	ON	2,831	LF	$257	$727,604			$0	$727,604
47a	Rancho Cordova Parkway: Frontage adjacent to preserve	Easterly frontage Improvements: 11' pavement, curb, gutter, and sidewalk.	ON	2,228	LF	$623	$1,387,910			$0	$1,387,910
48.	Chrysanthy Boulevard: Adjacent to Laguna Creek (Cost contained in Improvement 20)	Northerly frontage Improvements: 11' pavement, curb, gutter, and sidewalk.	ON	359	LF	$0	$0	100%	Defer to TIDF	$0	$0
49.	Grantline Road: Adjacent to Laguna Creek (450' contained in Improvement 20)	Westerly frontage Improvements: 11' pavement, curb, gutter, and sidewalk.	ON	450	LF	$0	$0	$1.00	Defer to TDIF	$0	$0
50a.	Sunrise Boulevard: Sunrise Park Road to Douglas Boulevard	Outside Travel Lanes	OFF	4,200	LF	$643	$2,700,061	$56,107.43	Measure A	$0	$2,643,953
50b.	Folsom South Canal Trail Access	Connect bike trail at Douglas Boulevard and install pedestrian signal at Sunrise Boulevard	OFF	1	LS	$200,000	$200,000			$0	$200,000
50c.	Folsom South Canal Trail Access	Connect bike trail at Kiefer Boulevard and install pedestrian signal at Sunrise Boulevard	OFF	1	LS	$200,000	$200,000	100%	Not in City	$200,000	$0
51.	Douglas Boulevard: 1500' East of Sunrise Blvd. to Sunrise Blvd.	6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)	OFF	1,050	LF	$745	$781,852			$0	$781,852
52.	SR 16 at Bradshaw Road	6x4 lane 4-way intersection widening and signalization	OFF	1	LS	$9,202	$9,201.81			$0	$9,202
53.	SR 16 at Eagle's Nest Road	6x4 lane 4-way intersection widening and signalization	OFF	1	LS	$68,294	$68,294			$0	$68,294
54.	SR 16 at Excelsior Road	6x4 lane 4-way intersection widening and signalization	OFF	1	LS	$73,870	$73,870			$0	$73,870
55.	Mather Field at Folsom Boulevard	Add Eastbound through-lane and dual exclusive left-turn lanes on N & S approaches.	OFF	1	LS	$431,200	$431,200	100%	City Project	$431,200	$0
56.	Sunrise Boulevard at Florin Road	Intersection widening and signalization (incl. Protected left-turn lanes on Sunrise)	OFF	1	LS	$645,837	$645,837	100%	County TIP	$645,837	$0
57.	Sunrise Boulevard: Douglas Road to Kiefer Boulevard	Signalization at local collectors (1 3-way intersection), Herodian Drive	ON	1	LS	$206,084	$206,084			$0	$206,084
57A.	Sunrise Boulevard: Douglas Road to Kiefer Boulevard	Signalization at local collectors (1 3-way intersection) Bosporous Drive	ON	1	LS	$206,084	$206,084			$0	$206,084
58.	Douglas Road: Sunrise Boulevard to Grantline Road	Signalization at local collectors (3 3-way intersections)	ON	1	LS	$710,963	$710,963			$0	$710,963
59.	Jaeger Road: Douglas Road to Kiefer	Signalization at local collectors (2 3-way & 2 4-way intersections)	ON	1	LS	$1,108,093	$1,108,093			$0	$1,108,093
60.	Americanos Boulevard: Douglas Road to Kiefer Boulevard	Signalization at local collectors (3 3-way & 1 4-way intersections)	ON	1	LS	$1,073,465	$1,073,465			$0	$1,073,465
61.	Grantline Road: Douglas Road to Chrysanthy Boulevard	Signalization at local collectors (2 3-way intersections)	ON	1	LS	$0	$0			$0	$0
62.	Chrysanthy Boulevard: Sunrise Boulevard to Grantline Road	Signalization at local collectors (2 3-way & 2 4-way intersections)	ON	1	LS	$1,108,093	$1,108,093			$0	$1,108,093
63a.	Americanos Boulevard: Northern Pan Handle to Chrysanthy Boulevard	Drainage Culverts over existing water courses	ON	98	LF	$3,478	$340,891	100%		$340,891	$0
63b.	Americanos Boulevard: Northern Pan Handle to Chrysanthy Boulevard	Drainage Culverts over existing water courses	ON	98	LF	$528	$51,760	100%		$51,760	$0
63c.	Americanos Boulevard: Northern Pan Handle to Chrysanthy Boulevard	Drainage Culverts over existing water courses	ON	98	LF	$1,056	$103,521			$0	$103,521
64.	Americanos Boulevard: Chrysanthy Boulevard to Kiefer Boulevard	Drainage Culverts over existing water courses	OFF	98	LF	$3,521	$345,069	100%	Defer to TDIF	$345,069	$0
65a.	Chrysanthy Boulevard: Americanos Boulevard to Grantline Road	Drainage Culverts over existing water courses	ON	98	LF	$1,056	$103,521			$0	$103,521
65b.	Chrysanthy Boulevard: Americanos Boulevard to Grantline Road	Drainage Culverts over existing water courses	ON	98	LF	$528	$51,760			$0	$51,760
65c.	Chrysanthy Boulevard: Americanos Boulevard to Grantline Road	Drainage Culverts over existing water courses	ON	98	LF	$528	$51,760			$0	$51,760
65d.	Chrysanthy Boulevard: Americanos Boulevard to Grantline Road	Drainage Culverts over existing water courses	ON	98	LF	$3,521	$345,069			$0	$345,069
66.	Chrysanthy Boulevard: Jaeger Road to Americanos Boulevard	Drainage Culverts over existing water courses	OFF	98	LF	$3,521	$345,069	100%	Defer to TDIF	$345,069	$0

Table B-1
Roadway Facilities and Costs

PROJECT NUMBER	ROADWAY SEGMENT / ITEM	PROJECT DESCRIPTION	ON-SITE or OFF-SITE	QUANTITY	UNITS	UNIT COST	TOTAL ESTIMATED COST	% FUNDED BY OTHERS	FUNDING SOURCE	REIMBURSEMENT AVAILABLE	NET COST
67a.	Jaeger Road: Chrysanthy Blvd. to Kiefer Boulevard	Drainage Culverts over existing water courses	OFF	98	LF	$636	$62,361			$0	$62,361
67b.	Jaeger Road: Chrysanthy Blvd. to Kiefer Boulevard	Drainage Culverts over existing water courses	OFF	98	LF	$471	$46,173			$0	$46,173
67c.	Jaeger Road: Chrysanthy Blvd. to Kiefer Boulevard	Drainage Culverts over existing water courses	OFF	98	LF	$3,521	$345,069			$0	$345,069
67d.	Jaeger Road: Chrysanthy Blvd. to Kiefer Boulevard	Drainage Culverts over existing water courses	OFF	98	LF	$3,521	$345,069			$0	$345,069
70a.	SR 16: Bradshaw Road to Excelsior Road	6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)	OFF	21,100	LF	$3	$61,218			$0	$61,218
70b.	SR 16: Excelsior Road to Sunrise Boulevard	6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)	OFF	14,150	LF	$39	$550,617			$0	$550,617
70c.	SR 16: Sunrise to Grantline Road	6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)	OFF	4,700	LF	$917	$4,312,000	100%	Defer to TDIF	$4,312,000	$0
71.	Kiefer Boulevard: Eagles Nest to Sunrise	Widen 2-lane aterial	OFF	4,650	LF	$386	$1,793,837	100%	SCTDF	$1,793,837	$0
72a.	Alta Sunrise reliever: Douglas Road to US 50 - Initial planning and environmental work	Initial planning and environmental work	OFF	1	LS	$1,000,000	$1,000,000			$0	$1,000,000
72b.	Alta Sunrise reliever: Douglas Road to US 50	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)	OFF	20,200	LF	$223	$4,500,000	$500,000.00	CFD 2005-1 Contribution	$0	$4,000,000
73.	Zinfandel Drive at International Drive	Intersection Signalization - 4-way Signalization	OFF	1	LS	$232,985	$232,985			$0	$232,985
74a.	Remaining Culverts Across Major Roads	Drainage Culverts over existing water courses	OFF	118	LF	$3,521	$415,491		Defer to TDIF	$415,491	$0
74b.	Remaining Culverts Across Major Roads	Drainage Culverts over existing water courses	OFF	118	LF	$1,056	$124,647			$0	$124,647
74c.	Remaining Culverts Across Major Roads	Drainage Culverts over existing water courses	OFF	98	LF	$834	$81,759			$0	$81,759
74d.	Remaining Culverts Across Major Roads	Drainage Culverts over existing water courses	OFF	118	LF	$3,521	$415,491		Defer to TDIF	$415,491	$0
74e.	Remaining Culverts Across Major Roads	Drainage Culverts over existing water courses	OFF	118	LF	$2,781	$328,148			$0	$328,148
74f.	Remaining Culverts Across Major Roads	Drainage Culverts over existing water courses	OFF	118	LF	$917	$108,190			$0	$108,190
74g.	Remaining Culverts Across Major Roads	Drainage Culverts over existing water courses	OFF	118	LF	$528	$62,324			$0	$62,324
74h.	Remaining Culverts Across Major Roads	Drainage Culverts over existing water courses	OFF	98	LF	$0	$0		Defer to TDIF	$0	$0
76a.	SR16: Bradshaw Road to Grantline Road	Drainage Culverts over existing water courses	OFF	118	LF	$4,060	$479,089		Included in Project 70a	$479,089	$0
76b.	SR16: Bradshaw Road to Grantline Road	Drainage Culverts over existing water courses	OFF	118	LF	$4,060	$479,089		Included in Project 70b	$479,089	$0
76c.	SR16: Bradshaw Road to Grantline Road	Drainage Culverts over existing water courses	OFF	118	LF	$4,060	$479,089		Defer to TDIF	$479,089	$0
	5% Floating Contingency										$4,046,880

Source: Rancho Cordova

Table B-2
Detailed Roadway Facilities

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
1.	Douglas Road: Sunrise Boulevard to Jaeger Road (excluding 450' @ intersections)				
	6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)				
	Private Improvement With Existing Roadway Impacts				
	Quantity: 4,475 LF				
	Fully Constructed				
	Credit/Reimbursement Agreement No. 97-2005 (CP06-2028)				$3,464,347
	Credit/Reimbursement Agreement No. 103-2007 (CP06-2028)				$90,705
	Credit/Reimbursement Agreement No. 98-2008				$6,705
	Credit/Reimbursement Agreement No. 66-2007 (CP06-2028)				$77,694
	Total Cost				**$3,639,451**
2.	Douglas Road: Jaeger Road to Americanos Road (excluding 450' @ intersections)				
	6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)				
	Private Improvement with Existing Roadway Impacts				
	Quantity: 5,405 LF				
	Fully Constructed				
	Credit/Reimbursement Agreement No. 109-2010 (CP06-2024)				$1,244,236
	Credit/Reimbursement Agreement No. 48-2017 (CP10-2083)				$3,468,802
	Credit/Reimbursement Agreement No. 48-2017-1 (CP10-2083)				$499,707
	Total Cost				**$5,212,745**
3.	Douglas Road: Americanos Boulevard to Grantline Road (excluding 450' @ intersections)				
	6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)				
	Private Improvement with Existing Roadway Impacts				
	Quantity: 3,355 LF				
	Fully Constructed				
	Credit/Reimbursement Agreement No. 07-2019 (CP07-2032)				$2,377,672
	Total Cost				**$2,377,672**
4.	Douglas Road at Sunrise Boulevard (including 450' center and frontage roadway improvements)				
	6x6 lane 4-way intersection widening and signalization Anatolia MRI Portion Only				
	Private Improvement With Existing Roadway Impacts				
	Quantity: Lump Sum				
	Fully Constructed				
	Credit/Reimbursement Agreement No. 97-2005 (CP06-2028)				$2,094,654
	Credit/Reimbursement Agreement No. 175-2007				$79,740
	Credit/Reimbursement Agreement No. 103-2007				$275,600
	Measure A Reimbursement (103-2007)				-$211,149
	Measure A Reimbursement (175-2007)				-$79,740
	Total Cost				**$2,159,105**
4A.	Douglas Road at Sunrise Boulevard (including 450' center and frontage roadway improvements)				
	6x6 lane 4-way intersection widening and signalization - Portion Remaining After Anatolia MRI				
	Private Improvement With Existing Roadway Impacts				
	Quantity: Lump Sum				
	Intersection Signalization	0.00	LS	$170,000.00	$0
	Traffic Signal Interconnect	468	LF	$10.00	$4,680
	Clearing and Grubbing	102,463	SF	$0.30	$30,739
	Roadway Excavation	6,719	CY	$20.00	$134,380
	Curb (Type 5)	815	LF	$13.00	$10,595
	Curb (Type 3)	433	LF	$13.00	$5,629
	Curb & Gutter (Type 2)	433	LF	$20.00	$8,660
	2" AC Overlay	159	TON	$75.00	$11,925
	6" Asphalt Concrete	1,533	TON	$52.00	$79,716
	16" Aggregate Base	4,089	TON	$23.00	$94,047
	Storm Drain (DI,MH & DI lead @ 500', 1lf 12"D/lf Road)	468	LF	$50.00	$23,400
	Striping & Signage	0.26	LS	$21,600.00	$5,616
	Sidewalk (6' wide)	2,599	SF	$4.75	$12,345
	Bus Pads	1	EA	$5,000.00	$5,000
	Street Lighting	0.26	LS	$22,500.00	$5,850
	Frontage Landscaping (29' corridor)	45,205	SF	$7.00	$316,435
	Median Landscaping (corridor varies)	7,168	SF	$7.00	$50,176
	Pavement Removal	14,491	SF	$1.50	$21,737
	Roadside Ditch	378	LF	$5.00	$1,890
	Construction Subtotal				$822,820
	Right of Way Acquisition				$7,657
	Traffic Control and Staging, 4%				$32,913
	Storm Water Pollution Prevention, 1% (field work)				$8,228
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$181,432
	Contingency, 10%				$82,282
	Total Cost				**$1,135,331**
	Inflation to 2020 30.77%				$349,341
					$1,484,672
4B.	Douglas Road Transition to Existing Roadway				
	Road Transition from Ultimate 6-lane Road at Sta 17+34 to Match Existing 2-lane Road at Sta 7+00				
	Private Improvement with Existing Roadway Impacts				
	Quantity: Lump Sum				
	Fully Constructed				
	Credit/Reimbursement Agreement No. 97-2005 (CP06-2028)				$372,788
	Total Cost				**$372,788**
5.	Douglas Road at Americanos Boulevard (including 450' center and frontage roadway improvements)				
	6x4 lane 4-way intersection widening and signalization				
	Private Improvement with Existing Roadway Impacts				
	Quantity: Lump Sum				
	Intersection Signalization	1	LS	$170,000.00	$170,000
	Traffic Signal Interconnect	1,350	LF	$10.00	$13,500
	Clearing and Grubbing	256,513	SF	$0.30	$76,954
	Roadway Excavation	12,117	CY	$20.00	$242,340
	Curb (Type 5)	3,136	LF	$13.00	$40,768
	Curb (Type 3)	2,392	LF	$13.00	$31,096

Table B-2
Detailed Roadway Facilities

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
	Curb & Gutter (Type 2)	2,392	LF	$20.00	$47,840
	6" Asphalt Concrete	5,217	TON	$52.00	$271,284
	14" Aggregate Base	4,689	TON	$23.00	$107,847
	16" Aggregate Base	8,551	TON	$23.00	$196,673
	Storm Drain (DI,MH & DI lead @ 500', 1lf 12"D/lf Road)	3,600	LF	$50.00	$180,000
	Striping & Signage	1	LS	$27,000.00	$27,000
	Soundwall (6' high at single family and multi-family)	726	LF	$90.00	$65,340
	Sidewalk (6' wide)	14,754	SF	$4.75	$70,082
	Bus Pads	4	EA	$5,000.00	$20,000
	Street Lighting	1	LS	$45,000.00	$45,000
	Frontage Landscaping (19' corridor)	14,809	SF	$7.00	$103,663
	Frontage Landscaping (29' corridor)	45,205	SF	$7.00	$316,435
	Median Landscaping (corridor varies)	7,168	SF	$7.00	$50,176
	Pavement Removal	22,500	SF	$1.50	$33,750
	Construction Subtotal				$2,109,747
	Right of Way Acquisition				$95,322
	Traffic Control and Staging, 4%				$84,390
	Storm Water Pollution Prevention, 1% (field work)				$21,097
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$465,199
	Contingency, 10%				$210,975
	Total Cost				**$2,986,731**
	Inflation to 2015 17.30%			2015 balance	**$3,503,436**
	Credit/Reimbursement Agreement No. 27-2015 (CP06-2024)			minus agreement	**$296,806**
				2015 balance	**$3,206,630**
	Inflation to 2017 6.73%			2017 balance	**$3,422,436**
	Credit/Reimbursement Agreement No. 48-2017 (CP10-2083)			minus agreement	**$888,332**
					$2,534,104
	Inflation to 2020 6.74%				**$2,705,004**
	Total Project Cost (constructed and remaining)				**$3,890,142**
6.	Douglas Road at Jaeger Road (including 450' center and partial frontage roadway improvements) 6x4 lane 3-way intersection widening and signalization - Portion remaining After Anatolia MRI Private Improvement with Existing Roadway Impacts Quantity: Lump Sum				
	Intersection Signalization	1	LS	$150,000.00	$150,000
	Traffic Signal Interconnect	1,350	LF	$10.00	$13,500
	Clearing and Grubbing	135,635	SF	$0.30	$40,691
	Roadway Excavation	7,946	CY	$20.00	$158,920
	Curb (Type 5)	2,352	LF	$13.00	$30,576
	Curb (Type 3)	1,666	LF	$13.00	$21,658
	Curb & Gutter (Type 2)	1,666	LF	$20.00	$33,320
	6" Asphalt Concrete	3,451	TON	$75.00	$258,825
	14" Aggregate Base	2,573	TON	$23.00	$59,179
	16" Aggregate Base	6,329	TON	$23.00	$145,567
	Storm Drain (DI,MH & DI lead @ 500', 1lf 12"D/lf Road)	1,800	LF	$50.00	$90,000
	Striping & Signage	1	LS	$17,100.00	$17,100
	Soundwall (6' high at single family and multi-family)	1,452	LF	$90.00	$130,680
	Sidewalk (6' wide)	9,996	SF	$4.75	$47,481
	Bus Pads	2	EA	$5,000.00	$10,000
	Street Lighting	1	LS	$33,750.00	$33,750
	Frontage Landscaping (19' corridor)	29,621	SF	$7.00	$207,347
	Median Landscaping (corridor varies)	5,376	SF	$7.00	$37,632
	Pavement Removal	13,500	SF	$1.50	$20,250
	Roadside Ditch	900	LF	$5.00	$4,500
	Construction Subtotal				$1,510,976
	Right of Way Acquisition				$0
	Traffic Control and Staging, 4%				$60,439
	Storm Water Pollution Prevention, 1% (field work)				$15,110
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$333,170
	Contingency, 10%				$151,098
	2005 Total Cost				**$2,070,792**
	Inflation to 2007 3.28%			2007 balance	**$2,138,714**
	Credit/Reimbursement Agreement No. 66-2007 (CP06-2028)			minus agreement	**$85,224**
				2007 balance	**$2,053,490**
	Inflation to 2011 10.17%			2011 balance	**$2,262,330**
	Credit/Reimbursement Agreement No. 109-2010 (CP06-2024)			minus agreement	**$865,544**
				2011 balance	**$1,396,786**
	Inflation to 2017 10.58%			2017 balance	**$1,544,566**
	Credit/Reimbursement Agreement No. 48-2017 (CP10-2083)			minus agreement	**$875,951**
				2017 remaining balance	**$668,615**
	Inflation to 2018 3.72%			2017 balance	**$693,487**
	Credit/Reimbursement Agreement No. 213-2018 (CP07-2035)			minus agreement	**$315,473**
				2017 remaining balance	**$378,014**
	Inflation to 2020 3.0240%				**$389,445**
	Credit/Reimbursement Agreement No. 100-2020 (CP10-2083)			minus agreement	**$389,476**
				2020 Balance Remaining	**$0**
	Total Project Cost (constructed and remaining)				**$2,531,668**
6A.	Douglas Road at Jaeger Road (including 450' center and partial frontage roadway improvements) 6x4 lane 3-way intersection widening and signalization - Portion Included in Anatolia MRI Private Improvement with Existing Roadway Impacts Quantity: Lump Sum				
	Fully Constructed				
	Credit/Reimbursement Agreement No. 97-2005 (CP06-2028)				$229,784
	Total Cost				**$229,784**
7.	Douglas Road at Grantline Road (including 450' center and partial frontage roadway improvements) 6x6 lane 3-way intersection widening and signalization Private Improvement with Existing Roadway Impacts Quantity: Lump Sum				
	Intersection Signalization	1	LS	$150,000.00	$150,000
	Traffic Signal Interconnect	1,350	LF	$10.00	$13,500

Table B-2
Detailed Roadway Facilities

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
Clearing and Grubbing	106,469	SF	$0.30	$31,941
Roadway Excavation	6,791	CY	$20.00	$135,820
Curb (Type 5)	2,352	LF	$13.00	$30,576
Curb (Type 3)	832	LF	$13.00	$10,816
Curb & Gutter (Type 2)	832	LF	$20.00	$16,640
2" AC Overlay	256	TON	$75.00	$19,200
6" Asphalt Concrete	3,036	TON	$52.00	$157,872
16" Aggregate Base	8,089	TON	$23.00	$186,047
Storm Drain (DI,MH & DI lead @ 500', 1lf 12"D/lf Road)	900	LF	$50.00	$45,000
Striping & Signage	1	LS	$14,400.00	$14,400
Soundwall (6' high at single family and multi-family)	726	LF	$90.00	$65,340
Sidewalk (6' wide)	4,994	SF	$4.75	$23,722
Bus Pads	1	EA	$5,000.00	$5,000
Street Lighting	1	LS	$11,250.00	$11,250
Frontage Landscaping (19' corridor)	14,801	SF	$7.00	$103,607
Median Landscaping (corridor varies)	5,376	SF	$7.00	$37,632
Pavement Removal	7,184	SF	$1.50	$10,776
Construction Subtotal				$1,069,138
Right of Way Acquisition				$100,430
Traffic Control and Staging, 4%				$42,766
Storm Water Pollution Prevention, 1% (field work)				$10,691
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$235,745
Contingency, 10%				$106,914
Total Cost				**$1,565,684**
City project improved the intersection and utilized other funding sources (Grants & 2250)				
Funded by 2246				**$701,986**
Funded by Grants				**$702,400**
Funded by 2250				**$72,025**
Total Project Cost - CP13-2124 Constructed - Defer to TDIF #255 for Remainder				**$1,476,411**

8. Douglas Road at Zinfandel
Add through lanes on north and southbound approaches
Private Improvement

Improvements		1	LS	$141,120.00	$141,120
Inflation to 2020	30.77%			2020 Cost	**$184,543**
Total Cost (flat carry over from EPS PFFP); DELETE AND DEFER TO TDIF (203 & 54.1)					**$0**

9. Sunrise Boulevard: Douglas Road to Chrysanthy Boulevard (excluding 450' @ intersections)
6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)
Private Improvement with Existing Roadway Impacts
Quantity: 3,100 LF

Fully Constructed

Credit/Reimbursement Agreement No. 95-2005-2	**$1,926,865**
Credit/Reimbursement Agreement No. 28-2008	**$76,174**
Credit/Reimbursement Agreement No. 103-2007	**$433,914**
Funded by TDIF (107-2007-1)	$988,979
Funded by TDIF (27-2007)	$361,284
TOTAL PROJECT COSTS	**$3,787,216**
Funded by Measure A (107-2007)	**$283,934**
Funded by Measure A (103-2007)	**$433,914**
Funded by Measure A (28-2008)	**$76,174**
Revised Total Project Costs funded by SDCP:	**$1,642,931**

10. Sunrise Boulevard: Chrysanthy Boulevard to Kiefer Boulevard (excluding 450' @ intersections)
6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)
Private Improvement with Existing Roadway Impacts
Quantity: 7,400 LF

Fully Constructed

Credit/Reimbursement Agreement No. 97-2005-2 (MRI Portion)	$3,129,625
Credit/Reimbursement Agreement No. 39-2007-1 (MRII Portion)	$1,734,750
Credit/Reimbursement Agreement No. 103-2007 (Contingency)	$671,377
Credit/Reimbursement Agreement No. 28-2008 (Contingency)	$5,900
Total SDCP	**$5,541,652**
Total Project Costs	**$5,541,652**
Measure A Reimbursement	-$830,642
Measure A Reimbursement	-$500,000
Measure A Reimbursement	-$5,900
Total SDCP Project Costs	**$4,205,110**

11. Sunrise Boulevard: Kiefer Boulevard to SR 16 (excluding 450' @ intersections)
6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)
Private Improvement with Existing Roadway Impacts
Quantity: 6,230 LF

Traffic Signal Interconnect	6,230	LF	$10.00	$62,300
Clearing and Grubbing	423,640	SF	$0.30	$127,092
Roadway Excavation	31,380	CY	$20.00	$627,600
Curb (Type 5)	12,460	LF	$13.00	$161,980
6" Asphalt Concrete	13,568	TON	$52.00	$705,536
16" Aggregate Base	36,180	TON	$23.00	$832,140
Striping	6,230	LF	$8.00	$49,840
Median Landscape (11' Corridor)	68,530	SF	$7.00	$479,710
Pavement Removal	224,280	SF	$1.50	$336,420
Roadside Ditch	12,460	LF	$5.00	$62,300
Construction Subtotal				$3,444,918
Right of Way Acquisition				$46,927
Traffic Control and Staging, 4%				$137,797
Storm Water Pollution Prevention, 1% (field work)				$34,449
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$759,604
Contingency, 10%				$344,492
Total Cost				**$4,768,187**
Inflation to 2020	30.77%			**$6,235,358**
Project as Funded by TDIF (177)				$8,027,000
Total Funded Cost				**$0**

Table B-2
Detailed Roadway Facilities

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
SDCP Cost	DELETE AND DEFER TO TDIF #177			**$0**

12. Sunrise Boulevard at Chrysanthy Boulevard (including 450' center and frontage roadway improvements)
6x4 lane 3-way intersection widening and signalization - Portion included with Anatolia MRI
Private Improvement with Existing Roadway Impacts
Quantity: Lump Sum

Fully Constructed

Credit/Reimbursement Agreement No. 27-2005-2	$1,275,259
Total Project Cost	**$1,275,259**

12A. Sunrise Boulevard at Chrysanthy Boulevard (including 450' center and frontage roadway improvements)
6x4 lane 3-way intersection widening and signalization - Portion included with the Chrysanthy Boulevard plans
Private Improvement with Existing Roadway Impacts
Quantity: Lump Sum

Fully Constructed

Credit/Reimbursement Agreement No. 18-2006-1	$406,280
Measure A Reimbursement	-$355,569
Total Cost	**$50,711**

12B. Sunrise Boulevard at Chrysanthy Boulevard (including 450' center and frontage roadway improvements)
6x4 lane 3-way intersection widening and signalization - Portion remaining after Anatolia MRI and Chrysanthy Blvd
Private Improvement with Existing Roadway Impacts
Quantity: Lump Sum

Fully Constructed

Credit/Reimbursement Agreement No. 31-2010-1	$934,344
Total Cost	**$934,344**

13. Sunrise Boulevard at Kiefer Boulevard (including 450' center and partial frontage roadway improvements)
6x4 lane 4-way intersection widening and signalization
Private Improvement with Existing Roadway Impacts
Quantity: Lump Sum

Intersection Signalization	1	LS	$170,000.00	$170,000
Signal Interconnector	1,800	LF	$10.00	$18,000
Clearing and Grubbing	144,606	SF	$0.30	$43,382
Roadway Excavation	10,290	CY	$20.00	$205,800
Curb (Type 5)	3,136	LF	$13.00	$40,768
Curb & Gutter (Type 2)	1,302	LF	$20.00	$26,040
6" Asphalt Concrete	4,820	TON	$52.00	$250,640
14" Aggregate Base	4,001	TON	$23.00	$92,023
16" Aggregate Base	7,467	TON	$23.00	$171,741
Storm Drain (DI,MH & DI lead @ 500', 1lf 12"D/lf Road)	1,350	LF	$50.00	$67,500
Striping & Signage	1	LS	$16,200.00	$16,200
Sidewalk (6' wide)	7,812	SF	$4.75	$37,107
Bus Pads	1	EA	$5,000.00	$5,000
Street Lighting	1	LS	$16,875.00	$16,875
Median Landscaping (corridor varies)	7,168	SF	$7.00	$50,176
Pavement Removal	31,500	SF	$1.50	$47,250
Roadside Ditch	2,178	LF	$5.00	$10,890
Construction Subtotal				$1,269,392
Right of Way Acquisition				$9,785
Traffic Control and Staging, 4%				$50,776
Storm Water Pollution Prevention, 1% (field work)				$12,694
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$279,901
Contingency, 10%				$126,939
Total Cost				**$1,749,487**
Portion Funded By Others (Mather Field TIP)				$98,550
Total Funded Cost				**$1,749,487**
Inflation to 2007 8.56%			2007 Balance	**$1,792,257**
Credit/Reimbursement Agreement No. 65-2007 (13e)				$1,248,225
Credit/Reimbursement Agreement No. 65-2007 (13f)				$240,681
Credit/Reimbursement Agreement No. 103-2007				$26,313
			2007 Remaining Balance	**$277,038**
Inflation to 2020 22.21%			2020 Remaining Balance	**$0**
TOTAL PROJECT COSTS				**$1,515,219**
Measure A Reimbursement (103-2007)				-$26,313.25
TOTAL SDCP PROJECT COSTS				**$1,488,906**

13A. Sunrise Boulevard Transition to Existing Roadway South of Kiefer Road
Road Transition from Permanent Road, Estimate 630 lf
Private Improvement with Existing Roadway Impacts
Quantity: Lump Sum

Fully Constructed

Credit/Reimbursement Agreement No. 39-2007-1	$280,293
Total Project Cost	**$280,293**

13B. kiefer Road Transition to Existing Roadway west of Sunrise Boulevard
Road Transition from Permanent Road, Estimate 210 lf
Private Improvement with Existing Roadway Impacts
Quantity: Lump Sum

Fully Constructed

Credit/Reimbursement Agreement No. 39-2007-1	$94,017
Total Cost	**$94,017**

14. Sunrise Boulevard at SR 16 (including 450' center roadway improvements)
6x6 lane 4-way intersection widening and signalization
Public Improvement with Existing Roadway Impacts
Quantity: Lump Sum

Table B-2
Detailed Roadway Facilities

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
	Improvements	1	LS	$575,000.00	$575,000
	Total Cost (flat carry over from EPS PFFP)				**$575,000**
	Portion Funded By Others (Development Fee Measure A/Mather CIP)				$575,000
	Total Funded Cost				**$0**
	TDIF Project (288)				**$3,143,000**
15.	Sunrise Boulevard at Grant Line Road (including 450' center roadway improvements)				
	6x6 lane 3-way intersection widening and signalization (incl. 2 lane stub to the south)				
	Private Improvement with Existing Roadway Impacts				
	Quantity: Lump Sum				
	Intersection Signalization	1	LS	$170,000.00	$170,000
	Signal Interconnector	1,350	LF	$10.00	$13,500
	Clearing and Grubbing	80,095	SF	$0.30	$24,029
	Roadway Excavation	4,242	CY	$20.00	$84,840
	Curb (Type 5)	2,352	LF	$13.00	$30,576
	Curb (Type 3)	214	LF	$13.00	$2,782
	Curb & Gutter (Type 2)	214	LF	$20.00	$4,280
	2" AC Overlay	801	TON	$75.00	$60,075
	6" Asphalt Concrete	2,152	TON	$52.00	$111,904
	16" Aggregate Base	5,738	TON	$23.00	$131,974
	Storm Drain (DI,MH & DI lead @ 500', 1lf 12"D/lf Road)	2,700	LF	$50.00	$135,000
	Striping & Signage	1	LS	$10,800.00	$10,800
	Sidewalk (6' wide meandering)	1,284	SF	$4.75	$6,099
	Median Landscaping (corridor varies)	5,376	SF	$7.00	$37,632
	Pavement Removal	12,428	SF	$1.50	$18,642
	Roadside Ditch	2,178	LF	$5.00	$10,890
	Construction Subtotal				$853,023
	Interim Improvements (Vineyard CIP)				$690,923
	Right of Way Acquisition				$54,847
	Traffic Control and Staging, 4%				$27,637
	Storm Water Pollution Prevention, 1% (field work)				$6,909
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$152,349
	Contingency, 10%				$85,302
	Total Cost				**$1,870,989**
	Portion Funded By Others (Vineyard CIP)				$690,923
	Total Funded Cost				**$1,180,066**
	Net SDCP Cost				**$0**
	Sacramento SCTDF shows no funding from RC			SCTDF Cost	**$4,633,550**
	Assumed SCTDF from Measure A				**$1,111,134**
	Net SCTDF				**$3,522,416**
16.	Sunrise Boulevard at Folsom Boulevard				
	Add free right-turn lane on eastbound approach				
	Private Improvement				
	Quantity: Lump Sum				
	Improvements	1	LS	$134,400.00	$134,400
	Total Cost (flat carry over from EPS PFFP) delete as constructed with Folsom Blvd improvem				**$0**
17.	Grantline Road: Douglas Road to Chrysanthy Boulevard (excluding 450' @ intersections)				
	6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)				
	Private Improvement with Existing Roadway Impacts				
	Quantity: 4,300 LF				
	Signal Interconnector	4,300	LF	$10.00	$43,000
	Clearing and Grubbing	258,000	SF	$0.30	$77,400
	Roadway Excavation	19,111	CY	$20.00	$382,220
	Curb (Type 5)	8,600	LF	$13.00	$111,800
	2" AC Overlay	780	TON	$75.00	$58,500
	6" Asphalt Concrete	8,027	TON	$52.00	$417,404
	16" Aggregate Base	21,404	TON	$23.00	$492,292
	Striping	4,300	LF	$8.00	$34,400
	Median Landscape (11' Corridor)	47,300	SF	$7.00	$331,100
	Pavement Removal	68,800	SF	$1.50	$103,200
	Roadside Ditch	8,150	LF	$5.00	$40,750
	Construction Subtotal				$2,092,066
	Right of Way Acquisition				$130,571
	Traffic Control and Staging, 4%				$83,683
	Storm Water Pollution Prevention, 1% (field work)				$20,921
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$461,301
	Contingency, 10%				$209,207
	Total Cost				**$2,997,748**
	Inflation to 2020 30.77%			2020 Cost	**$3,920,155**
	SDCP Cost				**$0**
	TDIF Cost (Project 96)				**$2,752,000**
18.	Grantline Road: Chrysanthy Boulevard to Kiefer Boulevard (excluding 450' @ intersections)				
	6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)				
	Private Improvement with Existing Roadway Impacts				
	Quantity: 9,500 LF				
	Signal Interconnector	9,500	LF	$10.00	$95,000
	Clearing and Grubbing	541,500	SF	$0.30	$162,450
	Roadway Excavation	38,000	CY	$20.00	$760,000
	Curb (Type 5)	19,000	LF	$13.00	$247,000
	2" AC Overlay	1,724	TON	$75.00	$129,300
	6" Asphalt Concrete	15,517	TON	$52.00	$806,884
	16" Aggregate Base	41,378	TON	$23.00	$951,694
	Striping	9,500	LF	$8.00	$76,000
	Median Landscape (11' Corridor)	104,500	SF	$7.00	$731,500
	Pavement Removal	152,000	SF	$1.50	$228,000
	Roadside Ditch	19,000	LF	$5.00	$95,000
	Construction Subtotal				$4,282,828
	Right of Way Acquisition				$158,516
	Traffic Control and Staging, 4%				$171,313
	Storm Water Pollution Prevention, 1% (field work)				$42,828
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$944,364
	Contingency, 10%				$428,283
	Total Cost				**$6,028,132**

Table B-2
Detailed Roadway Facilities

	Roadway Segment		Quantity	Unit	Unit Cost	Total Cost
	Inflation to 2020	30.77%			2020 Cost	**$7,882,988**
	SDCP Cost					**$0**
	TDIF Cost (Project 95)					**$5,373,000**
19.	Grantline Road: Kiefer Boulevard to SR 16 (excluding 450' @ intersections)					
	6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)					
	Private Improvement with Existing Roadway Impacts					
	Quantity: 8,275 LF					
	Signal Interconnector		8,275	LF	$10.00	$82,750
	Clearing and Grubbing		446,850	SF	$0.30	$134,055
	Roadway Excavation		33,100	CY	$20.00	$662,000
	Curb (Type 5)		16,550	LF	$13.00	$215,150
	2" AC Overlay		1,502	TON	$75.00	$112,650
	6" Asphalt Concrete		13,516	TON	$52.00	$702,832
	16" Aggregate Base		36,042	TON	$23.00	$828,966
	Striping		8,275	LF	$8.00	$66,200
	Median Landscape (11' Corridor)		91,025	SF	$7.00	$637,175
	Pavement Removal		132,384	SF	$1.50	$198,576
	Roadside Ditch		16,550	LF	$5.00	$82,750
	Construction Subtotal					$3,723,104
	Right of Way Acquisition					$315,927
	Traffic Control and Staging, 4%					$148,924
	Storm Water Pollution Prevention, 1% (field work)					$37,231
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding	21%				$820,944
	Contingency, 10%					$372,310
	Total Cost					**$5,418,441**
	Inflation to 2020	30.77%			2020 Cost	**$7,085,695**
	SDCP Cost					**$0**
	TDIF Cost (Project 93 & 94)					**$5,079,000**
20.	Grantline Road at Chrysanthy Boulevard (including 450' center and partial frontage roadway improvements)					
	6x4 lane 3-way intersection widening and signalization					
	Private Improvement with Existing Roadway Impacts					
	Quantity: Lump Sum					
	Intersection Signalization		1	LS	$150,000.00	$150,000
	Signal Interconnector		1,350	LF	$10.00	$13,500
	Clearing and Grubbing		94,297	SF	$0.30	$28,289
	Roadway Excavation		6,559	CY	$20.00	$131,180
	Curb (Type 5)		2,352	LF	$13.00	$30,576
	Curb (Type 3)		100	LF	$13.00	$1,300
	Curb & Gutter (Type 2)		833	LF	$20.00	$16,660
	2" AC Overlay		163	TON	$75.00	$12,225
	6" Asphalt Concrete		3,094	TON	$52.00	$160,888
	14" Aggregate Base		2,225	TON	$23.00	$51,175
	16" Aggregate Base		5,704	TON	$23.00	$131,192
	Storm Drain (DI,MH & DI lead @ 500', 1lf 12"D/lf Road)		900	LF	$50.00	$45,000
	Striping & Signage		1	LS	$11,700.00	$11,700
	Soundwall (6' high at single family and multi-family)		100	LF	$90.00	$9,000
	Sidewalk (6' wide)		4,998	SF	$4.75	$23,741
	Bus Pads		1	EA	$5,000.00	$5,000
	Street Lighting		1	LS	$11,250.00	$11,250
	Frontage Landscaping (19' corridor)		1,900	SF	$7.00	$13,300
	Median Landscaping (corridor varies)		5,376	SF	$7.00	$37,632
	Pavement Removal		7,184	SF	$1.50	$10,776
	Roadside Ditch		1,626	LF	$5.00	$8,130
	Construction Subtotal					$902,514
	Right of Way Acquisition					$72,463
	Traffic Control and Staging, 4%					$36,101
	Storm Water Pollution Prevention, 1% (field work)					$9,025
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding	21%				$199,004
	Contingency, 10%					$90,251
	Total Cost					**$1,309,358**
	Inflation to 2020	30.77%				**$1,712,247**
	SDCP Cost					**$0**
	TDIF Cost (Project 247)					**$902,000**
21.	Grantline Road at Kiefer Boulevard (including 450' center roadway improvements)					
	6x4x2 lane 4-way intersection widening and signalization					
	Private Improvement with Existing Roadway Impacts					
	Quantity: Lump Sum					
	Intersection Signalization		1	LS	$170,000.00	$170,000
	Signal Interconnector		1,800	LF	$10.00	$18,000
	Clearing and Grubbing		74,832	SF	$0.30	$22,450
	Roadway Excavation		5,312	CY	$20.00	$106,240
	Curb (Type 5)		2,352	LF	$13.00	$30,576
	Curb & Gutter (Type 2)		214	LF	$20.00	$4,280
	2" AC Overlay		247	TON	$75.00	$18,525
	6" Asphalt Concrete		2,654	TON	$52.00	$138,008
	14" Aggregate Base		3,037	TON	$23.00	$69,851
	16" Aggregate Base		3,607	TON	$23.00	$82,961
	Striping & Signage		1	LS	$12,600.00	$12,600
	Sidewalk (6' wide)		1,284	SF	$4.75	$6,099
	Median Landscaping (corridor varies)		5,376	SF	$7.00	$37,632
	Pavement Removal		10,408	SF	$1.50	$15,612
	Roadside Ditch		2,904	LF	$5.00	$14,520
	Construction Subtotal					$747,354
	Right of Way Acquisition					$15,570
	Traffic Control and Staging, 4%					$29,894
	Storm Water Pollution Prevention, 1% (field work)					$7,474
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding	21%				$164,791
	Contingency, 10%					$74,735
	Total Cost					**$1,039,818**
	Inflation to 2020	30.77%				**$1,359,770**
	Total SDCP Cost					**$0**
	TDIF Cost (Project 275)					**$1,109,000**

Table B-2
Detailed Roadway Facilities

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
22.	Grantline Road at SR 16 (including 450' center roadway improvements) 6x6 lane 4-way intersection widening and signalization Public Improvement with Existing Roadway Impacts Quantity: Lump Sum				
	County SCTDF			TOTAL COST	$8,717,300
	Sources of Funding				
	Grants/Measure A				$2,615,190
	City TDIF				$1,525,528
	SCTDF				$4,576,583
					$8,717,301
	TDIF Project Cost (Project 273)				**$579,000**
	SDCP Funding DELETE AND DEFER TO SCTDF / TDIF #273				$0
23.	Grantline Road at White Rock Road Add additional exclusive left turn lane (White Rock Road) and signalizaton Private Improvement with Existing Roadway Impacts Quantity: Lump Sum				
	County SCTDF			TOTAL COST	$4,329,350
	Sources of Funding				
	Grants/Measure A				$1,298,805
	City TDIF				$0
	SCTDF				$3,030,545
					$4,329,350
	SDCP Funding DELETE AND DEFER TO SCTDF				$0
24.	Chrysanthy Boulevard: Sunrise Boulevard to Jaeger Boulevard 4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage) Private Improvement without Existing Roadway Impacts Quantity: 4,550 LF				
	Signal Interconnector	4,550	LF	$10.00	$45,500
	Clearing and Grubbing	218,400	SF	$0.20	$43,680
	Roadway Excavation	14,830	CY	$15.00	$222,450
	Curb (Type 5)	9,100	LF	$13.00	$118,300
	6" Asphalt Concrete	6,016	TON	$52.00	$312,832
	14" Aggregate Base	14,038	TON	$23.00	$322,874
	Striping	4,550	LF	$6.00	$27,300
	Median Landscape (13' Corridor)	59,150	SF	$7.00	$414,050
	Roadside Ditch	9,100	LF	$5.00	$45,500
	Construction Subtotal				$1,552,486
	Traffic Control and Staging, 2%				$31,050
	Storm Water Pollution Prevention, 1% (field work)				$15,525
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$335,803
	Contingency, 10%				$155,249
	Total Cost				**$2,090,112**
	Inflation to 2007 3.28%			2007 Balance	**$2,158,668**
	Credit/Reimbursement Agreement No. 18-2006-1				**$1,019,970**
				2007 Balance	**$1,138,698**
	Inflation to 2017 24.03%			2017 Balance	**$1,412,327**
	Credit/Reimbursement Agreement No. 128-2017				**$1,280,558**
				2017 Balance	**$131,769**
	TOTAL PROJECT COST				**$2,432,297**
25.	Chrysanthy Boulevard: Jaeger Road to Americanos Boulevard (excluding 450' @ intersections) 4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage) Private Improvement without Existing Roadway Impacts Quantity: 4,980 LF				
	Signal Interconnector	4,980	LF	$10.00	$49,800
	Clearing and Grubbing	239,040	SF	$0.20	$47,808
	Roadway Excavation	16,231	CY	$15.00	$243,465
	Curb (Type 5)	9,960	LF	$13.00	$129,480
	6" Asphalt Concrete	6,585	TON	$52.00	$342,420
	14" Aggregate Base	15,364	TON	$23.00	$353,372
	Striping	4,980	LF	$6.00	$29,880
	Median Landscape (13' Corridor)	64,740	SF	$7.00	$453,180
	Roadside Ditch	9,960	LF	$5.00	$49,800
	Construction Subtotal				$1,699,205
	Traffic Control and Staging, 2%				$33,984
	Storm Water Pollution Prevention, 1% (field work)				$16,992
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$367,538
	Contingency, 10%				$169,921
	Total Cost				**$2,287,640**
	Inflation to 2020 30.77%			2020 COSTS	**$2,991,546**
26.	Chrysanthy Boulevard: Americanos Boulevard to Grantline Road (excluding 450' @ intersections) 4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage) Private Improvement without Existing Roadway Impacts Quantity: 4,387 LF				
	Signal Interconnector	4,387	LF	$10.00	$43,870
	Clearing and Grubbing	210,576	SF	$0.20	$42,115
	Roadway Excavation	14,298	CY	$15.00	$214,470
	Curb (Type 5)	8,774	LF	$13.00	$114,062
	6" Asphalt Concrete	5,801	TON	$52.00	$301,652
	14" Aggregate Base	13,535	TON	$23.00	$311,305
	Striping	4,387	LF	$6.00	$26,322
	Median Landscape (13' Corridor)	57,031	SF	$7.00	$399,217
	Roadside Ditch	8,415	LF	$5.00	$42,075
	Construction Subtotal				$1,495,088
	Traffic Control and Staging, 2%				$29,902
	Storm Water Pollution Prevention, 1% (field work)				$14,951
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$323,388
	Contingency, 10%				$149,509
	Total Cost				**$2,012,837**

Table B-2
Detailed Roadway Facilities

	Roadway Segment		Quantity	Unit	Unit Cost	Total Cost
	Inflation to 2020	30.77%			2020 COSTS	**$2,632,187**
27.	Chrysanthy Boulevard at Jaeger Road (including 450' center and partial frontage roadway improvements) 4x4 lane 4-way intersection widening and signalization Private Improvement without Existing Roadway Impacts Quantity: Lump Sum					
	Intersection Signalization		1	LS	$170,000.00	$170,000
	Signal Interconnector		1,800	LF	$10.00	$18,000
	Clearing and Grubbing		166,230	SF	$0.20	$33,246
	Roadway Excavation		9,276	CY	$15.00	$139,140
	Curb (Type 5)		3,136	LF	$13.00	$40,768
	Curb (Type 3)		1,666	LF	$13.00	$21,658
	Curb & Gutter (Type 2)		1,666	LF	$20.00	$33,320
	6" Asphalt Concrete		4,426	TON	$52.00	$230,152
	14" Aggregate Base		10,327	TON	$23.00	$237,521
	Storm Drain (DI,MH & DI lead @ 500', 1lf 12"D/lf Road)		1,800	LF	$40.00	$72,000
	Striping & Signage		1	LS	$18,000.00	$18,000
	Soundwall (6' high at single family and multi-family)		1,452	LF	$90.00	$130,680
	Sidewalk (6' wide)		9,996	SF	$4.00	$39,984
	Bus Pads		2	EA	$2,500.00	$5,000
	Street Lighting		1	LS	$22,500.00	$22,500
	Frontage Landscaping (19' corridor)		29,621	SF	$7.00	$207,347
	Median Landscaping (corridor varies)		7,168	SF	$7.00	$50,176
	Roadside Ditch		1,452	LF	$5.00	$7,260
	Construction Subtotal					$1,476,752
	Traffic Control and Staging, 2%					$29,535
	Storm Water Pollution Prevention, 1% (field work)					$14,768
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding	21%				$319,421
	Contingency, 10%					$147,675
	Total Cost					**$1,988,151**
	Inflation to 2007	8.56%			2007 balance	**$2,158,337**
	Credit/Reimbursement Agreement No. 65-2007-1 (27D)				minus agreement	**$112,014**
	Credit/Reimbursement Agreement No. 65-2007-1 (27H)				minus agreement	**$115,378**
					2007 balance	**$1,930,945**
	Inflation to 2017	15.47%			2017 balance	**$2,229,662**
	Credit/Reimbursement Agreement No. 128-2017 (27E)				minus agreement	**$250,873**
	Credit/Reimbursement Agreement No. 128-2017 (27I)				minus agreement	**$229,866**
	Credit/Reimbursement Agreement No. 128-2017 (27G)				minus agreement	**$16,610**
					2017 balance	**$1,732,314**
	Inflation to 2018	3.72%			2018 balance	**$1,796,757**
	Credit/Reimbursement Agreement No. 63-2018 (27I)				minus agreement	**$109,106**
					2018 remaining balance	**$1,687,651**
	Inflation to 2020	3.0240%				**$1,738,685**
	Credit/Reimbursement Agreement No. 100-2020 (27G)				minus agreement	**$336,118**
					2020 remaining balance	**$1,402,567**
	Total Project Cost (constructed and remaining)					**$2,572,531**
28.	Chrysanthy Blvd at Americanos Blvd (including 450' center and partial frontage roadway improvements) 4x4 lane 4-way intersection widening and signalization Private Improvement Quantity: Lump Sum					
	Intersection Signalization		1	LS	$170,000.00	$170,000
	Signal Interconnector		1,800	LF	$10.00	$18,000
	Clearing and Grubbing		137,037	SF	$0.20	$27,407
	Roadway Excavation		8,300	CY	$15.00	$124,500
	Curb (Type 5)		3,136	LF	$13.00	$40,768
	Curb (Type 3)		940	LF	$13.00	$12,220
	Curb & Gutter (Type 2)		940	LF	$20.00	$18,800
	6" Asphalt Concrete		4,083	TON	$52.00	$212,316
	14" Aggregate Base		9,528	TON	$23.00	$219,144
	Storm Drain (DI,MH & DI lead @ 500', 1lf 12"D/lf Road)		900	LF	$40.00	$36,000
	Striping & Signage		1	LS	$14,400.00	$14,400
	Soundwall (6' high at single family and multi-family)		726	LF	$90.00	$65,340
	Sidewalk (6' wide)		5,640	SF	$4.00	$22,560
	Bus Pads		1	EA	$2,500.00	$2,500
	Street Lighting		1	LS	$11,250.00	$11,250
	Frontage Landscaping (19' corridor)		14,801	SF	$7.00	$103,607
	Median Landscaping (corridor varies)		7,168	SF	$7.00	$50,176
	Roadside Ditch		2,178	LF	$5.00	$10,890
	Construction Subtotal					$1,159,878
	Traffic Control and Staging, 2%					$23,198
	Storm Water Pollution Prevention, 1% (field work)					$11,599
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding	21%				$250,882
	Contingency, 10%					$115,988
	Total Cost					**$1,561,544**
	Inflation to 2020	30.77%			2020 Costs	**$2,042,031**
29.	Americanos Boulevard: North Panhandle, CP Boundary to SP Boundary (excluding 450' @ intersections) 4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage) Private Improvement witout Existing Roadway impacts Quantity: 2,430 LF					
	Clearing and Grubbing		116,640	SF	$0.20	$23,328
	Roadway Excavation		7,920	CY	$15.00	$118,800
	Curb (Type 5)		4,860	LF	$13.00	$63,180
	6" Asphalt Concrete		3,213	TON	$52.00	$167,076
	14" Aggregate Base		7,497	TON	$23.00	$172,431
	Striping		2,430	LF	$6.00	$14,580
	Median Landscape (13' Corridor)		31,590	SF	$7.00	$221,130
	Roadside Ditch		4,860	LF	$5.00	$24,300
	Construction Subtotal					$804,825
	Right of Way Acquisition					$0
	Traffic Control and Staging, 2%					$16,097
	Storm Water Pollution Prevention, 1% (field work)					$8,048
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding	21%				$174,084
	Contingency, 10%					$80,483
	Total Cost					**$1,083,536**

Table B-2
Detailed Roadway Facilities

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
	SDCP Cost DELETE AND DEFER TO TDIF #27				**$0**
30.	Americanos Boulevard: North Panhandle, SP Boundary to Douglas Road (excluding 450' @ intersections) 4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage) Private Improvement without Existing Roadway Impacts Quantity: 4,130 LF				
	Reduced project length due to realignment of Americanos adjacent to North Douglas Fully Constructed Credit/Reimbursement Agreement No. 143-2006				$515,645
	Total Cost				**$515,645**
31.	Americanos Boulevard: Douglas Road to Chrysanthy (excluding 450' @ intersections) 4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage) Private Improvement without Existing Roadway Impacts Quantity: 4,800 LF				
	Signal Interconnector	4,800	LF	$10.00	$48,000
	Clearing and Grubbing	230,400	SF	$0.20	$46,080
	Roadway Excavation	15,644	CY	$15.00	$234,660
	Curb (Type 5)	9,600	LF	$13.00	$124,800
	6" Asphalt Concrete	6,346	TON	$52.00	$329,992
	14" Aggregate Base	14,810	TON	$23.00	$340,630
	Striping	9,600	LF	$6.00	$57,600
	Median Landscape (13' Corridor)	62,400	SF	$7.00	$436,800
	Roadside Ditch	9,600	LF	$5.00	$48,000
	Construction Subtotal				$1,666,562
	Traffic Control and Staging, 2%				$33,331
	Storm Water Pollution Prevention, 1% (field work)				$16,666
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$360,477
	Contingency, 10%				$166,656
	Total Cost				**$2,243,692**
	Inflation to 2020 30.77%				**$2,934,077**
32a.	**Americanos Boulevard: Douglas Boulevard to southern boundary of Douglas 103** Westerly frontage Improvements (adjacent to preserve): 11' pavement, curb, gutter, and sidewalk. Private Improvement without Existing Roadway Impacts Quantity: 769 LF				
	Cost per LF	769	LF	$462.71	$355,820
	Construction Subtotal				$355,820
	Traffic Control and Staging, 2%				$7,116
	Storm Water Pollution Prevention, 1% (field work)				$3,558
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$76,964
	Contingency, 10%				$35,582
	Total Cost				**$479,041**
32b.	**Americanos Boulevard: Douglas Boulevard to southern boundary of Douglas 103** Easterly frontage Improvements (adjacent to preserve): 11' pavement, curb, gutter, and sidewalk. Private Improvement without Existing Roadway Impacts Quantity: 1,443 LF				
	Cost per LF	1,443	LF	$462.71	$667,683
	Construction Subtotal				$667,683
	Traffic Control and Staging, 2%				$13,354
	Storm Water Pollution Prevention, 1% (field work)				$6,677
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$144,420
	Contingency, 10%				$66,768
	Total Cost				**$898,902**
32c.	**Americanos Boulevard: Through Grantline 208** Westerly frontage Improvements (adjacent to preserve): 11' pavement, curb, gutter, and sidewalk. Private Improvement without Existing Roadway Impacts Quantity: 1,804 LF				
	Cost per LF	1,804	LF	$462.71	$834,720
	Construction Subtotal				$834,720
	Traffic Control and Staging, 2%				$16,694
	Storm Water Pollution Prevention, 1% (field work)				$8,347
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$180,550
	Contingency, 10%				$83,472
	Total Cost				**$1,123,783**
32d.	**Americanos Boulevard: Through Arista Del Sol** Westerly frontage Improvements (adjacent to preserve): 11' pavement, curb, gutter, and sidewalk. Private Improvement without Existing Roadway Impacts Quantity: 1 1250				
	Cost per LF	1,250	LF	$462.71	$578,381
	Construction Subtotal				$578,381
	Traffic Control and Staging, 2%				$11,568
	Storm Water Pollution Prevention, 1% (field work)				$5,784
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$125,104
	Contingency, 10%				$57,838
	Total Cost				**$778,675**
33.	Americanos Boulevard: Chrysanthy Boulevard to Kiefer Boulevard (excluding 450' @ intersections) 4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage) Private Improvement without Existing Roadway Impacts Quantity: 6,060 LF				
	Signal Interconnector	6,060	LF	$10.00	$60,600
	Clearing and Grubbing	290,880	SF	$0.20	$58,176
	Roadway Excavation	19,751	CY	$15.00	$296,265
	Curb (Type 5)	12,120	LF	$13.00	$157,560
	6" Asphalt Concrete	8,013	TON	$52.00	$416,676
	14" Aggregate Base	17,806	TON	$23.00	$409,538
	Striping	6,060	LF	$6.00	$36,360
	Median Landscape (13' Corridor)	78,780	SF	$7.00	$551,460

Table B-2
Detailed Roadway Facilities

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
	Roadside Ditch	12,120	LF	$5.00	$60,600
	Construction Subtotal				$2,047,235
	Traffic Control and Staging, 2%				$40,945
	Storm Water Pollution Prevention, 1% (field work)				$20,472
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$442,817
	Contingency, 10%				$204,724
	Total Cost				**$2,756,192**
	Inflation to 2020 30.77%				**$3,604,273**
	SDCP Cost				**$0**
	TDIF Cost (Project 25 and 25.1)				**$8,109,000**
34.	Kiefer Boulevard: Sunrise Boulevard to Jaeger Road (excluding 450' @ intersections)				
	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)				
	Private Improvement without Existing Roadway Impacts				
	Quantity: 4,410 LF				
	Signal Interconnector	4,410	LF	$10.00	$44,100
	Clearing and Grubbing	211,680	SF	$0.20	$42,336
	Roadway Excavation	14,373	CY	$15.00	$215,595
	Curb (Type 5)	8,820	LF	$13.00	$114,660
	6" Asphalt Concrete	5,831	TON	$52.00	$303,212
	14" Aggregate Base	13,606	TON	$23.00	$312,938
	Median Landscape (13' Corridor)	57,330	SF	$7.00	$401,310
	Striping	4,410	LF	$6.00	$26,460
	Roadside Ditch	6,828	LF	$5.00	$34,140
	Construction Subtotal				$1,494,751
	Traffic Control and Staging, 2%				$29,895
	Storm Water Pollution Prevention, 1% (field work)				$14,948
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$323,315
	Contingency, 10%				$149,475
	Total Cost				**$2,012,383**
	Inflation to 2007 3.28%				**$2,078,389**
	Credit/Reimbursement Agreement No. 64-2007-1				$767,076
	Credit/Reimbursement Agreement No. 28-2008				$61,432
	Credit/Reimbursement Agreement No. 103-2007				$121,795
					$1,128,086
	Inflation to 2020 27.49%				**$1,438,197**
	Remaining portion for SDCP				**$0**
	Total Project Costs as of 2020				**$2,388,500**
	Measure A Funding (28-2008)				**$53,572**
	TOTAL SDCP Project Costs as of 2020				**$2,334,928**
					$1,074,514
35.	Kiefer Boulevard: Jaeger Road to Americanos Boulevard (excluding 450' @ intersections)				
	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)				
	Private Improvement without Existing Roadway Impacts				
	Quantity: 4,350 LF				
	Signal Interconnector	4,350	LF	$10.00	$43,500
	Clearing and Grubbing	208,800	SF	$0.20	$41,760
	Roadway Excavation	14,178	CY	$15.00	$212,670
	Curb (Type 5)	8,700	LF	$13.00	$113,100
	6" Asphalt Concrete	5,752	TON	$52.00	$299,104
	14" Aggregate Base	13,421	TON	$23.00	$308,683
	Striping	4,350	LF	$6.00	$26,100
	Median Landscape (13' Corridor)	56,550	SF	$7.00	$395,850
	Roadside Ditch	8,700	LF	$5.00	$43,500
	Construction Subtotal				$1,484,267
	Right of Way Acquisition				$103,245
	Traffic Control and Staging, 2%				$29,685
	Storm Water Pollution Prevention, 1% (field work)				$14,843
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$321,047
	Contingency, 10%				$148,427
	Total Cost				**$2,101,514**
	Inflation to 2020 30.77%				**$2,748,150**
	SDCP Cost Deferred cost to TDIF Project 143				**$0**
36.	Kiefer Boulevard: Americanos Boulevard to Grantline Road (excluding 450' @ intersections)				
	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)				
	Private Improvement without Existing Roadway Impacts				
	Quantity: 800 LF				
	Signal Interconnector	800	LF	$10.00	$8,000
	Clearing and Grubbing	38,400	SF	$0.20	$7,680
	Roadway Excavation	2,607	CY	$15.00	$39,105
	Curb (Type 5)	1,600	LF	$13.00	$20,800
	6" Asphalt Concrete	1,058	TON	$52.00	$55,016
	14" Aggregate Base	2,468	TON	$23.00	$56,764
	Striping	800	LF	$6.00	$4,800
	Median Landscape (13' Corridor)	10,400	SF	$7.00	$72,800
	Roadside Ditch	1,600	LF	$5.00	$8,000
	Construction Subtotal				$272,965
	Right of Way Acquisition				$18,088
	Traffic Control and Staging, 2%				$5,459
	Storm Water Pollution Prevention, 1% (field work)				$2,730
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$59,042
	Contingency, 10%				$27,297
	Total Cost				**$385,581**
	Remaining SDCP Cost Deleted and defer to TDIF Project 143.1				**$0**
37.	Kiefer Boulevard at Jaeger Road (including 450' center and partial frontage roadway improvements)				
	4x4 lane 4-way intersection widening and signalization				
	Private Improvement without Existing Roadway Impacts				
	Quantity: Lump Sum				
	Intersection Signalization	1	LS	$170,000.00	$170,000
	Signal Interconnector	1,800	LF	$10.00	$18,000
	Clearing and Grubbing	137,037	SF	$0.20	$27,407
	Roadway Excavation	8,300	CY	$15.00	$124,500

Table B-2
Detailed Roadway Facilities

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
Curb (Type 5)	3,136	LF	$13.00	$40,768
Curb (Type 3)	940	LF	$13.00	$12,220
Curb & Gutter (Type 2)	940	LF	$20.00	$18,800
6" Asphalt Concrete	4,083	TON	$52.00	$212,316
14" Aggregate Base	9,528	TON	$23.00	$219,144
Storm Drain (DI,MH & DI lead @ 500', 1lf 12"D/lf Road)	900	LF	$40.00	$36,000
Striping & Signage	1	LS	$14,400.00	$14,400
Soundwall (6' high at single family and multi-family)	726	LF	$90.00	$65,340
Sidewalk (6' wide)	5,640	SF	$4.00	$22,560
Bus Pads	1	EA	$2,500.00	$2,500
Street Lighting	1	LS	$11,250.00	$11,250
Frontage Landscaping (19' corridor)	14,801	SF	$7.00	$103,607
Median Landscaping (corridor varies)	7,168	SF	$7.00	$50,176
Roadside Ditch	2,178	LF	$5.00	$10,890
Easterly Leg Traffic Control	1	LS	$50,000.00	$50,000
Construction Subtotal				$1,209,878
Right of Way Acquisition				$32,099
Traffic Control and Staging, 2%				$24,198
Storm Water Pollution Prevention, 1% (field work)				$12,099
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$261,697
Contingency, 10%				$120,988
Total Cost				**$1,660,958**
Inflation to 2007 8.56%			2007 Inflated Costs	**$1,803,137**
Credit/Reimbursement Agreement 65-2007 (37c)				**$203,022**
Credit/Reimbursement Agreement 65-2007 (37d)				**$428,316**
			2007 Remaining Balance	**$1,171,799**

38. Kiefer Boulevard at Americanos Boulevard (including 450' center roadway improvements)
4x4 lane 4-way intersection widening and signalization
Private Improvement without Existing Roadway Impacts
Quantity: Lump Sum

Intersection Signalization	1	LS	$170,000.00	$170,000
Signal Interconnector	1,800	LF	$10.00	$18,000
Clearing and Grubbing	106,902	SF	$0.20	$21,380
Roadway Excavation	9,034	CY	$15.00	$135,510
Curb (Type 5)	3,136	LF	$13.00	$40,768
Curb & Gutter (Type 2)	214	LF	$20.00	$4,280
6" Asphalt Concrete	3,741	TON	$52.00	$194,532
14" Aggregate Base	8,730	TON	$23.00	$200,790
Striping & Signage	1	LS	$10,800.00	$10,800
Sidewalk (6' wide)	1,284	SF	$4.00	$5,136
Median Landscaping (corridor varies)	7,168	SF	$7.00	$50,176
Roadside Ditch	2,904	LF	$5.00	$14,520
Construction Subtotal				$865,892
Right of Way Acquisition				$64,198
Traffic Control and Staging, 2%				$17,318
Storm Water Pollution Prevention, 1% (field work)				$8,659
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$187,293
Contingency, 10%				$86,589
Total Cost				**$1,229,949**
SDCP Cost				**$0**

39. Jaeger Road: Chrysanthy Boulevard to Wetland Preserve (excluding 450' @ intersections)
4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)
Private Improvement without Existing Roadway Impacts
Quantity: 1,550 LF

Signal Interconnector	1,550	LF	$10.00	$15,500
Clearing and Grubbing	74,400	SF	$0.20	$14,880
Roadway Excavation	5,052	CY	$15.00	$75,780
Curb (Type 5)	3,100	LF	$13.00	$40,300
6" Asphalt Concrete	2,049	TON	$52.00	$106,548
14" Aggregate Base	4,782	TON	$23.00	$109,986
Median Landscape (13' Corridor)	20,150	SF	$7.00	$141,050
Striping	1,550	LF	$6.00	$9,300
Roadside Ditch	3,100	LF	$5.00	$15,500
Construction Subtotal				$528,844
Traffic Control and Staging, 2%				$10,577
Storm Water Pollution Prevention, 1% (field work)				$5,288
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$114,389
Contingency, 10%				$52,884
Total Cost				**$711,983**
Inflated to 2007 8.56%				**$772,928**
Credit/Reimbursement Agreement No. 103-2007				$179,510
Credit/Reimbursement Agreement No. 64-2007				$272,153
			2007 Balance	**$321,265**
Inflation to 2020 22.21%			2020 Balance	**$392,618**
TOTAL PROJECT COST				**$844,281**

40. Jaeger Road: Adjacent to the Wetland Preserve (excluding 450' @ intersections)
4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)
Private Improvement without Existing Roadway Impacts
Quantity: 2,831 LF

Signal Interconnector	2,831	LF	$10.00	$28,310
Clearing and Grubbing	135,888	SF	$0.20	$27,178
Roadway Excavation	9,227	CY	$15.00	$138,405
Curb (Type 5)	5,662	LF	$13.00	$73,606
6" Asphalt Concrete	3,743	TON	$52.00	$194,636
14" Aggregate Base	8,734	TON	$23.00	$200,882
Median Landscape (13' Corridor)	36,803	SF	$7.00	$257,621
Striping	2,831	LF	$6.00	$16,986
Roadside Ditch	2,831	LF	$5.00	$14,155
Construction Subtotal				$951,779
Traffic Control and Staging, 2%				$19,036
Storm Water Pollution Prevention, 1% (field work)				$9,518

Table B-2
Detailed Roadway Facilities

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$205,870
	Contingency, 10%				$95,178
	Total Cost				**$1,281,380**
	Inflated to 2007 8.56%				**$1,391,066**
	Credit/Reimbursement Agreement No. 64-2007				$486,732
				2007 Balance	**$904,334**
	Inflation to 2020 22.21%			2020 Balance	**$1,105,186**
	TOTAL PROJECT COST				$1,591,918
41.	Jaeger Road: Wetland Preserve to Kiefer Boulevard (excluding 450' @ intersections)				
	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)				
	Private Improvement without Existing Roadway Impacts				
	Quantity: 3,738 LF				
	Signal Interconnector	3,738	LF	$10.00	$37,380
	Clearing and Grubbing	179,424	SF	$0.20	$35,885
	Roadway Excavation	12,183	CY	$15.00	$182,745
	Curb (Type 5)	7,476	LF	$13.00	$97,188
	6" Asphalt Concrete	4,942	TON	$52.00	$256,984
	14" Aggregate Base	11,534	TON	$23.00	$265,282
	Median Landscape (13' Corridor)	48,594	SF	$7.00	$340,158
	Striping	3,738	LF	$6.00	$22,428
	Roadside Ditch	7,476	LF	$5.00	$37,380
	Construction Subtotal				$1,275,430
	Traffic Control and Staging, 2%				$25,509
	Storm Water Pollution Prevention, 1% (field work)				$12,754
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$275,875
	Contingency, 10%				$127,543
	Total Cost				**$1,717,111**
	Inflated to 2007 8.56%				**$1,864,096**
	Credit/Reimbursement Agreement No. 64-2007				$656,373
				2007 Balance	**$1,207,723**
	Inflation to 2020 22.21%			2020 Balance	**$1,475,958**
	TOTAL PROJECT COST				**$2,132,331**
42.	Jaeger Road: Douglas Road to Chrysanthy Boulevard (excluding 450' @ intersections)				
	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)				
	Private Improvement without Existing Roadway Impacts				
	Quantity: 2,387 LF				
	Signal Interconnector	2,387	LF	$10.00	$23,870
	Clearing and Grubbing	114,576	SF	$0.20	$22,915
	Roadway Excavation	7,780	CY	$15.00	$116,700
	Curb (Type 5)	4,774	LF	$13.00	$62,062
	6" Asphalt Concrete	3,156	TON	$52.00	$164,112
	14" Aggregate Base	7,364	TON	$23.00	$169,372
	Striping & Signage	2,387	LF	$6.00	$14,322
	Median Landscaping (13' corridor)	31,031	SF	$7.00	$217,217
	Roadside Ditch	4,774	LF	$5.00	$23,870
	Construction Subtotal				$814,440
	Traffic Control and Staging, 2%				$16,289
	Storm Water Pollution Prevention, 1% (field work)				$8,144
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$176,163
	Contingency, 10%				$81,444
	Total Cost				**$1,096,481**
	Inflation to 2018 27.75%			2018 balance	**$1,400,754**
	Credit/Reimbursement Agreement No. 213-2018			minus agreement	**$543,207**
	City Project CP07-2035			minus costs	**$1,645,273**
	Contribution from CFD 2003-1 (128-2016)			extra funds from CFD	**-$1,200,000**
				2018 balance	**$412,274**
	Inflation to 2020 3.240%			2020 balance	**$425,632**
	Credit/Reimbursement Agreement No. 109-2010 (CP06-2024)			minus agreement	**$15,389**
				2020 balance	**$410,243**
	Total Project Costs 2020				**$2,614,112**
	Total SDCP Project Costs 2020				**$1,414,112**
43.	Sunrise Boulevard: SP Boundary to Chrysanthy Boulevard (excluding 450' @ intersections)				
	Westerly frontage Improvements (adjacent to canal): 11' pavement, curb, gutter, and sidewalk.				
	Private Improvement with Existing Roadway Impacts				
	Quantity: 1,480 LF				
	Fully Constructed City Portion				
	Credit/Reimbursement Agreement No. 31-2010				$193,216
	Total Cost				**$193,216**
44.	Sunrise Boulevard: Chrysanthy Boulevard to Kiefer Boulevard (excluding 450' @ intersections)				
	Westerly frontage Improvements (adjacent to canal): 11' pavement, curb, gutter, and sidewalk.				
	Private Improvement with Existing Roadway Impacts				
	Quantity: 7,419 LF				
	Fully Constructed City Portion				
	Credit/Reimbursement Agreement No. 31-2010				$972,756
	Total Cost				**$972,756**
45.	Sunrise Boulevard: Southerly Anatolia II boundary to Kiefer Boulevard (excluding 450' @ intersections)				
	Private Improvement with Existing Roadway Impacts				
	Private Improvement				
	Quantity: 3,667 LF				
	Fully Constructed				
	Credit/Reimbursement Agreement No. 97-2005-2				$322,928
	Credit/Reimbursement Agreement No. 64-2007-1				$773,624
	TOTAL PROJECT COST				**$1,096,552**
	Measure A Reimbursement (64-2007-1)				$733,624
	Total SDCP Cost				**$362,928**

Table B-2
Detailed Roadway Facilities

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
46.	Kiefer Boulevard: Sunrise Boulevard to Anatolia III Boundary (excluding 450' @ intersections)				
	Northerly frontage Improvements (adjacent to preserve): 11' pavement, curb, gutter, and sidewalk.				
	Private Improvement without Existing Roadway Impacts				
	Quantity: 1,590 LF				
	Fully Constructed				
	Credit/Reimbursement Agreement No. 64-2007-1				$408,634
	Total Cost				**$408,634**
47.	Jaeger Boulevard: Frontage adjacent to preserve (excluding 450' @ intersections)				
	Westerly frontage Improvements: 11' pavement, curb, gutter, and sidewalk.				
	Private Improvement without Existing Roadway Impacts				
	Quantity: 2,831 LF				
	Fully Constructed				
	Credit/Reimbursement Agreement No. 64-2007-1				$727,604
	Total Cost				**$727,604**
47a	Rancho Cordova Parkway: Frontage adjacent to preserve (excluding 450' @ intersections)				
	Easterly frontage Improvements: 11' pavement, curb, gutter, and sidewalk.				
	Private Improvement without Existing Roadway Impacts				
	Quantity: 1 2228				
	Cost per LF	2,228	LF	$462.71	$1,030,907
	Construction Subtotal				$1,030,907
	Traffic Control and Staging, 2%				$20,618
	Storm Water Pollution Prevention, 1% (field work)				$10,309
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$222,985
	Contingency, 10%				$103,091
	Total Cost				**$1,387,910**
48.	Pyramid Boulevard: Adjacent to Laguna Creek				
	Northerly frontage Improvements: 11' pavement, curb, gutter, and sidewalk.				
	IN PYRAMID AT GRANTLINE ROADWAY IMPROVEMENT 20				**$0**
49.	Grantline Road: Adjacent to Laguna Creek				
	Westerly frontage Improvements: 11' pavement, curb, gutter, and sidewalk.				
	Private Improvement with Existing Roadway Impacts				
	Quantity: 450 LF				
	Clearing and Grubbing	9,000	SF	$0.20	$1,800
	Roadway Excavation	667	CY	$15.00	$10,005
	Curb & Gutter (Type 2)	450	LF	$20.00	$9,000
	6" Asphalt Concrete	193	TON	$52.00	$10,036
	16" Aggregate Base	514	TON	$23.00	$11,822
	Storm Drain (DI,MH & DI lead @ 500', 1lf 12"D/lf Road)	450	LF	$40.00	$18,000
	Sidewalk (6' wide meandering)	2,700	SF	$4.00	$10,800
	Striping & Signage	450	LF	$4.00	$1,800
	Street Lighting	450	LF	$18.00	$8,100
	Construction Subtotal				$81,363
	Traffic Control and Staging, 2%				$1,627
	Storm Water Pollution Prevention, 1% (field work)				$814
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$17,599
	Contingency, 10%				$8,136
	Total Cost				**$109,539**
	SDCP Cost DELETE, cost contained in TDIF #47				**$0**
50a.	Sunrise Boulevard: Sunrise Park Road to Douglas Boulevard				
	Outside Travel Lanes				
	Private Improvement with Existing Roadway Impacts				
	Quantity: 4,200 LF				
	Fully Constructed				
	Credit/Reimbursement Agreement No. 97-2005-2				$2,130,595
	Credit/Reimbursement Agreement No. 175-2007				$56,107
	Credit/Reimbursement Agreement No. 64-2007-1				$513,358
	Total Project Cost				**$2,700,061**
	Measure A Reimbursement (175-2007)				$56,107
	Total SDCP Cost				$2,587,846
	Total SDCP Cost				**$2,643,953**
50b.	Folsom South Canal Trail Access				
	Connect bike trail at Douglas Boulevard and install pedestrian signal at Sunrise Boulevard				
	Private Improvement				
	Quantity: Lump Sum				
	Improvements	1	LS	$200,000.00	$200,000
	Total Cost (flat carry over from EPS PFFP)				**$200,000**
50c.	Folsom South Canal Trail Access				
	Connect bike trail at Kiefer Boulevard and install pedestrian signal at Sunrise Boulevard				
	Private Improvement				
	Quantity: Lump Sum				
	Improvements	1	LS	$200,000.00	$200,000
	Total Cost (flat carry over from EPS PFFP)				**$200,000**
	SDCP Cost delete in County				**$0**
51.	Douglas Boulevard: 1500' East of Sunrise Blvd. to Sunrise Blvd. (excl. 450' @ intersections)				
	6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)				
	Private Improvement with Existing Roadway Impacts				
	Quantity: 1,050 LF				
	Signal Interconnector	1,050	LF	$10.00	$10,500
	Clearing and Grubbing	63,000	SF	$0.30	$18,900
	Roadway Excavation	4,667	CY	$20.00	$93,340
	Curb (Type 5)	2,100	LF	$13.00	$27,300
	6" Asphalt Concrete	1,960	TON	$52.00	$101,920

Table B-2
Detailed Roadway Facilities

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
	16" Aggregate Base	5,227	TON	$23.00	$120,221
	Striping	1,050	LF	$8.00	$8,400
	Median Landscape (11' Corridor)	11,550	SF	$7.00	$80,850
	Pavement Removal	22,050	SF	$1.50	$33,075
	Roadside Ditch	2,100	LF	$5.00	$10,500
	Construction Subtotal				$505,006
	Right of Way Acquisition				$89,741
	Traffic Control and Staging, 4%				$20,200
	Storm Water Pollution Prevention, 1% (field work)				$5,050
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$111,354
	Contingency, 10%				$50,501
	Total Cost				**$781,852**
52.	SR 16 at Bradshaw Road				
	6x4 lane 4-way intersection widening and signalization				
	Public Improvement with Existing Roadway Impacts				
	Quantity: Lump Sum				
	Intersection Signalization	1	LS	$170,000.00	$170,000
	Signal Interconnector	1,800	LF	$10.00	$18,000
	Clearing and Grubbing	90,828	SF	$0.30	$27,248
	Roadway Excavation	4,448	CY	$25.00	$111,200
	Curb (Type 5)	3,136	LF	$25.00	$78,400
	Curb & Gutter (Type 2)	214	LF	$24.00	$5,136
	2" AC Overlay	620	TON	$85.00	$52,700
	6" Asphalt Concrete	2,328	TON	$62.00	$144,336
	14" Aggregate Base	1,896	TON	$23.00	$43,608
	16" Aggregate Base	4,041	TON	$23.00	$92,943
	Striping & Signage	1	LS	$12,600.00	$12,600
	Sidewalk (6' wide)	1,284	SF	$6.00	$7,704
	Median Landscaping (corridor varies)	7,168	SF	$10.00	$71,680
	Pavement Removal	15,712	SF	$1.50	$23,568
	Roadside Ditch	2,904	LF	$5.00	$14,520
	Construction Subtotal				$873,643
	Right of Way Acquisition				$179,710
	Traffic Control and Staging, 4%				$34,946
	Storm Water Pollution Prevention, 1% (field work)				$8,736
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$192,638
	CalTrans Study				$31,250
	Engineering, Inspection, Testing, Surveying, and Cost Contingency, 45%				$393,140
	Total Cost				**$1,714,063**
	TOTAL 2020 SDCP COST				**$9,202**
53.	SR 16 at Eagle's Nest Road				
	6x4 lane 4-way intersection widening and signalization				
	Public Improvement with Existing Roadway Impacts				
	Quantity: Lump Sum				
	Intersection Signalization	1	LS	$170,000.00	$170,000
	Signal Interconnector	1,800	LF	$10.00	$18,000
	Clearing and Grubbing	108,230	SF	$0.30	$32,469
	Roadway Excavation	5,760	CY	$25.00	$144,000
	Curb (Type 5)	3,136	LF	$25.00	$78,400
	Curb & Gutter (Type 2)	214	LF	$24.00	$5,136
	2" AC Overlay	317	TON	$85.00	$26,945
	6" Asphalt Concrete	3,080	TON	$62.00	$190,960
	14" Aggregate Base	3,649	TON	$23.00	$83,927
	16" Aggregate Base	4,041	TON	$23.00	$92,943
	Striping & Signage	1	LS	$12,600.00	$12,600
	Sidewalk (6' wide)	1,284	SF	$6.00	$7,704
	Median Landscaping (corridor varies)	7,168	SF	$10.00	$71,680
	Pavement Removal	25,264	SF	$1.50	$37,896
	Roadside Ditch	2,904	LF	$5.00	$14,520
	Construction Subtotal				$987,180
	Right of Way Acquisition				$55,669
	Traffic Control and Staging, 4%				$39,487
	Storm Water Pollution Prevention, 1% (field work)				$9,872
	CEQA Enviromental Document				$10,000
	CalTrans Study				$31,250
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Cost Contingency, 46%				$454,103
	Total Cost				**$1,587,561**
	TOTAL 2020 SDCP COST				**$68,294**
54.	SR 16 at Excelsior Road				
	6x4 lane 4-way intersection widening and signalization				
	Public Improvement with Existing Roadway Impacts				
	Quantity: Lump Sum				
	Intersection Signalization	1	LS	$170,000.00	$170,000
	Signal Interconnector	1,800	LF	$10.00	$18,000
	Clearing and Grubbing	108,230	SF	$0.30	$32,469
	Roadway Excavation	5,760	CY	$25.00	$144,000
	Curb (Type 5)	3,136	LF	$25.00	$78,400
	Curb & Gutter (Type 2)	214	LF	$24.00	$5,136
	2" AC Overlay	317	TON	$85.00	$26,945
	6" Asphalt Concrete	3,080	TON	$62.00	$190,960
	14" Aggregate Base	3,649	TON	$23.00	$83,927
	16" Aggregate Base	4,041	TON	$23.00	$92,943
	Striping & Signage	1	LS	$12,600.00	$12,600
	Sidewalk (6' wide)	1,284	SF	$6.00	$7,704
	Median Landscaping (corridor varies)	7,168	SF	$10.00	$71,680
	Pavement Removal	25,264	SF	$1.50	$37,896
	Roadside Ditch	2,904	LF	$5.00	$14,520
	Construction Subtotal				$987,180
	Right of Way Acquisition				$58,314
	Traffic Control and Staging, 4%				$39,487
	Storm Water Pollution Prevention, 1% (field work)				$9,872

Table B-2
Detailed Roadway Facilities

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
	CEQA Enviromental Document				$10,000
	CalTrans Study				$31,250
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Cost Contingency, 46%				$454,103
	Total Cost				**$1,590,206**
	TOTAL 2020 SDCP COST				**$73,870**
55.	Mather Field at Folsom Boulevard				
	Add Eastbound through-lane and dual exclusive left-turn lanes on N & S approaches.				
	Private Improvement				
	Quantity: Lump Sum				
	Improvements	1	LF	$431,200.00	$431,200
	Total Cost (flat carry over from EPS PFFP)				**$431,200**
56.	Sunrise Boulevard at Florin Road				
	Intersection widening and signalization (incl. Protected left-turn lanes on Sunrise)				
	Private Improvement				
	Quantity: Lump Sum				
	Improvements	1	LF	$645,836.80	$645,837
	Total Cost (flat carry over from EPS PFFP)				**$645,837**
	Portion Funded By Others (100% County TIP)				$645,837
	Total Funded Cost				**$0**
57.	Sunrise Boulevard: Douglas Road to Kiefer Boulevard				
	Signalization at local collectors (2 3-way intersections) - herodian drive Signal included with Anatolia MRI				
	Private Improvement with Existing Roadway Impacts				
	Quantity: Lump Sum				
	Fully Constructed				
	Credit/Reimbursement Agreement No. 97-2005-2 (signal @ Herodian)				$206,084
	Total Project Cost				**$206,084**
57A.	Sunrise Boulevard: Douglas Road to Kiefer Boulevard				
	Signalization at local collectors (2 3-way intersections) - Bosporous Dr. signal remaining after Anatolia MRI				
	Private Improvement with Existing Roadway Impacts				
	Quantity: Lump Sum				
	Fully Constructed				
	Credit/Reimbursement Agreement No. 97-2005-2 (signal @ Bosphorous)				$206,084
	Total Project Cost				**$206,084**
58.	Douglas Road: Sunrise Boulevard to Grantline Road				
	Signalization at local collectors (3 3-way intersections)				
	Private Improvement with Existing Roadway Impacts				
	Quantity: Lump Sum				**$0**
	Fully Constructed				
	Credit/Reimbursement Agreement No. 66-2007 (Douglas @ Montelena)				$202,200
	Credit/Reimbursement Agreement No. 48-2017 (Douglas @ Timberlands)				$250,452
	Credit/Reimbursement Agreement No. 07-2019 (Douglas @ Ocean View)				$258,311
	Total Cost				**$710,963**
59.	Jaeger Road: Douglas Road to Kiefer				
	Signalization at local collectors (2 3-way & 2 4-way intersections)				
	Private Improvement without Existing Roadway Impacts				
	Quantity: Lump Sum				
	3-way Intersection Signalization	2	LS	$150,000.00	$300,000
	4-way Intersection Signalization	2	LS	$170,000.00	$340,000
	Construction Subtotal				$640,000
	Traffic Control and Staging, 2%				$12,800
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$130,560
	Contingency, 10%				$64,000
	Total Cost				**$847,360**
	Inflation to 2020 30.77%				**$1,108,093**
	Credit/Reimbursement Agreement No. 66-2007 (RC Pkwy @ Cobblebrook)				$293,448
	2020 remainder balance				**$814,645**
	Total Project Costs 2020				**$1,108,093**
60.	Americanos Boulevard: Douglas Road to Kiefer Boulevard				
	Signalization at local collectors (3 3-way & 1 4-way intersections)				
	Private Improvement without Existing Roadway Impacts				
	Quantity: Lump Sum				
	3-way Intersection Signalization	3	LS	$150,000.00	$450,000
	4-way Intersection Signalization	1	LS	$170,000.00	$170,000
	Construction Subtotal				$620,000
	Traffic Control and Staging, 2%				$12,400
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$126,480
	Contingency, 10%				$62,000
	Total Cost				**$820,880**
	Inflation to 2020 30.77%				**$1,073,465**
61.	Grantline Road: Douglas Road to Chrysanthy Boulevard				
	Signalization at local collectors (2 3-way intersections)				
	Private Improvement without Existing Roadway Impacts				
	Quantity: Lump Sum				
	3-way Intersection Signalization	2	LS	$150,000.00	$300,000
	Construction Subtotal				$300,000
	Traffic Control and Staging, 4%				$12,000
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$62,400
	Contingency, 10%				$30,000
	Total Cost				**$404,400**

Table B-2
Detailed Roadway Facilities

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
	SDCP Cost				**$0**
62.	Chrysanthy Boulevard: Sunrise Boulevard to Grantline Road Signalization at local collectors (2 3-way & 2 4-way intersections) Private Improvement without Existing Roadway Impacts Quantity: Lump Sum				
	3-way Intersection Signalization	2	LS	$150,000.00	$300,000
	4-way Intersection Signalization	2	LS	$170,000.00	$340,000
	Subtotal				$640,000
	Traffic Control and Staging, 2%				$12,800
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$130,560
	Contingency, 10%				$64,000
	Total Cost				**$847,360**
	Inflation to 2020 30.77%				**$1,108,093**
	Credit/Reimbursement Agreement No. 100-2020 (RC Parkway @ Cambery Drive)				$293,448
				2020 remainder balance	**$814,645**
	Total Project Costs 2020				**$1,108,093**
63a.	Americanos Boulevard: Northern Pan Handle to Chrysanthy Boulevard Drainage Culverts over existing water courses Private Improvement without Existing Roadway Impacts Quantity: 98 LF				
	Drainage Culvert (>200 CFS, incl. Headwall)	98	LF	$2,000.00	$196,000
	Construction Subtotal				$196,000
	Traffic Control and Staging, 2%				$3,920
	Storm Water Pollution Prevention, 2% (1% office, 1% field)				$1,960
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$39,200
	Contingency, 10%				$19,600
	Total Cost				**$260,680**
	Inflation to 2020 30.77% DELETE, Covered by TDIF Project 28			2020 Cost	**$340,891**
63b.	Americanos Boulevard: Northern Pan Handle to Chrysanthy Boulevard Drainage Culverts over existing water courses Private Improvement without Existing Roadway Impacts Quantity: 98 LF				
	Drainage Culvert (<100 CFS, incl. Headwall)	98	LF	$300.00	$29,400
	Construction Subtotal				$29,400
	Traffic Control and Staging, 2%				$588
	Storm Water Pollution Prevention, 1% (field work)				$294
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$6,359
	Contingency, 10%				$2,940
	Total Cost				**$39,581**
	Inflation to 2020 30.77% DELETE, Covered by TDIF Project 27			2020 Cost	**$51,760**
63c.	Americanos Boulevard: Northern Pan Handle to Chrysanthy Boulevard Drainage Culverts over existing water courses Private Improvement without Existing Roadway Impacts Quantity: 98 LF				
	Drainage Culvert (200> x >100 CFS, incl. Headwall)	98	LF	$600.00	$58,800
	Construction Subtotal				$58,800
	Traffic Control and Staging, 2%				$1,176
	Storm Water Pollution Prevention, 1% (field work)				$588
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$12,718
	Contingency, 10%				$5,880
	Total Cost				**$79,162**
	Inflation to 2020 30.77%			2020 Cost	**$103,521**
64.	Americanos Boulevard: Chrysanthy Boulevard to Kiefer Boulevard Drainage Culverts over existing water courses Private Improvement without Existing Roadway Impacts Quantity: 98 LF				
	Drainage Culvert (>200 CFS, incl. Headwall)	98	LF	$2,000.00	$196,000
	Construction Subtotal				$196,000
	Traffic Control and Staging, 2%				$3,920
	Storm Water Pollution Prevention, 1% (field work)				$1,960
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$42,395
	Contingency, 10%				$19,600
	Total Cost				**$263,875**
	Inflation to 2020 30.77% DELETE, Covered by TDIF Project 25			2020 Cost	**$345,069**
65a.	Chrysanthy Boulevard: Americanos Boulevard to Grantline Road Drainage Culverts over existing water courses Private Improvement without Existing Roadway Impacts Quantity: 98 LF				
	Drainage Culvert (200> x >100 CFS, incl. Headwall)	98	LF	$600.00	$58,800
	Construction Subtotal				$58,800
	Traffic Control and Staging, 2%				$1,176
	Storm Water Pollution Prevention, 1% (field work)				$588
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$12,718
	Contingency, 10%				$5,880
	Total Cost				**$79,162**
	Inflation to 2020 30.77%			2020 Cost	**$103,521**
65b.	Chrysanthy Boulevard: Americanos Boulevard to Grantline Road Drainage Culverts over existing water courses Private Improvement without Existing Roadway Impacts Quantity: 98 LF				
	Drainage Culvert (<100 CFS, incl. Headwall)	98	LF	$300.00	$29,400
	Construction Subtotal				$29,400
	Traffic Control and Staging, 2%				$588
	Storm Water Pollution Prevention, 1% (field work)				$294

Table B-2
Detailed Roadway Facilities

	Roadway Segment		Quantity	Unit	Unit Cost	Total Cost
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding	21%				$6,359
	Contingency, 10%					$2,940
	Total Cost					**$39,581**
	Inflation to 2020	30.77%			2020 Cost	**$51,760**
65c.	Chrysanthy Boulevard: Americanos Boulevard to Grantline Road					
	Drainage Culverts over existing water courses					
	Private Improvement without Existing Roadway Impacts					
	Quantity: 98 LF					
	Drainage Culvert (<100 CFS, incl. Headwall)		98	LF	$300.00	$29,400
	Construction Subtotal					$29,400
	Traffic Control and Staging, 2%					$588
	Storm Water Pollution Prevention, 1% (field work)					$294
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding	21%				$6,359
	Contingency, 10%					$2,940
	Total Cost					**$39,581**
	Inflation to 2020	30.77%			2020 Cost	**$51,760**
65d.	Chrysanthy Boulevard: Americanos Boulevard to Grantline Road					
	Drainage Culverts over existing water courses					
	Private Improvement without Existing Roadway Impacts					
	Quantity: 98 LF					
	Drainage Culvert (>200 CFS, incl. Headwall)		98	LF	$2,000.00	$196,000
	Construction Subtotal					$196,000
	Traffic Control and Staging, 2%					$3,920
	Storm Water Pollution Prevention, 1% (field work)					$1,960
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding	21%				$42,395
	Contingency, 10%					$19,600
	Total Cost					**$263,875**
	Inflation to 2020	30.77%			2020 Cost	**$345,069**
66.	Chrysanthy Boulevard: Jaeger Road to Americanos Boulevard					
	Drainage Culverts over existing water courses					
	Private Improvement without Existing Roadway Impacts					
	Quantity: 98 LF					
	Drainage Culvert (>200 CFS, incl. Headwall)		98	LF	$2,000.00	$196,000
	Construction Subtotal					$196,000
	Traffic Control and Staging, 2%					$3,920
	Storm Water Pollution Prevention, 1% (field work)					$1,960
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding	21%				$42,395
	Contingency, 10%					$19,600
	Total Cost					**$263,875**
	Inflation to 2020	30.77% Deleted, Covered by TDIF Project 46			2020 Cost	**$345,069**
67a.	Jaeger Road: Chrysanthy Boulevard to Kiefer Boulevard					
	Drainage Culverts over existing water courses					
	Private Improvement without Existing Roadway Impacts					
	Quantity: 98 LF					
	Drainage Culvert (200> x >100 CFS, incl. Headwall)		98	LF	$600.00	$58,800
	Construction Subtotal					$58,800
	Traffic Control and Staging, 2%					$1,176
	Storm Water Pollution Prevention, 1% (field work)					$588
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding	21%				$12,718
	Contingency, 10%					$5,880
	Total Cost					**$79,162**
	Inflation to 2007	8.56%				**$85,939**
	Credit/Reimbursement Agreement No. 64-2007-1					$62,361
					2007 Balance	**$23,578**
	Inflation to 2020	22.21%				
	TOTAL PROJECT COST					**$62,361**
67b.	Jaeger Road: Chrysanthy Boulevard to Kiefer Boulevard					
	Drainage Culverts over existing water courses					
	Private Improvement without Existing Roadway Impacts					
	Quantity: 98 LF					
	Drainage Culvert (<100 CFS, incl. Headwall)		98	LF	$300.00	$29,400
	Construction Subtotal					$29,400
	Traffic Control and Staging, 2%					$588
	Storm Water Pollution Prevention, 1% (field work)					$294
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding	21%				$6,359
	Contingency, 10%					$2,940
	Total Cost					**$39,581**
	Inflation to 2007	8.56%				**$42,969**
	Credit/Reimbursement Agreement No. 64-2007-1					$28,546
					2007 Balance	**$14,423**
	Inflation to 2020	22.21%			2020 Balance	**$17,627**
	TOTAL PROJECT COST					**$46,173**
67c.	Jaeger Road: Chrysanthy Boulevard to Kiefer Boulevard					
	Drainage Culverts over existing water courses					
	Private Improvement without Existing Roadway Impacts					
	Quantity: 98 LF					
	Drainage Culvert (>200 CFS, incl. Headwall)		98	LF	$2,000.00	$196,000
	Construction Subtotal					$196,000
	Traffic Control and Staging, 2%					$3,920
	Storm Water Pollution Prevention, 1% (field work)					$1,960
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding	21%				$42,395
	Contingency, 10%					$19,600
	Total Cost					**$263,875**
	Inflation to 2020	30.77%			2020 Cost	**$345,069**
67d.	Jaeger Road: Chrysanthy Boulevard to Kiefer Boulevard					
	Drainage Culverts over existing water courses					
	Private Improvement without Existing Roadway Impacts					
	Quantity: 98 LF					

Table B-2
Detailed Roadway Facilities

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
	Drainage Culvert (>200 CFS, incl. Headwall)	98	LF	$2,000.00	$196,000
	Construction Subtotal				$196,000
	Traffic Control and Staging, 2%				$3,920
	Storm Water Pollution Prevention, 1% (field work)				$1,960
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$42,395
	Contingency, 10%				$19,600
	Total Cost				**$263,875**
	Inflation to 2020 30.77%			2020 Cost	**$345,069**
70a.	SR 16: Bradshaw Road to Excelsior Road (excluding 1000' @ Bradshaw/SR16 intersection)				
	6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)				
	Public Improvement with existing roadway impacts				
	Quantity: 10,250 LF				
	Signal Interconnector	10,250	LF	$10.00	$102,500
	Clearing and Grubbing	492,000	SF	$0.30	$147,600
	Roadway Excavation	36,444	CY	$25.00	$911,100
	Curb (Type 5)	20,500	LF	$25.00	$512,500
	2" AC Overlay	2,657	TON	$85.00	$225,845
	6" Asphalt Concrete	14,350	TON	$62.00	$889,700
	16" Aggregate Base	38,267	TON	$23.00	$880,141
	Striping	10,250	LF	$8.00	$82,000
	Median Landscape (11' Corridor)	112,750	SF	$10.00	$1,127,500
	Pavement Removal	164,000	SF	$1.50	$246,000
	Roadside Ditch	20,500	LF	$5.00	$102,500
	Construction Subtotal				$5,227,386
	Right of Way Acquisition				$426,334
	Traffic Control and Staging, 4%				$209,095
	Storm Water Pollution Prevention, 1% (field work)				$52,274
	CEQA Enviromental Document				$10,000
	CalTrans Study				$31,250
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Cost Contingency, 46%				$2,404,598
	Total Cost				**$8,360,937**
	Portion Funded By Others (76% Development Fee Measure A)				$6,354,312
	Total Funded Cost				**$2,006,625**
	Inflation to 2020 30.77%				**$2,624,063**
	SDCP Fair Share Cost 2020				**$61,218**
70b.	SR 16: Excelsior Road to Sunrise Boulevard (excluding 450' @ Eagles Nest/Sunrise intersections)				
	6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)				
	Public Improvement with existing roadway impacts				
	Quantity: 14,700 LF				
	Signal Interconnector	14,700	LF	$10.00	$147,000
	Clearing and Grubbing	705,600	SF	$0.30	$211,680
	Roadway Excavation	52,267	CY	$25.00	$1,306,675
	Curb (Type 5)	29,400	LF	$25.00	$735,000
	2" AC Overlay	3,811	TON	$85.00	$323,935
	6" Asphalt Concrete	20,580	TON	$62.00	$1,275,960
	16" Aggregate Base	54,880	TON	$23.00	$1,262,240
	Striping	14,700	LF	$8.00	$117,600
	Median Landscape (11' Corridor)	161,700	SF	$10.00	$1,617,000
	Pavement Removal	235,200	SF	$1.50	$352,800
	Roadside Ditch	29,400	LF	$5.00	$147,000
	Construction Subtotal				$7,496,890
	Right of Way Acquisition				$620,244
	Traffic Control and Staging, 4%				$299,876
	Storm Water Pollution Prevention, 1% (field work)				$74,969
	CEQA Enviromental Document				$10,000
	CalTrans Study				$31,250
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Cost Contingency, 46%				$3,448,569
	Total Cost				**$11,981,798**
	Portion Funded By Others (Mather Field CIP)				$554,580
	Total Funded Cost				**$11,427,218**
	SDCP Fair Share Cost 2020				**$550,617**
70c.	SR 16: Sunrise to Grantline Road (excluding 450' @ intersections)				
	6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)				
	Public Improvement with existing roadway impacts				
	Quantity: 4,700 LF				
	Signal Interconnector	4,700	LF	$10.00	$47,000
	Clearing and Grubbing	225,600	SF	$0.30	$67,680
	Roadway Excavation	16,711	CY	$25.00	$417,775
	Curb (Type 5)	9,400	LF	$25.00	$235,000
	2" AC Overlay	1,219	TON	$85.00	$103,615
	6" Asphalt Concrete	6,580	TON	$62.00	$407,960
	16" Aggregate Base	17,547	TON	$23.00	$403,581
	Striping & Signage	4,700	LF	$8.00	$37,600
	Median Landscape (11' Corridor)	51,700	SF	$10.00	$517,000
	Pavement Removal	84,600	SF	$1.50	$126,900
	Roadside Ditch	9,400	LF	$5.00	$47,000
	Construction Subtotal				$2,411,111
	Right of Way Acquisition				$142,044
	Traffic Control and Staging, 4%				$96,444
	Storm Water Pollution Prevention, 1% (field work)				$24,111
	CEQA Enviromental Document				$10,000
	CalTrans Study				$31,250
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Cost Contingency, 46%				$1,109,111
	Total Cost				**$3,824,072**
	Portion Funded By Others (67% Development Fee Measure A)				$2,562,128
	Total Funded Cost				**$1,261,944**
	Inflation to 2020 30.77%			2020 Cost	**$1,650,244**
	SDCP Project Cost				**$0**
	TDIF Project Cost				**$4,312,000**

Table B-2
Detailed Roadway Facilities

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
71.	Kiefer Boulevard: Eagles Nest to Sunrise (excluding 450' @ intersections) Widen 2-lane aterial Private Improvement Quantity: 4,650 LF				
	Improvements	1	LS	$1,371,750.00	$1,371,750
	Total Cost (flat carry over from EPS PFFP)				**$1,371,750**
	Inflation to 2020 30.77%			2020 Cost	**$1,793,837**
	SDCP Project Cost Fully funded in SCTDF				**$0**
72a.	Alta Sunrise reliever: Douglas Road to US 50 - Initial planning and environmental work Public Improvement Quantity: 20,200 LF				
	Initial Planning and environmental work	1	LS	$1,000,000.00	$1,000,000
	Total Cost (flat carry over from EPS PFFP)				**$1,000,000**
72b.	Alta Sunrise reliever: Douglas Road to US 50 4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage) Private Improvement Quantity: 20,200 LF				
	Improvements	1	LS	$4,500,000.00	$4,500,000
	Total SDCP Cost (modified to actual spent)				**$4,500,000**
	Portion Funded By CFD 2005-1				$500,000
	Total SDCP Funded Cost				**$4,000,000**
73.	Zinfandel Drive at International Drive Intersection Signalization - 4-way Signalization Private Improvement with Existing Roadway Impacts Quantity: Lump Sum				
	Fully Constructed				
	Credit/Reimbursement Agreement No. 56-2008				$232,985
	Total Cost				**$232,985**
74a.	Remaining Culverts Across Major Roads Drainage Culverts over existing water courses Private Improvement without Existing Roadway Impacts Quantity: 118 LF				
	Drainage Culvert (>200 CFS, incl. Headwall)	118	LF	$2,000.00	$236,000
	Construction Subtotal				$236,000
	Traffic Control and Staging, 2%				$4,720
	Storm Water Pollution Prevention, 1% (field work)				$2,360
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$51,047
	Contingency, 10%				$23,600
	Total Cost				**$317,727**
	Inflation to 2020 30.77%			2020 Cost	**$415,491**
	SDCP Cost Delete, Covered by TDIF Project 55				**$0**
74b.	Remaining Culverts Across Major Roads Drainage Culverts over existing water courses Private Improvement without Existing Roadway Impacts Quantity: 118 LF				
	Drainage Culvert (200> x >100 CFS, incl. Headwall)	118	LF	$600.00	$70,800
	Construction Subtotal				$70,800
	Traffic Control and Staging, 2%				$1,416
	Storm Water Pollution Prevention, 1% (field work)				$708
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$15,314
	Contingency, 10%				$7,080
	Total Cost				**$95,318**
	Inflation to 2020 30.77%			2020 Cost	**$124,647**
74c.	Remaining Culverts Across Major Roads Drainage Culverts over existing water courses Private Improvement without Existing Roadway Impacts Quantity: 98 LF				
	Fully Constructed				
	Credit/Reimbursement Agreement No. 18-2006-1				$81,759
	Total Cost				**$81,759**
74d.	Remaining Culverts Across Major Roads Drainage Culverts over existing water courses Private Improvement without Existing Roadway Impacts Quantity: 118 LF				
	Drainage Culvert (>200 CFS, incl. Headwall)	118	LF	$2,000.00	$236,000
	Construction Subtotal				$236,000
	Traffic Control and Staging, 2%				$4,720
	Storm Water Pollution Prevention, 1% (field work)				$2,360
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$51,047
	Contingency, 10%				$23,600
	Total Cost				**$317,727**
	Inflation to 2020 30.77%				**$415,491**
	SDCP Cost Delete, Covered by TDIF Project 96				**$0**
74e.	Remaining Culverts Across Major Roads Drainage Culverts over existing water courses Private Improvement without Existing Roadway Impacts Quantity: 118 LF				
	Fully Constructed				
	Credit/Reimbursement Agreement No. 18-2006-1				$328,148
	Total Cost				**$328,148**

Table B-2
Detailed Roadway Facilities

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
74f.	Remaining Culverts Across Major Roads				
	Drainage Culverts over existing water courses				
	Private Improvement without Existing Roadway Impacts				
	Quantity: 118 LF				
	Drainage Culvert (200> x >100 CFS, incl. Headwall)	118	LF	$600.00	$70,800
	Construction Subtotal				$70,800
	Traffic Control and Staging, 2%				$1,416
	Storm Water Pollution Prevention, 1% (field work)				$708
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$15,314
	Contingency, 10%				$7,080
	Total Cost				**$95,318**
	Inflation to 2007 8.56%				**$103,477**
	Credit/Reimbursement Agreement No. 64-2007-1				$82,259
				2007 Balance	**$21,218**
	Inflation to 2020 22.21%			2020 Balance	**$25,931**
	TOTAL PROJECT COST				**$108,190**
74g.	Remaining Culverts Across Major Roads				
	Drainage Culverts over existing water courses				
	Private Improvement without Existing Roadway Impacts				
	Quantity: 118 LF				
	Drainage Culvert (<100 CFS, incl. Headwall)	118	LF	$300.00	$35,400
	Construction Subtotal				$35,400
	Traffic Control and Staging, 2%				$708
	Storm Water Pollution Prevention, 1% (field work)				$354
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$7,657
	Contingency, 10%				$3,540
	Total Cost				**$47,659**
	Inflation to 2020 30.77%				**$62,324**
74h.	Remaining Culverts Across Major Roads				
	Drainage Culverts over existing water courses				
	Private Improvement without Existing Roadway Impacts				
	Quantity: 118 LF				
	Drainage Culvert (>200 CFS, incl. Headwall)	98	LF	$2,000.00	$196,000
	Construction Subtotal				$196,000
	Traffic Control and Staging, 2%				$3,920
	Storm Water Pollution Prevention, 1% (field work)				$1,960
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				$42,395
	Contingency, 10%				$19,600
	Total Cost				**$263,875**
	Inflation to 2020 30.77%			2020 Cost	**$345,069**
	SDCP Project Cost Delete, Covered by TDIF 143.1				**$0**
76a.	SR16: Bradshaw Road to Grantline Road				
	Drainage Culverts over existing water courses				
	Public Improvement with Existing Roadway Impacts				
	Quantity: 118 LF				
	Drainage Culvert (>200 CFS, incl. Headwall)	118	LF	$2,000.00	$236,000
	Construction Subtotal				$236,000
	Traffic Control and Staging, 4%				$9,440
	Storm Water Pollution Prevention, 1% (field work)				$2,360
	CEQA Enviromental Document				$10,000
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Cost Contingency, 46%				$108,560
	Total Cost				**$366,360**
	Inflation to 2020 30.77%			2020 Cost	**$479,089**
	SDCP Project Cost Delete, Covered by 70a				**$0**
76b.	SR16: Bradshaw Road to Grantline Road				
	Drainage Culverts over existing water courses				
	Public Improvement with Existing Roadway Impacts				
	Quantity: 118 LF				
	Drainage Culvert (>200 CFS, incl. Headwall)	118	LF	$2,000.00	$236,000
	Construction Subtotal				$236,000
	Traffic Control and Staging, 4%				$9,440
	Storm Water Pollution Prevention, 1% (field work)				$2,360
	CEQA Enviromental Document				$10,000
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Cost Contingency, 46%				$108,560
	Total Cost				**$366,360**
	Inflation to 2020 30.77%			2020 Cost	**$479,089**
	SDCP Project Cost Delete, Covered by 70b				**$0**
76c.	SR16: Bradshaw Road to Grantline Road				
	Drainage Culverts over existing water courses				
	Public Improvement with Existing Roadway Impacts				
	Quantity: 118 LF				
	Drainage Culvert (>200 CFS, incl. Headwall)	118	LF	$2,000.00	$236,000
	Construction Subtotal				$236,000
	Traffic Control and Staging, 4%				$9,440
	Storm Water Pollution Prevention, 1% (field work)				$2,360
	CEQA Enviromental Document				$10,000
	Engineering, Inspection, Testing, Surveying, SWPPP Office and Cost Contingency, 46%				$108,560
	Total Cost				**$366,360**
	Inflation to 2020 30.77%			2020 Cost	**$479,089**
	SDCP Project Cost				**$0**

Source: Rancho Cordova

Table B-3
Supplemental Offsite Water Facilities

	Improvement	Quantity	Unit	Unit Cost	2005 Total Cost
1.	**Vineyard Well Field (Wells 1-3)**				
	Quantity: Lump Sum				
	Well Field Cost[1]	1	LS	$2,640,000.00	$2,640,000
	Total Cost				**$2,640,000**
	Zone 40 Reimbursement (Developer reported amount)				$2,367,491
	Total Funded Cost				**$272,509**
	Inflation to 2007 3.28%				**$281,447**
	Credit/Reimbursement Agreement No. 19-2007				**$423,685**
2.	**Vineyard Well Field (Wells 4-7)**				
	Quantity: Lump Sum				
	Well Field Cost	1	LS	$3,520,000.00	$3,520,000
	Total Cost				**$3,520,000**
	Zone 40 Reimbursement (Developer reported amount)				$3,168,000
	Total Funded Cost				**$352,000**
3.	**Vineyard Well Field Land Cost (Wells 1-7)**				
	Quantity: Lump Sum				
	Well Field Cost	7	LS	$20,000.00	$140,000
	Total Cost				**$140,000**
	Zone 40 Reimbursement (Wells 1-5))				$19,614
	Total Funded Cost				**$120,386**
	Credit/Reimbursement No. 40-2015 (Wells 1-5)				**$80,386**
	Remaining for Wells 6 and 7				**$40,000**
	Total SDCP Costs				**$120,386**
4.	**Excelsior Raw Water Line**				
	Quantity: Lump Sum				
	Raw Water Line Cost[1]	1	LS	$9,985,525.00	$9,985,525
	Total Cost				**$9,985,525**
	Zone 40 Reimbursement (Developer reported amount)				$6,902,997
	Total Funded Cost				**$3,082,528**
	Inflation to 2007 3.28%				**$3,183,635**
	Credit/Reimbursement Agreement No. 19-2007				**$1,420,257**
5.	**Anatolia Groundwater Treatment Plant**				
	Quantity: Lump Sum				
	Treatment Plant Cost[1]	1	LS	$13,703,250.00	$13,703,250
	Total Cost				**$13,703,250**
	Zone 40 Reimbursement (Developer reported amount)				$11,229,861
	Total Funded Cost				**$2,473,389**
	Inflation to 2007 3.28%				**$2,554,516**
	Credit/Reimbursement Agreement No. 19-2007				**$2,199,853**

Table B-3

Supplemental Offsite Water Facilities

	Improvement	Quantity	Unit	Unit Cost	2005 Total Cost
6.	**Anatolia Groundwater Treatment Plant Land**				
	Quantity: Lump Sum				
	Treatment Plant Cost[1]	1	LS	$3,037,662.00	$3,037,662
	Total Cost				**$3,037,662**
	Zone 40 Reimbursement (Estimated amount)				$800,000
	Total Funded Cost				**$2,237,662**
	Inflation to 2007 3.28%				**$2,311,057**
	Credit/Reimbursement Agreement No. 19-2007				**$2,971,551**
7.	**Folsom South Canal Crossing: Water Costs**				
	Quantity: Lump Sum				
	Actual Constr	1	LS	$1,186,805.00	$1,186,805
	Subtotal				$1,186,805
	Storm Water Pollution Prevention, 2%				$23,736
	Engineering, Staking and Construction Management, 20%				$237,361
	Cost Contingency, 10%				$118,681
	Total Cost				**$1,566,583**
	Zone 40 Reimbursement (Estimated amount)				$1,281,749
	Total Funded Cost				**$284,834**
8.	**Water Studies**				
	Quantity: Lump Sum				
	Water Study Cost[1]	1	LS	$265,000.00	$265,000
	Total Cost				**$265,000**
	Credit/Reimbursement Agreement No. 38-2015				**$127,622**
	SDCP Reduced Total Cost				**$127,622**
9	**North Douglas Tank Site Land**				
	Quantity: Lump Sum				
	Tank Site Land Cost	1	LS	$1,386,000.00	$1,386,000
	Total Cost				**$1,386,000**
	Zone 40 Reimbursement				$417,000
	Total Funded Cost				**$969,000**
	Credit/Reimbursement Agreement No. 113-2007				**$969,000**
10	**24" Water Transmission Main**				
	Quantity: Lump Sum				
	Transmission Main Cost	1	LS	$3,032,033.00	$3,032,033
	Total Cost				**$3,032,033**
	Zone 40 Reimbursement				$1,711,936
	Total Funded Cost				**$1,320,097**
	Credit/Reimbursement Agreement No. 11-2020				**$1,315,309**

Source: Rancho Cordova

Table B-4
Interim Sewer Facilities

Improvement	Quantity	Unit	Unit Cost	2005 Total Cost
1. 8" Sewer Force Main: Kiefer Boulevard lift station to Chrysanthy Boulevard outfall				
Quantity: 11,200 LF				
8" Sewer Force Main (Based on Wood Rodgers Est.)	14,090	LF	$95.00	$1,338,550
Subtotal				$1,338,550
Storm Water Pollution Prevention, 2%				$26,771
Engineering, Staking and Construction Management, 20%				$267,710
Cost Contingency, 10%				$133,855
Total Cost				**$1,766,886**
Credit/Reimbursement Agreement No. 142-2006				**$1,766,886**
2. Kiefer Boulevard Lift Station: 0.94 MGD capacity				
Quantity: Lump Sum				
Lift Station (Based on Bid)	1	LS	$1,084,303.00	$1,084,303
Subtotal				$1,084,303
Storm Water Pollution Prevention, 2%				$21,686
Engineering, Staking and Construction Management, 20%				$216,861
Cost Contingency, 10%				$108,430
Total Cost				**$1,431,280**
Credit/Reimbursement Agreement No. 64-2006				**$1,431,280**
3. 18" Sewer Force Main: Chrysanthy Boulevard lift station to Mayhew Road outfall				
Quantity: Lump Sum				
			Original	Updated
Force Main Cost (Based on Bid, Includes 32% soft costs)	1	LS	$5,802,192.00	$6,606,144
Total Cost				**$6,606,144**
CSD-1 Reimbursement			$4,811,000.00	$5,408,372
Total Funded Cost			$991,192.00	**$1,197,772**
Credit/Reimbursement Agreement No. 35-2015				**$1,197,772**
4. Chrysanthy Boulevard Lift Station: 5.75 MGD capacity				
Quantity: Lump Sum				
Lift Station Cost (Based on Bid, includes 32% soft cost)	1	LS	$1,466,569.00	$1,450,106
Total Cost				**$1,450,106**
CSD-1 Reimbursement			$1,239,000.00	$1,373,468
Total Funded Cost			$227,569.00	**$76,638**
Credit/Reimbursement Agreement No. 41-2015				**$76,638**
5. 6" Sewer Force Main: Douglas Boulevard lift station to Chrysanthy Boulevard outfall				
Quantity: 5,100 LF				
6" Sewer Force Main (Based on Bid)	5,268	LF	$95.00	$500,460
Subtotal				$500,460
Storm Water Pollution Prevention, 2%				$10,009
Engineering, Staking and Construction Management, 20%				$100,092
Cost Contingency, 10%				$50,046
Total Cost				**$660,607**
Credit/Reimbursement Agreement No. 45-2007				**$660,607**

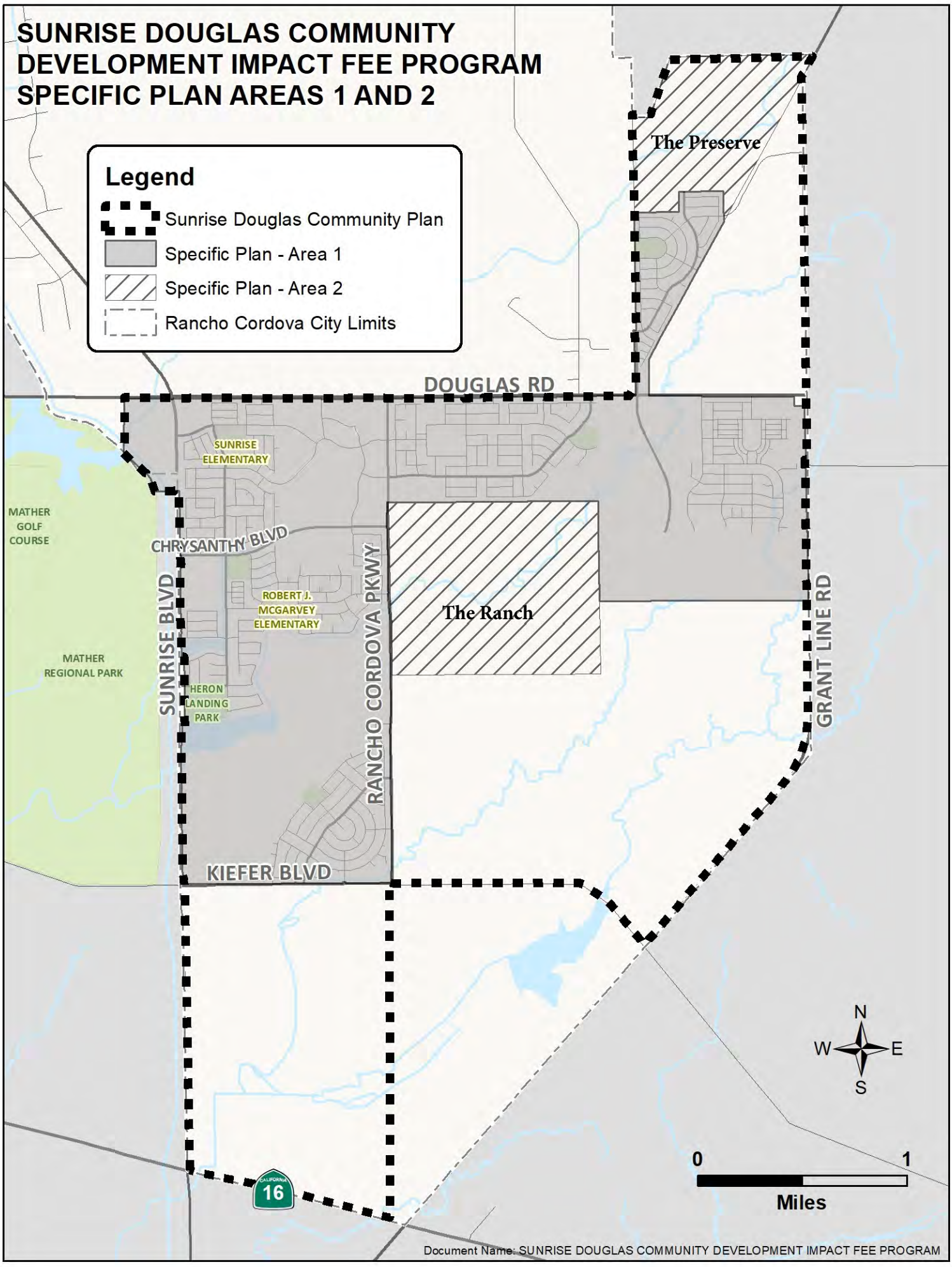
Table B-4
Interim Sewer Facilities

	Improvement	Quantity	Unit	Unit Cost	2005 Total Cost
6.	**Douglas Boulevard Lift Station: 0.28 MGD capacity**				
	Quantity: Lump Sum				
	Lift Station (Based on Wood Rodgers Estimate)	1	LS	$900,000.00	$900,000
	Subtotal			$900,000	$900,000
	Storm Water Pollution Prevention, 2%			$18,000	$18,000
	Engineering, Staking and Construction Management, 20%			$180,000	$180,000
	Cost Contingency, 10%			$90,000	$90,000
	Total Cost			**$1,188,000**	**$1,188,000**
	Updated to 2016 20.67%				**$1,433,560**
	Credit/Reimbursement Agreement No. 124-2016 (land acquisition)				**$117,050**
				2016 balance	**$1,316,510**
	Updated to 2017 3.36%				**$1,360,744**
	Credit/Reimbursement Agreement No. 37-2017 (lift station)				**$1,455,984**
7.	**Folsom South Canal Crossing: Sewer Costs**				
	Quantity: Lump Sum				
	Construction Costs (Based on Bid)	1	LS	$1,171,205.00	$1,171,205
	Subtotal			$1,171,205	$1,171,205
	Storm Water Pollution Prevention, 2%			$23,424	$23,424
	Engineering, Staking and Construction Management, 20%			$234,241	$234,241
	Cost Contingency, 10%			$117,121	$117,121
	Total Cost			**$1,545,991**	**$1,545,991**
	CSD-1 Reimbursement			$1,247,333	$1,247,333
	Total Funded Cost			**$298,658**	**$298,658**
	Inflation to 2015 17.30%				**$350,325**
	Credit/Reimbursement Agreement No. 37-2015				**$66,508**
	Defer Balance to savings				**$283,817**
8.	**Chrysanthy Boulevard Trunk Sewer**				
	Quantity: Lump Sum				
	Trunk Sewer Costs (Based on Bid)	1	LS	$1,141,330.00	$1,156,470
	Subtotal			$1,141,330	$1,156,470
	Storm Water Pollution Prevention, 2%			$22,827	$23,129
	Engineering, Staking and Construction Management, 20%			$228,266	$231,294
	Cost Contingency, 10%			$114,133	$0
	Total Cost			**$1,506,556**	**$1,410,893**
	CSD-1 Reimbursement			$1,084,574	$1,230,656
	Total Funded Cost			**$421,982**	**$180,237**
	Credit/Reimbursement Agreement No. 26-2015				**$180,237**
9.	**Sewer Studies**				
	Quantity: Lump Sum				
	Sewer Studies	1	LS	$30,000.00	$30,000
	Total Cost				**$30,000**
	Credit/Reimbursement Agreement No. 36-2015				**$14,156**
	Balance Remaining				**$15,844**

Source: Rancho Cordova

APPENDIX C

Fee Program Boundary Map


SUNRISE DOUGLAS COMMUNITY
DEVELOPMENT IMPACT FEE PROGRAM
SPECIFIC PLAN AREAS 1 AND 2
Legend
Sunrise Douglas Community Plan
Specific Plan - Area 1
Specific Plan - Area 2
Rancho Cordova City Limits
The Preserve
DOUGLAS RD
SUNRISE ELEMENTARY
MATHER GOLF COURSE
CHRYSANTHY BLVD
SUNRISE BLVD
ROBERT J. MCGARVEY ELEMENTARY
RANCHO CORDOVA PKWY
The Ranch
GRANT LINE RD
MATHER REGIONAL PARK
HERON LANDING PARK
KIEFER BLVD
16
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Miles
Document Name: SUNRISE DOUGLAS COMMUNITY DEVELOPMENT IMPACT FEE PROGRAM