

APPENDIX B

INFRASTRUCTURE AND PUBLIC FACILITIES COST
ASSUMPTIONS

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Table B-1
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Drainage System Costs and Credits/Reimbursements

Drainage System Costs

DRAIN COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Phase 1A				
30" Storm Drain	640	LF	\$60	\$38,400
42" Storm Drain	1200	LF	\$95	\$114,000
48" Storm Drain	700	LF	\$110	\$77,000
54" Storm Drain	750	LF	\$115	\$86,250
72" Storm Drain	1200	LF	\$190	\$228,000
Manhole	15	EA	\$5,000	\$75,000
Detention Basin	7	AC	\$130,000	\$910,000
Pump Station	20	CFS	\$120,000	\$2,400,000
S/T				\$3,928,650
Contingency (15%)				\$589,298
Engineering (20%)				\$785,730
Total				\$5,303,678

Phase 1B				
30" Storm Drain	800	LF	\$60	\$48,000
42" Storm Drain	2600	LF	\$95	\$247,000
48" Storm Drain	1480	LF	\$110	\$162,800
54" Storm Drain	4160	LF	\$115	\$478,400
60" Storm Drain	1920	LF	\$130	\$249,600
Manhole	37	EA	\$5,000	\$185,000
Detention Basin	6	AC	\$130,000	\$780,000
Channel Improvements	5600	LF	\$250	\$1,400,000
Pump Station	33	CFS	\$120,000	\$3,960,000
S/T				\$7,510,800
Contingency (15%)				\$1,126,620
Engineering (20%)				\$1,502,160
Total				\$10,139,580

Phase 1C				
30" Storm Drain	1200	LF	\$60	\$72,000
54" Storm Drain	1040	LF	\$115	\$119,600
60" Storm Drain	1600	LF	\$130	\$208,000
72" Storm Drain	1120	LF	\$190	\$212,800
Manhole	17	LF	\$5,000	\$85,000
Detention Basin	4	EA	\$130,000	\$520,000
Channel Improvements	1900	LF	\$250	\$475,000
S/T				\$1,692,400
Contingency (15%)				\$253,860
Engineering (20%)				\$338,480
Total				\$2,284,740

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Table B-1
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Drainage System Costs and Credits/Reimbursements

Drainage System Costs

DRAIN COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
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Phase 1D

42" Storm Drain	4800	LF	\$95	\$456,000
54" Storm Drain	800	LF	\$115	\$92,000
Manhole	19	EA	\$5,000	\$95,000
Channel Improvements	2000	LF	\$250	\$500,000
S/T				\$1,143,000
Contingency (15%)				\$171,450
Engineering (20%)				\$228,600
Total				\$1,543,050
TOTAL PHASES 1A-1D				\$19,271,048

Phase 2

30" Storm Drain	1440	LF	\$60	\$86,400
42" Storm Drain	2000	LF	\$95	\$190,000
48" Storm Drain	2800	LF	\$110	\$308,000
54" Storm Drain	5600	LF	\$115	\$644,000
60" Storm Drain	2560	LF	\$130	\$332,800
66" Storm Drain	1200	LF	\$165	\$198,000
Manhole	52	EA	\$5,000	\$260,000
Channel Improvements	15400	LF	\$250	\$3,850,000
Detention Basin	10	AC	\$130,000	\$1,300,000
S/T				\$7,169,200
Contingency (15%)				\$1,075,380
Engineering (20%)				\$1,433,840
Total				\$9,678,420

Phase 3

36" Storm Drain	2400	LF	\$70	\$168,000
42" Storm Drain	2080	LF	\$95	\$197,600
Manhole	15	EA	\$5,000	\$75,000
Detention Basin	6	AC	\$130,000	\$780,000
Pump Station	5	CFS	\$150,000	\$750,000
S/T				\$1,970,600
Contingency (15%)				\$295,590
Engineering (20%)				\$394,120
Total				\$2,660,310

Phase 4

36" Storm Drain	1900	LF	\$70	\$133,000
42" Storm Drain	3100	LF	\$95	\$294,500
60" Storm Drain	4560	LF	\$130	\$592,800
66" Storm Drain	1760	LF	\$165	\$290,400
Manhole	38	EA	\$5,000	\$190,000
Channel Improvements	4100	LF	\$250	\$1,025,000
Detention Basin	6	AC	\$130,000	\$780,000
S/T				\$3,305,700
Contingency (15%)				\$495,855
Engineering (20%)				\$661,140
Total				\$4,462,695

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Table B-1
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Drainage System Costs and Credits/Reimbursements

Drainage System Costs

DRAIN COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Phase 5				
18" Storm Drain	880	LF	\$40	\$35,200
42" Storm Drain	2640	LF	\$95	\$250,800
54" Storm Drain	1200	LF	\$115	\$138,000
72" Storm Drain	1200	LF	\$190	\$228,000
Manhole	20	LF	\$5,000	\$100,000
Channel Improvements	4200	LF	\$250	\$1,050,000
S/T				\$1,802,000
Contingency (15%)				\$270,300
Engineering (20%)				\$360,400
Total				\$2,432,700
TOTAL PHASES 2-5				\$19,234,125
TOTAL PHASES 1-5				\$38,505,173

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Table B-1
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Drainage System Costs and Credits/Reimbursements

Drainage System Credits/Reimbursements

DRAIN COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Phase 1A				
30" Storm Drain	640	LF	\$60	\$38,400
42" Storm Drain	1200	LF	\$95	\$114,000
48" Storm Drain	700	LF	\$110	\$77,000
54" Storm Drain	750	LF	\$115	\$86,250
72" Storm Drain	1200	LF	\$190	\$228,000
Manhole	15	EA	\$5,000	\$75,000
Detention Basin	7	AC	\$130,000	\$910,000
Pump Station	20	CFS	\$0	\$0
	S/T			\$1,528,650
	Contingency (15%)			\$229,298
	Engineering (20%)			\$305,730
	Total			\$2,063,678

Phase 1B				
30" Storm Drain	800	LF	\$60	\$48,000
42" Storm Drain	2600	LF	\$95	\$247,000
48" Storm Drain	1480	LF	\$110	\$162,800
54" Storm Drain	4160	LF	\$115	\$478,400
60" Storm Drain	1920	LF	\$130	\$249,600
Manhole	37	EA	\$5,000	\$185,000
Detention Basin	6	AC	\$130,000	\$780,000
Channel Improvements	5600	LF	\$250	\$1,400,000
Pump Station	33	CFS	\$0	\$0
	S/T			\$3,550,800
	Contingency (15%)			\$532,620
	Engineering (20%)			\$710,160
	Total			\$4,793,580

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Table B-1
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Drainage System Costs and Credits/Reimbursements

Drainage System Credits/Reimbursements

DRAIN COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
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Phase 1C

30" Storm Drain	1200	LF	\$60	\$72,000
54" Storm Drain	1040	LF	\$115	\$119,600
60" Storm Drain	1600	LF	\$130	\$208,000
72" Storm Drain	1120	LF	\$190	\$212,800
Manhole	17	LF	\$5,000	\$85,000
Detention Basin	4	EA	\$130,000	\$520,000
Channel Improvements	1900	LF	\$250	\$475,000
S/T				\$1,692,400
Contingency (15%)				\$253,860
Engineering (20%)				\$338,480
Total				\$2,284,740

Phase 1D

42" Storm Drain	4800	LF	\$95	\$456,000
54" Storm Drain	800	LF	\$115	\$92,000
Manhole	19	EA	\$5,000	\$95,000
Channel Improvements	2000	LF	\$250	\$500,000
S/T				\$1,143,000
Contingency (15%)				\$171,450
Engineering (20%)				\$228,600
Total				\$1,543,050

TOTAL PHASES 1A-1D				\$10,685,048
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Phase 2

30" Storm Drain	1440	LF	\$60	\$86,400
42" Storm Drain	2000	LF	\$95	\$190,000
48" Storm Drain	2800	LF	\$110	\$308,000
54" Storm Drain	5600	LF	\$115	\$644,000
60" Storm Drain	2560	LF	\$130	\$332,800
66" Storm Drain	1200	LF	\$165	\$198,000
Manhole	52	EA	\$5,000	\$260,000
Channel Improvements	15400	LF	\$250	\$3,850,000
Detention Basin	10	AC	\$130,000	\$1,300,000
S/T				\$7,169,200
Contingency (15%)				\$1,075,380
Engineering (20%)				\$1,433,840
Total				\$9,678,420

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Table B-1
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Drainage System Costs and Credits/Reimbursements

Drainage System Credits/Reimbursements

DRAIN COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
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Phase 3

36" Storm Drain	2400	LF	\$70	\$168,000
42" Storm Drain	2080	LF	\$95	\$197,600
Manhole	15	LF	\$5,000	\$75,000
Detention Basin	6	AC	\$130,000	\$780,000
Pump Station	5	CFS	\$0	\$0
S/T				\$1,220,600
Contingency (15%)				\$183,090
Engineering (20%)				\$244,120
Total				\$1,647,810

Phase 4

36" Storm Drain	1900	LF	\$70	\$133,000
42" Storm Drain	3100	LF	\$95	\$294,500
60" Storm Drain	4560	LF	\$130	\$592,800
66" Storm Drain	1760	LF	\$165	\$290,400
Manhole	38	LF	\$5,000	\$190,000
Channel Improvements	4100	LF	\$250	\$1,025,000
Detention Basin	6	AC	\$130,000	\$780,000
S/T				\$3,305,700
Contingency (15%)				\$495,855
Engineering (20%)				\$661,140
Total				\$4,462,695

Phase 5

18" Storm Drain	880	LF	\$40	\$35,200
42" Storm Drain	2640	LF	\$95	\$250,800
54" Storm Drain	1200	LF	\$115	\$138,000
72" Storm Drain	1200	LF	\$190	\$228,000
Manhole	20	LF	\$5,000	\$100,000
Channel Improvements	4200	LF	\$250	\$1,050,000
S/T				\$1,802,000
Contingency (15%)				\$270,300
Engineering (20%)				\$360,400
Total				\$2,432,700

TOTAL PHASES 2-5				\$18,221,625
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TOTAL PHASES 1-5				\$28,906,673
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"drainage"

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Table B-2
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Water System Costs and Credits/Reimbursements

Water System Costs

WATER COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
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Phase 1A

12" Water	2750	LF	\$40	\$110,000
16" Water	4640	LF	\$60	\$278,400
36" Water	1650	LF	\$165	\$272,250
S/T				\$660,650
Contingency (15%)				\$99,098
Engineering (20%)				\$132,130
Total				\$891,878

Phase 1B

12" Water	1650	LF	\$40	\$66,000
18" Water	1250	LF	\$70	\$87,500
30" Water	4020	LF	\$130	\$522,600
36" Water	3090	LF	\$165	\$509,850
2 MG Water Tank	1	EA	\$1,500,000	\$1,500,000
Booster Pump Station	1	EA	\$900,000	\$900,000
S/T				\$3,585,950
Contingency (15%)				\$537,893
Engineering (20%)				\$717,190
Total				\$4,841,033

Phase 1C

12" Water	1550	LF	\$40	\$62,000
36" Water	2860	LF	\$165	\$471,900
42" Water	3490	LF	\$205	\$715,450
S/T				\$1,249,350
Contingency (15%)				\$187,403
Engineering (20%)				\$249,870
Total				\$1,686,623

Phase 1D

12" Water	7250	LF	\$40	\$290,000
16" Water	1060	LF	\$60	\$63,600
36" Water	2970	LF	\$165	\$490,050
S/T				\$843,650
Contingency (15%)				\$126,548
Engineering (20%)				\$168,730
Total				\$1,138,928

TOTAL PHASES 1A-1D				\$8,558,460
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Table B-2
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Water System Costs and Credits/Reimbursements

Water System Costs

WATER COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
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Phase 2

12" Water	16950	LF	\$40	\$678,000
16" Water	6980	LF	\$60	\$418,800
S/T				\$1,096,800
Contingency (15%)				\$164,520
Engineering (20%)				\$219,360
Total				\$1,480,680

Phase 3

12" Water	4200	LF	\$40	\$168,000
24" Water	8370	LF	\$95	\$795,150
42" Water	3400	LF	\$205	\$697,000
2 MG Water Tank	1	EA	\$1,500,000	\$1,500,000
Booster Pump Station	1	EA	\$900,000	\$900,000
S/T				\$4,060,150
Contingency (15%)				\$609,023
Engineering (20%)				\$812,030
Total				\$5,481,203

Phase 4

12" Water	5980	LF	\$40	\$239,200
16" Water	4250	LF	\$60	\$255,000
18" Water	3500	LF	\$70	\$245,000
S/T				\$739,200
Contingency (15%)				\$110,880
Engineering (20%)				\$147,840
Total				\$997,920

Phase 5

12" Water	4910	LF	\$40	\$196,400
16" Water	3970	LF	\$60	\$238,200
24" Water	9030	LF	\$95	\$857,850
42" Water	6250	LF	\$205	\$1,281,250
S/T				\$2,573,700
Contingency (15%)				\$386,055
Engineering (20%)				\$514,740
Total				\$3,474,495

TOTAL PHASES 2-5				\$11,434,298
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TOTAL PHASES 1-5				\$19,992,758
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Table B-2
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Water System Costs and Credits/Reimbursements

Water System Costs

WATER COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
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INTERIM FACILITIES

Phase 1A

16" Water (DIP)	1500	LF	\$120	\$180,000
Bridge Crossing	1	EA	\$50,000	\$50,000
S/T				\$230,000
Contingency (15%)				\$34,500
Engineering (20%)				\$46,000
Total				\$310,500

TOTAL PHASES 1-5				\$20,303,258
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Table B-2
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Water System Costs and Credits/Reimbursements

Water System Credits/Reimbursements

WATER COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
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Phase 1A

12" Water	2750	LF	\$0	\$0
16" Water	4640	LF	\$60	\$278,400
36" Water	1650	LF	\$165	\$272,250
S/T				\$550,650
Contingency (15%)				\$82,598
Engineering (20%)				\$110,130
Total				\$743,378

Phase 1B

12" Water	1650	LF	\$0	\$0
18" Water	1250	LF	\$70	\$87,500
30" Water	4020	LF	\$130	\$522,600
36" Water	3090	LF	\$165	\$509,850
2 MG Water Tank	1	EA	\$1,500,000	\$1,500,000
Booster Pump Station	1	EA	\$900,000	\$900,000
S/T				\$3,519,950
Contingency (15%)				\$527,993
Engineering (20%)				\$703,990
Total				\$4,751,933

Phase 1C

12" Water	1550	LF	\$0	\$0
36" Water	2860	LF	\$165	\$471,900
42" Water	3490	LF	\$205	\$715,450
S/T				\$1,187,350
Contingency (15%)				\$178,103
Engineering (20%)				\$237,470
Total				\$1,602,923

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Table B-2
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Water System Costs and Credits/Reimbursements

Water System Credits/Reimbursements

WATER COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
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Phase 1D

12" Water	7250	LF	\$0	\$0
16" Water	1060	LF	\$60	\$63,600
36" Water	2970	LF	\$165	\$490,050
S/T				\$553,650
Contingency (15%)				\$83,048
Engineering (20%)				\$110,730
Total				\$747,428

TOTAL PHASES 1A-1D				\$7,845,660
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Phase 2

12" Water	16950	LF	\$0	\$0
16" Water	6980	LF	\$60	\$418,800
S/T				\$418,800
Contingency (15%)				\$62,820
Engineering (20%)				\$83,760
Total				\$565,380

WATER COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
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Phase 3

12" Water	4200	LF	\$0	\$0
24" Water	8370	LF	\$95	\$795,150
42" Water	3400	LF	\$205	\$697,000
2 MG Water Tank	1	EA	\$1,500,000	\$1,500,000
Booster Pump Station	1	EA	\$900,000	\$900,000
S/T				\$3,892,150
Contingency (15%)				\$583,823
Engineering (20%)				\$778,430
Total				\$5,254,403

Phase 4

12" Water	5980	LF	\$0	\$0
16" Water	4250	LF	\$60	\$255,000
18" Water	3500	LF	\$70	\$245,000
S/T				\$500,000
Contingency (15%)				\$75,000
Engineering (20%)				\$100,000
Total				\$675,000

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**Table B-2
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Water System Costs and Credits/Reimbursements**

Water System Credits/Reimbursements

WATER COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
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Phase 5

12" Water	4910	LF	\$0	\$0
16" Water	3970	LF	\$60	\$238,200
24" Water	9030	LF	\$95	\$857,850
42" Water	6250	LF	\$205	\$1,281,250
S/T				\$2,377,300
Contingency (15%)				\$356,595
Engineering (20%)				\$475,460
Total				\$3,209,355

TOTAL PHASES 2-5				\$9,704,138
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TOTAL PHASES 1-5				\$17,549,798
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INTERIM FACILITIES

Phase 1A

16" Water (DIP)	1500	LF	\$0	\$0
Bridge Crossing	1	EA	\$0	\$0
S/T				\$0
Contingency (15%)				\$0
Engineering (20%)				\$0
Total				\$0

TOTAL PHASES 1-5				\$17,549,798
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Table B-3
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Sewer System Cost and Credits/Reimbursements

Sewer System Costs

SEWER COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Phase 1A				
12" Trunk Sewer	640	LF	\$60	\$38,400
15" Trunk Sewer	1200	LF	\$100	\$120,000
60" Interceptor Sewer	700	LF	\$280	\$196,000
Manhole	7	EA	\$5,200	\$36,400
S/T				\$390,800
Contingency (15%)				\$58,620
Engineering (20%)				\$78,160
Total				\$527,580
Phase 1B				
15" Trunk Sewer	1258	LF	\$150	\$188,700
18" Trunk Sewer	3426	LF	\$165	\$565,290
42" Interceptor Sewer	3946	EA	\$270	\$1,065,420
Manhole	22	LF	\$5,200	\$114,400
S/T				\$1,933,810
Contingency (15%)				\$290,072
Engineering (20%)				\$386,762
Total				\$2,610,644
Phase 1C				
12" Trunk Sewer	2230	LF	\$80	\$178,400
60" Interceptor Sewer	2745	LF	\$350	\$960,750
Manhole	13	LF	\$5,200	\$67,600
S/T				\$1,206,750
Contingency (15%)				\$181,013
Engineering (20%)				\$241,350
Total				\$1,629,113
Phase 1D				
12" Trunk Sewer	2706	LF	\$95	\$257,070
60" Interceptor Sewer	2792	LF	\$380	\$1,060,960
Manhole	14	LF	\$5,200	\$72,800
S/T				\$1,390,830
Contingency (15%)				\$208,625
Engineering (20%)				\$278,166
Total				\$1,877,621
TOTAL PHASES 1A-1D				\$6,644,957

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Table B-3
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Sewer System Cost and Credits/Reimbursements

Sewer System Costs

SEWER COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
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Phase 2

12" Trunk Sewer	3560	LF	\$75	\$267,000
15" Trunk Sewer	3330	LF	\$95	\$316,350
18" Trunk Sewer	2320	EA	\$125	\$290,000
36" Interceptor Sewer	1520	LF	\$230	\$349,600
Manhole	27	EA	\$5,200	\$140,400
S/T				\$1,363,350
Contingency (15%)				\$204,503
Engineering (20%)				\$272,670
Total				\$1,840,523

Phase 3

12" Trunk Sewer	1939	LF	\$60	\$116,340
36" Interceptor Sewer	4674	LF	\$230	\$1,075,020
Manhole	17	EA	\$5,200	\$88,400
S/T				\$1,279,760
Contingency (15%)				\$191,964
Engineering (20%)				\$255,952
Total				\$1,727,676

Phase 4

12" Trunk Sewer	1670	LF	\$55	\$91,850
18" Trunk Sewer	3420	LF	\$100	\$342,000
21" Trunk Sewer	3495	LF	\$110	\$384,450
Manhole	22	LF	\$5,200	\$114,400
S/T				\$932,700
Contingency (15%)				\$139,905
Engineering (20%)				\$186,540
Total				\$1,259,145

Phase 5

12" Trunk Sewer	2630	LF	\$135	\$355,050
24" Trunk Sewer	2520	LF	\$135	\$340,200
27" Trunk Sewer	975	LF	\$145	\$141,375
30" Trunk Sewer	3510	LF	\$215	\$754,650
Manhole	25	LF	\$5,200	\$130,000
S/T				\$1,721,275
Contingency (15%)				\$258,191
Engineering (20%)				\$344,255
Total				\$2,323,721

TOTAL PHASES 2-5				\$7,151,065
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TOTAL PHASES 1-5				\$13,796,021
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Table B-3
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Sewer System Cost and Credits/Reimbursements

Sewer System Costs

SEWER COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
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INTERIM FACILITIES

Phase 1A

Sewer Lift Station (S-70)	1	EA	\$350,000	\$350,000
S/T				\$350,000
Contingency (15%)				\$52,500
Engineering (20%)				\$70,000
Total				\$472,500

Phase 1B

18" Trunk Sewer	3700	LF	\$165	\$610,500
Lift Station	1	LF	\$1,500,000	\$1,500,000
20" Force Main	13000	LF	\$75	\$975,000
Manhole	9	LF	\$5,200	\$46,800
S/T				\$3,132,300
Contingency (15%)				\$469,845
Engineering (20%)				\$626,460
Total				\$4,228,605

Phase 1C

15" Trunk Sewer	1200	LF	\$110	\$132,000
30" Trunk Sewer	3690	LF	\$200	\$738,000
Manhole	12	LF	\$5,200	\$62,400
S/T				\$932,400
Contingency (15%)				\$139,860
Engineering (20%)				\$186,480
Total				\$1,258,740

Phase 1D

18" Trunk Sewer	1500	EA	\$165	\$247,500
Manhole	4	LF	\$5,200	\$20,800
S/T				\$268,300
Contingency (15%)				\$40,245
Engineering (20%)				\$53,660
Total				\$362,205

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Rio del Oro Sewer System Cost and Credits/Reimbursements

Sewer System Costs

SEWER COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Phase 3				
30" Trunk Sewer	2215	EA	\$200	\$443,000
Manhole	6	LF	\$5,200	\$31,200
S/T				\$474,200
Contingency (15%)				\$71,130
Engineering (20%)				\$94,840
Total				\$640,170
TOTAL INTERIM FACILITIES PHASES 1-5				\$6,962,220
TOTAL				\$20,758,241

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Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Sewer System Cost and Credits/Reimbursements

Sewer System Credits/Reimbursements

SEWER COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
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Phase 1A

12" Trunk Sewer	640	LF	\$60	\$38,400
15" Trunk Sewer	1200	LF	\$100	\$120,000
60" Interceptor Sewer	700	LF	\$280	\$196,000
Manhole	7	EA	\$5,200	\$36,400
S/T				\$390,800
Contingency (15%)				\$58,620
Engineering (20%)				\$78,160
Total				\$527,580

Phase 1B

15" Trunk Sewer	1258	LF	\$150	\$188,700
18" Trunk Sewer	3426	LF	\$165	\$565,290
42" Interceptor Sewer	3946	EA	\$270	\$1,065,420
Manhole	22	LF	\$5,200	\$114,400
S/T				\$1,933,810
Contingency (15%)				\$290,072
Engineering (20%)				\$386,762
Total				\$2,610,644

Phase 1C

12" Trunk Sewer	2230	LF	\$80	\$178,400
60" Interceptor Sewer	2745	LF	\$350	\$960,750
Manhole	13	LF	\$5,200	\$67,600
S/T				\$1,206,750
Contingency (15%)				\$181,013
Engineering (20%)				\$241,350
Total				\$1,629,113

Phase 1D

12" Trunk Sewer	2706	LF	\$95	\$257,070
60" Interceptor Sewer	2792	LF	\$380	\$1,060,960
Manhole	14	LF	\$5,200	\$72,800
S/T				\$1,390,830
Contingency (15%)				\$208,625
Engineering (20%)				\$278,166
Total				\$1,877,621

TOTAL PHASES 1A-1D				\$6,644,957
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Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Sewer System Cost and Credits/Reimbursements

Sewer System Credits/Reimbursements

SEWER COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
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Phase 2

12" Trunk Sewer	3560	LF	\$75	\$267,000
15" Trunk Sewer	3330	LF	\$95	\$316,350
18" Trunk Sewer	2320	EA	\$125	\$290,000
36" Interceptor Sewer	1520	LF	\$230	\$349,600
Manhole	27	EA	\$5,200	\$140,400
S/T				\$1,363,350
Contingency (15%)				\$204,503
Engineering (20%)				\$272,670
Total				\$1,840,523
SEWER COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST

Phase 3

12" Trunk Sewer	1939	LF	\$60	\$116,340
36" Interceptor Sewer	4674	LF	\$230	\$1,075,020
Manhole	17	EA	\$5,200	\$88,400
S/T				\$1,279,760
Contingency (15%)				\$191,964
Engineering (20%)				\$255,952
Total				\$1,727,676

Phase 4

12" Trunk Sewer	1670	LF	\$55	\$91,850
18" Trunk Sewer	3420	LF	\$100	\$342,000
21" Trunk Sewer	3495	LF	\$110	\$384,450
Manhole	22	LF	\$5,200	\$114,400
S/T				\$932,700
Contingency (15%)				\$139,905
Engineering (20%)				\$186,540
Total				\$1,259,145

Phase 5

12" Trunk Sewer	2630	LF	\$135	\$355,050
24" Trunk Sewer	2520	LF	\$135	\$340,200
27" Trunk Sewer	975	LF	\$145	\$141,375
30" Trunk Sewer	3510	LF	\$215	\$754,650
Manhole	25	LF	\$5,200	\$130,000
S/T				\$1,721,275
Contingency (15%)				\$258,191
Engineering (20%)				\$344,255
Total				\$2,323,721

TOTAL PHASES 2-5				\$7,151,065
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TOTAL PHASES 1-5				\$13,796,021
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Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Sewer System Cost and Credits/Reimbursements

Sewer System Credits/Reimbursements

SEWER COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
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INTERIM FACILITIES

Phase 1A

Sewer Lift Station (S-70)	1	EA	\$0	\$0
S/T				\$0
Contingency (15%)				\$0
Engineering (20%)				\$0
Total				\$0

Phase 1B

18" Trunk Sewer	3700	LF	\$0	\$0
Lift Station	1	LF	\$0	\$0
20" Force Main	13000	LF	\$0	\$0
Manhole	9	LF	\$0	\$0
S/T				\$0
Contingency (15%)				\$0
Engineering (20%)				\$0
Total				\$0

Phase 1C

15" Trunk Sewer	1200	LF	\$0	\$0
30" Trunk Sewer	3690	LF	\$0	\$0
Manhole	12	LF	\$0	\$0
S/T				\$0
Contingency (15%)				\$0
Engineering (20%)				\$0
Total				\$0

Phase 1D

18" Trunk Sewer	1500	EA	\$0	\$0
Manhole	4	LF	\$0	\$0
S/T				\$0
Contingency (15%)				\$0
Engineering (20%)				\$0
Total				\$0

Phase 3

30" Trunk Sewer	2215	EA	\$0	\$0
Manhole	6	LF	\$0	\$0
S/T				\$0
Contingency (15%)				\$0
Engineering (20%)				\$0
Total				\$0

TOTAL INTERIM FACILITIES PHASES 1-5				\$0
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TOTAL				\$13,796,021
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Table B-4
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Major Roadway (Intersection) Costs and Credits/Reimbursements

Rio Del Oro Preliminary Intersection Costs and Credits/Reimbursements

Intersection	Cost Each
6 x 6 Intersection	\$1,939,000.00
4 x 4 Intersection	\$1,394,000.00
6 x 4 Intersection	\$1,718,000.00
6 x 6 Intersection Reimbursement	\$1,646,000.00
6 x 4 Intersection Reimbursement	\$1,447,000.00
4 x 4 Intersection Reimbursement	\$1,140,000.00

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Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Major Roadway (Intersection) Costs and Credits/Reimbursements

Preliminary Cost Per Each **6 x 6 Intersection**

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>COST</u>
1. Subgrade Preparation	194,145	s.f.	\$0.15	\$29,121.75
2. Excavation	14,500	c.y.	\$10.00	\$145,000.00
3. 6.5" Asphaltic Concrete Paving	184,590	s.f.	\$2.60	\$479,934.00
4. 15" Aggregate Base	184,590	s.f.	\$1.80	\$332,262.00
5. Curb & Gutter, Type 2 (Vertical Curb)	3,185	l.f.	\$17.00	\$54,145.00
6. Median Curb, Type 3 (6" Barrier Curb)	3,008	l.f.	\$15.30	\$46,022.40
7. Handicap Ramp	8	ea	\$900.00	\$7,200.00
8. 8' Sidewalk	195	l.f.	\$40.00	\$7,800.00
9. Cobble Fill	1,500	s.f.	\$5.00	\$7,500.00
10. Signing & Striping	12,500	l.f.	\$1.20	\$15,000.00
11. Erosion Control	194,145	s.f.	\$0.10	\$19,414.50
12. Local Drainage	1,630	l.f.	\$30.00	\$48,900.00
13. Street Lights (Type A, 220' spacing, both sides)	8	ea	\$3,000.00	\$24,000.00
14. Traffic Signal	1	ea	\$275,000.00	\$275,000.00
		Subtotal		\$1,491,299.65
30% (surveys, design, inspection and contingency)				<u>\$447,389.90</u>
		Grand Total		\$1,938,689.55
		Use		\$1,939,000.00

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Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Major Roadway (Intersection) Costs and Credits/Reimbursements

Estimated Road Fee Reimbursement
6 x 6 Intersection Reimbursement

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>COST</u>
1. Subgrade Preparation	157,610	s.f.	\$0.15	\$23,641.50
2. Excavation	12,500	c.y.	\$10.00	\$125,000.00
3. 6.5" Asphaltic Concrete Paving	157,010	s.f.	\$2.60	\$408,226.00
4. 15" Aggregate Base	157,010	s.f.	\$1.80	\$282,618.00
5. Curb & Gutter, Type 2 (Vertical Curb)	200	l.f.	\$17.00	\$3,400.00
6. Median Curb, Type 3 (6" Barrier Curb)	3,008	l.f.	\$15.30	\$46,022.40
7. Handicap Ramp	8	ea	\$900.00	\$7,200.00
8. 8' Sidewalk	195	l.f.	\$40.00	\$7,800.00
9. Cobble Fill	1,500	s.f.	\$5.00	\$7,500.00
10. Signing & Striping	12,500	l.f.	\$1.20	\$15,000.00
11. Erosion Control	157,610	s.f.	\$0.10	\$15,761.00
12. Local Drainage	1,630	l.f.	\$30.00	\$48,900.00
13. Street Lights (Type A, 220' spacing, both sides)	0	ea	\$3,000.00	\$0.00
14. Traffic Signal	1	ea	\$275,000.00	\$275,000.00
			Subtotal	\$1,266,068.90
30% (surveys, design, inspection and contingency)				<u>\$379,820.67</u>
			Grand Total	\$1,645,889.57
			Use	\$1,646,000.00

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Table B-4
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Major Roadway (Intersection) Costs and Credits/Reimbursements

Preliminary Cost Per Each **6 x 4 Intersection**

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>COST</u>
1. Subgrade Preparation	173,086	s.f.	\$0.15	\$25,962.90
2. Excavation	12,800	c.y.	\$10.00	\$128,000.00
3. 6.5" Asphaltic Concrete Paving	103,311	s.f.	\$2.60	\$268,608.60
4. 15" Aggregate Base	103,311	s.f.	\$1.80	\$185,959.80
5. 5.5" Asphaltic Concrete Paving	60,124	s.f.	\$2.10	\$126,260.40
6. 13" Aggregate Base	60,124	s.f.	\$1.80	\$108,223.20
7. Curb & Gutter, Type 2 (Vertical Curb)	3,217	l.f.	\$17.00	\$54,689.00
8. Median Curb, Type 3 (6" Barrier Curb)	3,076	l.f.	\$15.30	\$47,062.80
9. Handicap Ramp	8	ea	\$900.00	\$7,200.00
10. 8' Sidewalk	195	l.f.	\$40.00	\$7,800.00
11. Cobble Fill	1,538	s.f.	\$5.00	\$7,690.00
12. Signing & Striping	11,000	l.f.	\$1.20	\$13,200.00
13. Erosion Control	173,086	s.f.	\$0.10	\$17,308.60
14. Local Drainage	1,630	l.f.	\$30.00	\$48,900.00
15. Street Lights (Type A, 220' spacing, both sides)	8	ea	\$3,000.00	\$24,000.00
16. Traffic Signal	1	ea	\$250,000.00	\$250,000.00
			Subtotal	\$1,320,865.30
30% (surveys, design, inspection and contingency)				<u>\$396,259.59</u>
			Grand Total	\$1,717,124.89
			Use	\$1,718,000.00

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Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Major Roadway (Intersection) Costs and Credits/Reimbursements

Estimated Road Fee Reimbursement **6 x 4 Intersection Reimbursement**

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>COST</u>
1. Subgrade Preparation	139,800	s.f.	\$0.15	\$20,970.00
2. Excavation	10,400	c.y.	\$10.00	\$104,000.00
3. 6.5" Asphaltic Concrete Paving	91,194	s.f.	\$2.60	\$237,104.40
4. 15" Aggregate Base	91,194	s.f.	\$1.80	\$164,149.20
5. 5.5" Asphaltic Concrete Paving	48,006	s.f.	\$2.10	\$100,812.60
6. 13" Aggregate Base	48,006	s.f.	\$1.80	\$86,410.80
7. Curb & Gutter, Type 2 (Vertical Curb)	200	l.f.	\$17.00	\$3,400.00
8. Median Curb, Type 3 (6" Barrier Curb)	3,076	l.f.	\$15.30	\$47,062.80
9. Handicap Ramp	8	ea	\$900.00	\$7,200.00
10. 8' Sidewalk	195	l.f.	\$40.00	\$7,800.00
11. Cobble Fill	1,538	s.f.	\$5.00	\$7,690.00
12. Signing & Striping	11,000	l.f.	\$1.20	\$13,200.00
13. Erosion Control	139,800	s.f.	\$0.10	\$13,980.00
14. Local Drainage	1,630	l.f.	\$30.00	\$48,900.00
15. Street Lights (Type A, 220' spacing, both sides)	0	ea	\$3,000.00	\$0.00
16. Traffic Signal	1	ea	\$250,000.00	\$250,000.00
			Subtotal	\$1,112,679.80
30% (surveys, design, inspection and contingency)				<u>\$333,803.94</u>
			Grand Total	\$1,446,483.74
			Use	\$1,447,000.00

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Table B-4
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Major Roadway (Intersection) Costs and Credits/Reimbursements

Preliminary Cost Per Each **4 x 4 Intersection**

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>COST</u>
1. Subgrade Preparation	154,800	s.f.	\$0.15	\$23,220.00
2. Excavation	8,100	c.y.	\$4.00	\$32,400.00
3. 5.5" Asphaltic Concrete Paving	145,040	s.f.	\$2.10	\$304,584.00
4. 13" Aggregate Base	145,040	s.f.	\$1.80	\$261,072.00
5. Curb & Gutter, Type 2 (Vertical Curb)	3,252	l.f.	\$17.00	\$55,284.00
6. Median Curb, Type 3 (6" Barrier Curb)	3,128	l.f.	\$15.30	\$47,858.40
7. Handicap Ramp	8	ea	\$900.00	\$7,200.00
8. 8' Sidewalk	195	l.f.	\$40.00	\$7,800.00
9. Cobble Fill	1,564	s.f.	\$5.00	\$7,820.00
10. Signing & Striping	9,400	l.f.	\$1.20	\$11,280.00
11. Erosion Control	154,800	s.f.	\$0.10	\$15,480.00
12. Local Drainage	1,630	l.f.	\$30.00	\$48,900.00
13. Street Lights (Type A, 220' spacing, both sides)	8	ea	\$3,000.00	\$24,000.00
14. Traffic Signal	1	ea	\$250,000.00	\$225,000.00
			Subtotal	\$1,071,898.40
30% (surveys, design, inspection and contingency)				<u>\$321,569.52</u>
			Grand Total	\$1,393,467.92
			Use	\$1,394,000.00

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Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Major Roadway (Intersection) Costs and Credits/Reimbursements

Estimated Road Fee Reimbursement **4 x 4 Intersection Reimbursement**

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>COST</u>
1. Subgrade Preparation	118,940	s.f.	\$0.15	\$17,841.00
2. Excavation	6,600	c.y.	\$4.00	\$26,400.00
3. 5.5" Asphaltic Concrete Paving	118,340	s.f.	\$2.10	\$248,514.00
4. 13" Aggregate Base	118,340	s.f.	\$1.80	\$213,012.00
5. Curb & Gutter, Type 2 (Vertical Curb)	200	l.f.	\$17.00	\$3,400.00
6. Median Curb, Type 3 (6" Barrier Curb)	3,128	l.f.	\$15.30	\$47,858.40
7. Handicap Ramp	8	ea	\$900.00	\$7,200.00
8. 8' Sidewalk	195	l.f.	\$40.00	\$7,800.00
9. Cobble Fill	1,564	s.f.	\$5.00	\$7,820.00
10. Signing & Striping	9,400	l.f.	\$1.20	\$11,280.00
11. Erosion Control	118,940	s.f.	\$0.10	\$11,894.00
12. Local Drainage	1,630	l.f.	\$30.00	\$48,900.00
13. Street Lights (Type A, 220' spacing, both sides)	0	ea	\$3,000.00	\$0.00
14. Traffic Signal	1	ea	\$250,000.00	\$225,000.00
			Subtotal	\$876,919.40
30% (surveys, design, inspection and contingency)				<u>\$263,075.82</u>
			Grand Total	\$1,139,995.22
			Use	\$1,140,000.00

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Table B-5
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Major Roadway Costs and Credits/Reimbursements

Preliminary Cost Per Linear Foot Summary

SHEET	ROADWAY	Total Cost Per L.F.
	106' R.O.W.	\$990.00
	106' Road Reimbursement	\$700.00
	108' R.O.W.	\$930.00
	108' Road Reimbursement	\$440.00
	76' R.O.W. (4 Lanes now)	\$710.00
	76' Road Reimbursement	\$480.00
	76' R.O.W. (2 Outer Lanes now)	\$690.00
	76' Fut Road Reimbursement	\$370.00
	60' R.O.W.	\$520.00

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**Table B-5
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Major Roadway Costs and Credits/Reimbursements**

**Preliminary Cost Per Linear Foot
106' R.O.W.
(6 Travel Lanes and Inside lanes enhanced BRT Lanes)**

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1. Subgrade Preparation	93	s.f.	\$0.15	\$13.95
2. Excavation	7.0	c.y.	\$10.00	\$70.00
3. 6.5" Asphaltic Concrete Paving	86	s.f.	\$2.60	\$223.60
4. 15" Aggregate Base	86	s.f.	\$1.80	\$154.80
5. Curb & Gutter, Type 2 (Vertical Curb)	2	l.f.	\$17.00	\$34.00
6. Median Curb, Type 3 (6" Barrier Curb)	2	l.f.	\$15.30	\$30.60
7. Median Landscaping & Irrigation (turf & street trees)	13	s.f.	\$6.00	\$78.00
8. Median Top Soil Import (18")	0.7	c.y.	\$8.50	\$5.95
9. Signing & Striping	1	l.f.	\$6.00	\$6.00
10. Erosion Control	106	s.f.	\$0.10	\$10.60
11. Local Drainage	1	l.f.	\$30.00	\$30.00
12. Street Lights (Type A, 220' spacing, both sides)	1	l.f.	\$27.00	\$27.00
13. Joint Trench	1	l.f.	\$50.00	\$50.00
14. Traffic Signal Interconnect	1	l.f.	\$20.00	\$20.00
		Subtotal		\$754.50
30% (surveys, design, inspection and contingency)				<u>\$226.35</u>
		Grand Total per Foot		\$980.85
		Use		\$990.00

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Table B-5
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Major Roadway Costs and Credits/Reimbursements

Estimated Road Fee Reimbursement
106' R.O.W.
(6 Travel Lanes and Inside lanes enhanced BRT Lanes)

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1. Subgrade Preparation	82	s.f	\$0.15	\$12.30
2. Excavation	6.0	c.y.	\$10.00	\$60.00
3. 6.5" Asphaltic Concrete Paving	64	s.f.	\$2.60	\$166.40
4. 15" Aggregate Base	64	s.f.	\$1.80	\$115.20
5. Curb & Gutter, Type 2 (Vertical Curb)	0	l.f.	\$17.00	\$0.00
6. Median Curb, Type 3 (6" Barrier Curb)	2	l.f.	\$15.30	\$30.60
7. Median Landscaping & Irrigation (turf & street trees)	13	s.f.	\$6.00	\$78.00
8. Median Top Soil Import (18")	0.7	c.y.	\$8.50	\$5.95
9. Signing & Striping	1	l.f.	\$6.00	\$6.00
10. Erosion Control	78	s.f.	\$0.10	\$7.80
11. Local Drainage	1	l.f.	\$30.00	\$30.00
12. Street Lights (Type A, 220' spacing, both sides)	0	l.f.	\$27.00	\$0.00
13. Joint Trench	0	l.f.	\$50.00	\$0.00
14. Traffic Signal Interconnect	1	l.f.	\$20.00	\$20.00
		Subtotal		\$532.25
30% (surveys, design, inspection and contingency)				<u>\$159.68</u>
		Grand Total per Foot		\$691.93
		Use		\$700.00

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**Table B-5
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Major Roadway Costs and Credits/Reimbursements**

**Preliminary Cost Per Linear Foot
108' R.O.W.
(6 Travel Lanes, 4' Median, and Sidewalk on one side)**

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1. Subgrade Preparation	90	s.f	\$0.15	\$13.50
2. Excavation	6.6	c.y.	\$10.00	\$66.00
3. 6.5" Asphaltic Concrete Paving	80	s.f.	\$2.60	\$208.00
4. 15" Aggregate Base	80	s.f.	\$1.80	\$144.00
5. Curb & Gutter, Type 2 (Vertical Curb)	2	l.f.	\$17.00	\$34.00
6. Median Curb, Type 3 (6" Barrier Curb)	2	l.f.	\$15.30	\$30.60
7. Hardscape Median	3	s.f.	\$5.00	\$15.00
8. Signing & Striping	1	l.f.	\$6.00	\$6.00
9. Erosion Control (Included with Mass Grading)	108	s.f.	\$0.10	\$10.80
10. Local Drainage	1	l.f.	\$30.00	\$30.00
11. Street Lights (Type A, 220' spacing, both sides)	1	l.f.	\$27.00	\$27.00
12. Joint Trench	1	l.f.	\$50.00	\$50.00
13. Traffic Signal Interconnect	1	l.f.	\$20.00	\$20.00
14. 6' Concrete Sidewalk	1	l.f.	\$30.00	\$30.00
15. 5.5 Planter	1	l.f.	\$22.00	\$22.00
		Subtotal		\$693.40
30% (surveys, design, inspection and contingency)				<u>\$208.02</u>
		Grand Total per Foot		\$923.42
		Use		\$930.00

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Table B-5
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Major Roadway Costs and Credits/Reimbursements

Estimated Road Fee Reimbursement
108' R.O.W.
(6 Travel Lanes, 4' Median, and Sidewalk on one side)

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1. Subgrade Preparation	82	s.f	\$0.15	\$12.30
2. Excavation	6.0	c.y.	\$10.00	\$60.00
3. 6.5" Asphaltic Concrete Paving	58	s.f.	\$2.60	\$150.80
4. 15" Aggregate Base	58	s.f.	\$1.80	\$104.40
5. Curb & Gutter, Type 2 (Vertical Curb)	0	l.f.	\$17.00	\$0.00
6. Median Curb, Type 3 (6" Barrier Curb)	2	l.f.	\$15.30	\$30.60
7. Hardscape Median	3	s.f.	\$5.00	\$15.00
8. Signing & Striping	1	l.f.	\$6.00	\$6.00
9. Erosion Control (Included with Mass Grading)	62	s.f.	\$0.10	\$6.20
10. Local Drainage	1	l.f.	\$30.00	\$30.00
11. Street Lights (Type A, 220' spacing, both sides)	0	l.f.	\$27.00	\$0.00
12. Joint Trench	0	l.f.	\$50.00	\$0.00
13. Traffic Signal Interconnect	1	l.f.	\$20.00	\$20.00
14. 6' Concrete Sidewalk	0	l.f.	\$30.00	\$0.00
15. 5.5 Planter	0	l.f.	\$22.00	\$0.00
			Grand Total per Foot	\$435.30
			Use	\$440.00

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Table B-5
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Major Roadway Costs and Credits/Reimbursements

Preliminary Cost Per Linear Foot
76' R.O.W.
(4 Travel Lanes and Median)

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1. Subgrade Preparation	63	s.f.	\$0.15	\$9.45
2. Excavation	3.5	c.y.	\$10.00	\$35.00
3. 5.5" Asphaltic Concrete Paving	56	s.f.	\$2.20	\$123.20
4. 13" Aggregate Base	56	s.f.	\$1.56	\$87.36
5. Curb & Gutter, Type 2 (Vertical Curb)	2	l.f.	\$17.00	\$34.00
6. Median Curb, Type 3 (6" Barrier Curb)	2	l.f.	\$15.30	\$30.60
7. Median Landscaping & Irrigation (turf & street trees)	13	s.f.	\$6.00	\$78.00
8. Median Top Soil Import (18")	0.8	c.y.	\$8.50	\$6.80
9. Signing & Striping	1	l.f.	\$6.50	\$6.50
10. Erosion Control (Included with Mass Grading)	78	s.f.	\$0.10	\$7.80
11. Local Drainage	1	l.f.	\$30.00	\$30.00
12. Street Lights (Type A, 220' spacing, both sides)	1	l.f.	\$27.00	\$27.00
13. Joint Trench	1	l.f.	\$50.00	\$50.00
14. Traffic Signal Interconnect	1	l.f.	\$20.00	\$20.00
		Subtotal		\$545.71
30% (surveys, design, inspection and contingency)				<u>\$163.71</u>
		Grand Total per Foot		\$709.42
		Use		\$710.00

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Table B-5
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Major Roadway Costs and Credits/Reimbursements

Estimated Road Fee Reimbursement
76' R.O.W.
(4 Travel Lanes and Median)

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1. Subgrade Preparation	35	s.f.	\$0.15	\$5.25
2. Excavation	2.0	c.y.	\$10.00	\$20.00
3. 5.5" Asphaltic Concrete Paving	34	s.f.	\$2.20	\$74.80
4. 13" Aggregate Base	34	s.f.	\$1.56	\$53.04
5. Curb & Gutter, Type 2 (Vertical Curb)	2	l.f.	\$17.00	\$34.00
6. Median Curb, Type 3 (6" Barrier Curb)	2	l.f.	\$15.30	\$30.60
7. Median Landscaping & Irrigation (turf & street trees)	13	s.f.	\$6.00	\$78.00
8. Median Top Soil Import (18")	0.8	c.y.	\$8.50	\$6.80
9. Signing & Striping	1	l.f.	\$6.50	\$6.50
10. Erosion Control (Included with Mass Grading)	48	s.f.	\$0.10	\$4.80
11. Local Drainage	1	l.f.	\$30.00	\$30.00
12. Street Lights (Type A, 220' spacing, both sides)	0	l.f.	\$27.00	\$0.00
13. Joint Trench	0	l.f.	\$50.00	\$0.00
14. Traffic Signal Interconnect	1	l.f.	\$20.00	\$20.00
		Subtotal		\$363.79
30% (surveys, design, inspection and contingency)				<u>\$109.14</u>
		Grand Total per Foot		\$472.93
		Use		\$480.00

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**Table B-5
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Major Roadway Costs and Credits/Reimbursements**

**Preliminary Cost Per Linear Foot
76' R.O.W.
(2 Travel Lanes and 2 Future Lanes in Median)**

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1. Subgrade Preparation	42	s.f.	\$0.15	\$6.30
2. Excavation	2.3	c.y.	\$10.00	\$23.00
3. 5.5" Asphaltic Concrete Paving	34	s.f.	\$2.20	\$74.80
4. 13" Aggregate Base	34	s.f.	\$1.56	\$53.04
5. Curb & Gutter, Type 2 (Vertical Curb)	2	l.f.	\$17.00	\$34.00
6. Median Curb, Type 3 (6" Barrier Curb)	2	l.f.	\$15.30	\$30.60
7. Median Landscaping & Irrigation (turf & street trees)	14	s.f.	\$6.00	\$84.00
8. Median Landscaping Minimal (Future Lanes)	22	s.f.	\$3.00	\$66.00
9. Median Top Soil Import (18")	2.0	c.y.	\$8.50	\$17.00
10. Signing & Striping	1	l.f.	\$2.00	\$2.00
11. Erosion Control (Included with Mass Grading)	76	s.f.	\$0.10	\$7.60
12. Local Drainage	1	l.f.	\$30.00	\$30.00
13. Street Lights (Type A, 220' spacing, both sides)	1	l.f.	\$27.00	\$27.00
14. Joint Trench	1	l.f.	\$50.00	\$50.00
15. Traffic Signal Interconnect	1	l.f.	\$20.00	\$20.00
		Subtotal		\$525.34
30% (surveys, design, inspection and contingency)				<u>\$157.60</u>
		Grand Total per Foot		\$682.94
		Use		\$690.00

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Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Major Roadway Costs and Credits/Reimbursements

Estimated Road Fee Reimbursement
76' R.O.W.
(2 Travel Lanes and 2 Future Lanes in Median)

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1. Subgrade Preparation	12	s.f	\$0.15	\$1.80
2. Excavation	0.7	c.y.	\$10.00	\$7.00
3. 5.5" Asphaltic Concrete Paving	12	s.f.	\$2.20	\$26.40
4. 13" Aggregate Base	12	s.f.	\$1.56	\$18.72
5. Curb & Gutter, Type 2 (Vertical Curb)	0	l.f.	\$17.00	\$0.00
6. Median Curb, Type 3 (6" Barrier Curb)	0	l.f.	\$15.30	\$0.00
7. Median Landscaping & Irrigation (turf & street trees)	14	s.f.	\$6.00	\$84.00
8. Median Landscaping Minimal (Future Lanes)	22	s.f.	\$3.00	\$66.00
9. Median Top Soil Import (18")	2.0	c.y.	\$8.50	\$17.00
10. Signing & Striping	1	l.f.	\$2.00	\$2.00
11. Erosion Control (Included with Mass Grading)	46	s.f.	\$0.10	\$4.60
12. Local Drainage	1	l.f.	\$30.00	\$30.00
13. Street Lights (Type A, 220' spacing, both sides)	0	l.f.	\$27.00	\$0.00
14. Joint Trench	0	l.f.	\$50.00	\$0.00
15. Traffic Signal Interconnect	1	l.f.	\$20.00	\$20.00
		Subtotal		\$277.52
30% (surveys, design, inspection and contingency)				<u>\$83.26</u>
		Grand Total per Foot		\$360.78
		Use		\$370.00

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Table B-5
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Major Roadway Costs and Credits/Reimbursements

Preliminary Cost Per Linear Foot
60' R.O.W.
(2 Travel Lanes and Median)

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1. Subgrade Preparation	47	s.f.	\$0.15	\$7.05
2. Excavation	2.6	c.y.	\$10.00	\$26.00
3. 4" Asphaltic Concrete Paving	40	s.f.	\$1.60	\$64.00
4. 9" Aggregate Base	40	s.f.	\$1.08	\$43.20
5. Curb & Gutter, Type 2 (Vertical Curb)	2	l.f.	\$17.00	\$34.00
6. Median Curb, Type 3 (6" Barrier Curb)	2	l.f.	\$15.30	\$30.60
7. Landscaping & Irrigation (turf & street trees)	13	s.f.	\$6.00	\$78.00
8. Top Soil Import (18")	0.7	c.y.	\$8.50	\$5.95
9. Signing & Striping	1	l.f.	\$2.00	\$2.00
10. Erosion Control (Included with Mass Grading)	60	s.f.	\$0.10	\$6.00
11. Local Drainage	1	l.f.	\$25.00	\$25.00
12. Street Lights (Type A, 220' spacing, alternate sides)	1	l.f.	\$27.00	\$27.00
13. Joint Trench	1	l.f.	\$50.00	\$50.00
		Subtotal		\$398.80
30% (surveys, design, inspection and contingency)				<u>\$119.64</u>
		Grand Total per Foot		\$518.44
		Use		\$520.00

Table B-6
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro On-Site Backbone Roadway Costs and Credits/Reimbursements by Road Segment and Phase

Per Circulation Plan dated 6-21-06, Street Section per Rio Del Oro Specific Plan
Reimbursements per Transportation System et. al. Development Impact Fee Nexus Report and Capital Facility Program, dated October, 2005

	Description	Unit Cost	Phase 1		Phase 2		Phase 3		Phase 4		Phase 5		Total	
			Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total
On-site Backbone Roadway Costs														
International Drive														
1	Rio del Oro Boundary to Rancho Cordova Parkway	\$710	2800	\$1,988,000		\$0		\$0		\$0		\$0	2800	\$1,988,000
2	Signalized Intersection at Rancho Cordova Parkway	\$1,939,000	1	\$1,939,000		\$0		\$0		\$0		\$0	1	\$1,939,000
3	Rancho Cordova Parkway to Local Road B	\$690	700	\$483,000	1050	\$724,500		\$0		\$0		\$0	1750	\$1,207,500
4	Potential Roundabout at Local Road B	\$200,000		\$0	1	\$200,000		\$0		\$0		\$0	1	\$200,000
5	Local Road B to Rio del Oro Parkway	\$690		\$0	1900	\$1,311,000		\$0		\$0		\$0	1900	\$1,311,000
6	Rio del Oro Parkway to Villagio Drive	\$690		\$0	2700	\$1,863,000		\$0		\$0		\$0	2700	\$1,863,000
6A	2- 12 x 8 Culverts	\$250,000		\$0	1	\$250,000		\$0		\$0		\$0	1	\$250,000
7	Potential Roundabout at Rio del Oro Parkway	\$200,000		\$0	1	\$200,000		\$0		\$0		\$0	1	\$200,000
8	Villagio Drive to Americanos Boulevard	\$690		\$0		\$0		\$0		\$0	3050	\$2,104,500	3050	\$2,104,500
8A	2- 10 x 8 Culverts	\$230,000		\$0		\$0		\$0		\$0	1	\$230,000	1	\$230,000
9	Signalized Intersection at Americanos Boulevard	\$1,394,000		\$0		\$0		\$0		\$0	1	\$1,394,000	1	\$1,394,000
10	Americanos Boulevard to Unnamed Street #1	\$690		\$0		\$0		\$0		\$0	1550	\$1,069,500	1550	\$1,069,500
	Subtotal International Drive			\$4,410,000		\$4,548,500		\$0		\$0		\$4,798,000		\$13,756,500
Rancho Cordova Parkway														
1	Signalized Intersection at White Rock Road	\$1,939,000	1	\$1,939,000		\$0		\$0		\$0		\$0	1	\$1,939,000
2	White Rock Road to International Drive	\$990	2050	\$2,029,500		\$0		\$0		\$0		\$0	2050	\$2,029,500
3	International Drive to Local Road C	\$990	1600	\$1,584,000		\$0		\$0		\$0		\$0	1600	\$1,584,000
4	Signalized Intersection at Local Road C	\$250,000	1	\$250,000		\$0		\$0		\$0		\$0	1	\$250,000
5	Local Road C to Rio del Oro Parkway	\$990	2600	\$2,574,000		\$0		\$0		\$0		\$0	2600	\$2,574,000
6	Signalized Intersection at Rio del Oro Parkway	\$1,939,000	1	\$1,939,000		\$0		\$0		\$0		\$0	1	\$1,939,000
7	Rio del Oro Parkway to Villagio Drive	\$990	2650	\$2,623,500		\$0		\$0		\$0		\$0	2650	\$2,623,500
7A	2- 12 x 8 Culverts	\$250,000	1	\$250,000		\$0		\$0		\$0		\$0	1	\$250,000
8	Signalized Intersection at Villagio Drive	\$1,408,000	1	\$1,408,000		\$0		\$0		\$0		\$0	1	\$1,408,000
9	Villagio Drive to Douglas Road	\$930	4150	\$3,859,500		\$0		\$0		\$0		\$0	4150	\$3,859,500
9A	2- 8 x 8 Culverts	\$190,000	1	\$190,000		\$0		\$0		\$0		\$0	1	\$190,000
10	Signalized Intersection at Douglas Road	\$969,500	1	\$969,500		\$0		\$0		\$0		\$0	1	\$969,500
	Subtotal Rancho Cordova Parkway			\$19,616,000		\$0		\$0		\$0		\$0		\$19,616,000
Rio del Oro Parkway														
1	Sunrise Boulevard to Unnamed Street #2	\$990	1550	\$1,534,500		\$0		\$0		\$0		\$0	1550	\$1,534,500
2	Signalized Intersection at Unnamed Street #2	\$250,000	1	\$250,000		\$0		\$0		\$0		\$0	1	\$250,000
3	Unnamed Street #2 to Rancho Cordova Parkway	\$990	1700	\$1,683,000		\$0		\$0		\$0		\$0	1700	\$1,683,000
4	Rancho Cordova Parkway to International Drive	\$690	1250	\$862,500	2250	\$1,552,500		\$0		\$0		\$0	3500	\$2,415,000
4A	2- 8 x 6 Culverts	\$160,000		\$0	1	\$160,000		\$0		\$0		\$0	1	\$160,000
5	International Drive to Americanos Boulevard	\$690		\$0	1250	\$862,500		\$0		\$0		\$0	1250	\$862,500
6	Signalized Intersection at Americanos Boulevard	\$1,394,000		\$0	1	\$1,394,000		\$0		\$0		\$0	1	\$1,394,000
7	Americanos Boulevard to White Rock Road	\$520		\$0	2200	\$1,144,000		\$0		\$0		\$0	2200	\$1,144,000
8	Signalized Intersection at White Rock Road	\$433,000		\$0	1	\$433,000		\$0		\$0		\$0	1	\$433,000
	Subtotal Rio del Oro Parkway			\$4,330,000		\$5,546,000		\$0		\$0		\$0		\$9,876,000

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Table B-6
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro On-Site Backbone Roadway Costs and Credits/Reimbursements by Road Segment and Phase

	Description	Unit Cost	Phase 1		Phase 2		Phase 3		Phase 4		Phase 5		Total	
			Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total
Americanos Boulevard														
1	Signalized Intersection at White Rock Road	6 x 4	\$1,718,000	\$0	1	\$1,718,000	\$0	\$0	\$0	\$0	\$0	\$0	1	\$1,718,000
2	White Rock Road to Local Road B	76' ROW	\$710	\$0	850	\$603,500	\$0	\$0	\$0	\$0	\$0	\$0	850	\$603,500
3	Signalized Intersection at Local Road B	4 x 2	\$225,000	\$0	1	\$225,000	\$0	\$0	\$0	\$0	\$0	\$0	1	\$225,000
4	Local Road B to Rio del Oro Parkway	76' ROW	\$710	\$0	850	\$603,500	\$0	\$0	\$0	\$0	\$0	\$0	850	\$603,500
5	Rio del Oro Parkway to Villagio Drive	76' ROW	\$710	\$0	2600	\$1,846,000	\$0	\$0	\$0	\$0	\$0	\$0	2600	\$1,846,000
5A	2- 10 x 8 Culverts		\$230,000	\$0	1	\$230,000	\$0	\$0	\$0	\$0	\$0	\$0	1	\$230,000
6	Signalized Intersection at Villagio Drive	4 x 2	\$1,174,000	\$0		\$0	\$0	1	\$1,174,000	\$0	\$0	\$0	1	\$1,174,000
7	Villagio Drive to International Drive	76' ROW	\$710	\$0		\$0	\$0	1250	\$887,500	950	\$674,500	\$0	2200	\$1,562,000
7A	2- 8 x 8 Culverts		\$190,000	\$0		\$0	\$0		\$0	1	\$190,000	\$0	1	\$190,000
8	International Drive to Douglas Road	76' ROW	\$710	\$0		\$0	\$0		\$0	5800	\$4,118,000	\$0	5800	\$4,118,000
8A	2- 8 x 8 Culverts		\$190,000	\$0		\$0	\$0		\$0	1	\$190,000	\$0	1	\$190,000
9	Signalized Intersection at Douglas Road	6 x 4	\$859,000	\$0		\$0	\$0		\$0	1	\$859,000	\$0	1	\$859,000
	Subtotal Americanos Boulevard			\$0		\$5,226,000		\$0		\$2,061,500		\$6,031,500		\$13,319,000
Villagio Drive														
1	Signalized Intersection at White Rock Road	6 x 2	\$433,000	\$0		\$0	\$0	1	\$433,000		\$0	\$0	1	\$433,000
2	White Rock Road to Unnamed Street #1	60' ROW	\$520	\$0		\$0	\$0	950	\$494,000		\$0	\$0	950	\$494,000
3	Potential Roundabout at Unnamed Street #1		\$200,000	\$0		\$0	\$0	1	\$200,000		\$0	\$0	1	\$200,000
4	Unnamed Street #1 to Americanos Boulevard	60' ROW	\$520	\$0		\$0	\$0	3000	\$1,560,000		\$0	\$0	3000	\$1,560,000
5	Americanos Boulevard to International Drive	60' ROW	\$520	\$0	2000	\$1,040,000	\$0		\$0		\$0	\$0	2000	\$1,040,000
7	International Drive to Rancho Cordova Parkway	60' ROW	\$520	\$0	2750	\$1,430,000	\$0		\$0		\$0	\$0	2750	\$1,430,000
7A	2- 8 x 8 Culverts		\$190,000	\$0	1	\$190,000	\$0		\$0		\$0	\$0	1	\$190,000
8	Rancho Cordova Parkway to Douglas	60' ROW	\$520	\$0		\$0	4300	\$2,236,000	\$0		\$0	\$0	4300	\$2,236,000
8A	2- 8 x 8 Culverts		\$190,000	\$0		\$0	1	\$190,000	\$0		\$0	\$0	1	\$190,000
9	Signalized Intersection at Douglas Road	6 x 2	\$433,000	\$0		\$0	1	\$433,000	\$0		\$0	\$0	1	\$433,000
	Subtotal Villagio Drive			\$0		\$2,660,000		\$2,859,000		\$2,687,000		\$0		\$8,206,000
Local Road A														
1	White Rock Road to International Drive	60' ROW	\$520	\$676,000	1300	\$676,000	\$0	\$0	\$0	\$0	\$0	\$0	2400	\$1,248,000
	Subtotal Local Road A			\$676,000		\$676,000		\$0		\$0		\$0		\$1,248,000
Local Road B														
1	Americanos Boulevard to International Drive	60' ROW	\$520	\$0	1750	\$910,000	\$0	\$0	\$0	\$0	\$0	\$0	1750	\$910,000
	Subtotal Local Road B			\$0		\$910,000		\$0		\$0		\$0		\$910,000
Local Road C														
1	International Drive to Rancho Cordova Parkway	60' ROW	\$520	\$1,456,000	2800	\$1,456,000	\$0	\$0	\$0	\$0	\$0	\$0	2800	\$1,456,000
	Subtotal Local Road C			\$1,456,000		\$1,456,000		\$0		\$0		\$0		\$1,456,000
Unnamed Street #1														
1	Rancho Cordova Parkway to Villagio Drive	60' ROW	\$520	\$0		\$0	\$0	3300	\$1,716,000		\$0	\$0	3300	\$1,716,000
2	Villagio Drive to Drainage Canal	60' ROW	\$520	\$0		\$0	\$0	3450	\$1,794,000		\$0	\$0	3450	\$1,794,000
3	Drainage Canal to International Drive	60' ROW	\$520	\$0		\$0	\$0		\$0	2600	\$1,352,000	\$0	2600	\$1,352,000
3A	2- 8 x 6 Culverts		\$160,000	\$0		\$0	\$0		\$0	1	\$160,000	\$0	1	\$160,000
	Subtotal Unnamed Street #1			\$0		\$0		\$0		\$3,510,000		\$1,512,000		\$5,022,000
	Estimated On-Site Backbone Roadway Cost			\$30,488,000		\$19,462,500		\$2,859,000		\$8,258,500		\$12,341,500		\$73,409,500

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Table B-6
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro On-Site Backbone Roadway Costs and Credits/Reimbursements by Road Segment and Phase

Per Circulation Plan dated 6-21-06, Street Section per Rio Del Oro Specific Plan
Reimbursements per Transportation System et. al. Development Impact Fee Nexus Report and Capital Facility Program, dated October, 2005

	Description	Fee Program Line Item	Unit Reimbursement	Phase 1		Phase 2		Phase 3		Phase 4		Phase 5		Total	
				Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total
On-site Backbone Roadway CIP Reimbursements															
International Drive															
1	Rio del Oro Boundary to Rancho Cordova Parkway	76' ROW TS-111	\$480	2800	\$1,344,000		\$0		\$0		\$0		\$0	2800	\$1,344,000
2	Signalized Intersection at Rancho Cordova Parkway	6 x 4 TS-284	\$1,447,000	1	\$1,447,000		\$0		\$0		\$0		\$0	1	\$1,447,000
3	Rancho Cordova Parkway to Local Road B	76' ROW (fut 4) TS-112	\$370	700	\$259,000	1050	\$388,500		\$0		\$0		\$0	1750	\$647,500
4	Potential Roundabout at Local Road B		\$0		\$0	1	\$0		\$0		\$0		\$0	1	\$0
5	Local Road B to Rio del Oro Parkway	76' ROW (fut 4) TS-112	\$370		\$0	1900	\$703,000		\$0		\$0		\$0	1900	\$703,000
6	Rio del Oro Parkway to Villagio Drive	76' ROW (fut 4) TS-113	\$370		\$0	2700	\$999,000		\$0		\$0		\$0	2700	\$999,000
6A	2- 12 x 8 Culverts		\$0		\$0	1	\$0		\$0		\$0		\$0	1	\$0
7	Potential Roundabout at Rio del Oro Parkway	76' ROW (fut 4) TS-211	\$200,000		\$0	1	\$200,000		\$0		\$0		\$0	1	\$200,000
8	Villagio Drive to Americanos Boulevard	76' ROW (fut 4) TS-114	\$370		\$0		\$0		\$0		\$0	3050	\$1,128,500	3050	\$1,128,500
8A	2- 10 x 8 Culverts		\$0		\$0		\$0		\$0		\$0	1	\$0	1	\$0
9	Signalized Intersection at Americanos Boulevard	4 x 4 TS-234	\$1,140,000		\$0		\$0		\$0		\$0	1	\$1,140,000	1	\$1,140,000
10	Americanos Boulevard to Unnamed Street #1	76' ROW (fut 4) TS-115	\$370		\$0		\$0		\$0		\$0	1550	\$573,500	1550	\$573,500
Subtotal International Drive					\$3,050,000		\$2,290,500		\$0		\$0		\$2,842,000		\$8,182,500
Rancho Cordova Parkway															
1	Signalized Intersection at White Rock Road	6 x 6 TS-290	\$1,646,000	1	\$1,646,000		\$0		\$0		\$0		\$0	1	\$1,646,000
2	White Rock Road to International Drive	106' ROW TS-132	\$700	2050	\$1,435,000		\$0		\$0		\$0		\$0	2050	\$1,435,000
3	International Drive to Local Road C	106' ROW TS-131	\$700	1600	\$1,120,000		\$0		\$0		\$0		\$0	1600	\$1,120,000
4	Signalized Intersection at Local Road C	6 x 2 TS-131	\$0	1	\$0		\$0		\$0		\$0		\$0	1	\$0
5	Local Road C to Rio del Oro Parkway	106' ROW TS-131	\$700	2600	\$1,820,000		\$0		\$0		\$0		\$0	2600	\$1,820,000
6	Signalized Intersection at Rio del Oro Parkway	6 x 6 TS-210	\$1,646,000	1	\$1,646,000		\$0		\$0		\$0		\$0	1	\$1,646,000
7	Rio del Oro Parkway to Villagio Drive	106' ROW TS-130	\$700	2650	\$1,855,000		\$0		\$0		\$0		\$0	2650	\$1,855,000
7A	2- 12 x 8 Culverts		\$0	1	\$0		\$0		\$0		\$0		\$0	1	\$0
8	Signalized Intersection at Villagio Drive	6 x 2 TS-218	\$320,000	1	\$320,000		\$0		\$0		\$0		\$0	1	\$320,000
9	Villagio Drive to Douglas Road	108' ROW TS-129	\$440	4150	\$1,826,000		\$0		\$0		\$0		\$0	4150	\$1,826,000
9A	2- 8 x 8 Culverts		\$0	1	\$0		\$0		\$0		\$0		\$0	1	\$0
10	Signalized Intersection at Douglas Road	6 x 6 TS-254	\$823,000	1	\$823,000		\$0		\$0		\$0		\$0	1	\$823,000
Subtotal Rancho Cordova Parkway					\$12,491,000		\$0		\$0		\$0		\$0		\$12,491,000
Rio del Oro Parkway															
1	Sunrise Boulevard to Unnamed Street #2	106' ROW TS-1	\$700	1550	\$1,085,000		\$0		\$0		\$0		\$0	1550	\$1,085,000
2	Signalized Intersection at Unnamed Street #2	6 x 2 TS-1	\$0	1	\$0		\$0		\$0		\$0		\$0	1	\$0
3	Unnamed Street #2 to Rancho Cordova Parkway	106' ROW TS-1	\$700	1700	\$1,190,000		\$0		\$0		\$0		\$0	1700	\$1,190,000
4	Rancho Cordova Parkway to International Drive	76' ROW (fut 4) TS-2	\$0	1250	\$0	2250	\$0		\$0		\$0		\$0	3500	\$0
4A	2- 8 x 6 Culverts		\$0		\$0	1	\$0		\$0		\$0		\$0	1	\$0
5	International Drive to Americanos Boulevard	76' ROW (fut 4) TS-2	\$0		\$0	1250	\$0		\$0		\$0		\$0	1250	\$0
6	Signalized Intersection at Americanos Boulevard	4 x 4 TS-212	\$1,140,000		\$0	1	\$1,140,000		\$0		\$0		\$0	1	\$1,140,000
7	Americanos Boulevard to White Rock Road	60' ROW TS-212	\$0		\$0	2200	\$0		\$0		\$0		\$0	2200	\$0
8	Signalized Intersection at White Rock Road	6 x 2 TS-213	\$225,000		\$0	1	\$225,000		\$0		\$0		\$0	1	\$225,000
Subtotal Rio del Oro Parkway					\$2,275,000		\$1,365,000		\$0		\$0		\$0		\$3,640,000

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Table B-6
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro On-Site Backbone Roadway Costs and Credits/Reimbursements by Road Segment and Phase

	Description	Fee Program Line Item	Unit Reimbursement	Phase 1		Phase 2		Phase 3		Phase 4		Phase 5		Total	
				Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total
Americanos Boulevard															
1	Signalized Intersection at White Rock Road	6 x 4	TS-235	\$1,447,000	\$0	1	\$1,447,000	\$0	\$0		\$0		\$0	1	\$1,447,000
2	White Rock Road to Local Road B	76' ROW	TS-30	\$480	\$0	850	\$408,000	\$0	\$0		\$0		\$0	850	\$408,000
3	Signalized Intersection at Local Road B	4 x 2		\$0	\$0	1	\$0	\$0	\$0		\$0		\$0	1	\$0
4	Local Road B to Rio del Oro Parkway	76' ROW	TS-30	\$480	\$0	850	\$408,000	\$0	\$0		\$0		\$0	850	\$408,000
5	Rio del Oro Parkway to Villagio Drive	76' ROW	TS-29	\$480	\$0	2600	\$1,248,000	\$0	\$0		\$0		\$0	2600	\$1,248,000
5A	2- 10 x 8 Culverts			\$0	\$0	1	\$0	\$0	\$0		\$0		\$0	1	\$0
6	Signalized Intersection at Villagio Drive	4 x 2	TS-220	\$574,000	\$0		\$0	\$0	\$0	1	\$574,000		\$0	1	\$574,000
7	Villagio Drive to International Drive	76' ROW	TS-28	\$480	\$0		\$0	\$0	\$0	1250	\$600,000	950	\$456,000	2200	\$1,056,000
7A	2- 8 x 8 Culverts			\$0	\$0		\$0	\$0	\$0		\$0	1	\$0	1	\$0
8	International Drive to Douglas Road	76' ROW	TS-27	\$480	\$0		\$0	\$0	\$0		\$0	5800	\$2,784,000	5800	\$2,784,000
8A	2- 8 x 8 Culverts			\$0	\$0		\$0	\$0	\$0		\$0	1	\$0	1	\$0
9	Signalized Intersection at Douglas Road	6 x 4	TS-233	\$723,500	\$0		\$0	\$0	\$0		\$0	1	\$723,500	1	\$723,500
Subtotal Americanos Boulevard					\$0		\$3,511,000		\$0		\$1,174,000		\$3,963,500		\$8,648,500
Villagio Drive															
1	Signalized Intersection at White Rock Road	6 x 2	TS-221	\$225,000	\$0		\$0	\$0	\$0	1	\$225,000		\$0	1	\$225,000
2	White Rock Road to Unnamed Street #1	60' ROW	TS-11	\$0	\$0		\$0	\$0	\$0	950	\$0		\$0	950	\$0
3	Potential Roundabout at Unnamed Street #1			\$0	\$0		\$0	\$0	\$0	1	\$0		\$0	1	\$0
4	Unnamed Street #1 to Americanos Boulevard	60' ROW	TS-11	\$0	\$0		\$0	\$0	\$0	3000	\$0		\$0	3000	\$0
5	Americanos Boulevard to International Drive	60' ROW	TS-10	\$0	\$0	2000	\$0	\$0	\$0		\$0		\$0	2000	\$0
7	International Drive to Rancho Cordova Parkway	60' ROW	TS-9	\$0	\$0	2750	\$0	\$0	\$0		\$0		\$0	2750	\$0
7A	2- 8 x 8 Culverts			\$0	\$0	1	\$0	\$0	\$0		\$0		\$0	1	\$0
8	Rancho Cordova Parkway to Douglas	60' ROW	TS-8	\$0	\$0		\$0	\$0	\$0	4300	\$0		\$0	4300	\$0
8A	2- 8 x 8 Culverts			\$0	\$0		\$0	\$0	\$0	1	\$0		\$0	1	\$0
9	Signalized Intersection at Douglas Road	6 x 2	TS-217	\$225,000	\$0		\$0	\$225,000	\$0		\$0		\$0	1	\$225,000
Subtotal Villagio Drive					\$0		\$0		\$225,000		\$225,000		\$0		\$450,000
Local Road A															
1	White Rock Road to International Drive	60' ROW		\$0	\$0	1300	\$0	\$0	\$0		\$0		\$0	2400	\$0
Subtotal Local Road A					\$0		\$0		\$0		\$0		\$0		\$0
Local Road B															
1	Americanos Boulevard to International Drive	60' ROW		\$0	\$0	1750	\$0	\$0	\$0		\$0		\$0	1750	\$0
Subtotal Local Road B					\$0		\$0		\$0		\$0		\$0		\$0
Local Road C															
1	International Drive to Rancho Cordova Parkway	60' ROW		\$0	\$0	2800	\$0	\$0	\$0		\$0		\$0	2800	\$0
Subtotal Local Road C					\$0		\$0		\$0		\$0		\$0		\$0
Unnamed Street #1															
1	Rancho Cordova Parkway to Villagio Drive	60' ROW		\$0	\$0		\$0	\$0	\$0	3300	\$0		\$0	3300	\$0
2	Villagio Drive to Drainage Canal	60' ROW		\$0	\$0		\$0	\$0	\$0	3450	\$0		\$0	3450	\$0
3	Drainage Canal to International Drive	60' ROW		\$0	\$0		\$0	\$0	\$0		\$0	2600	\$0	2600	\$0
3A	2- 8 x 6 Culverts			\$0	\$0		\$0	\$0	\$0		\$0	1	\$0	1	\$0
Subtotal Unnamed Street #1					\$0		\$0		\$0		\$0		\$0		\$0
Estimated On-Site Backbone Roadway Reimbursement					\$17,816,000		\$7,166,500		\$225,000		\$1,399,000		\$6,805,500		\$33,412,000

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Table B-7
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Park Cost Estimate (2006\$)

Item	Quantity/		Phase I		Remaining Phases		Buildout	
	Size	Cost per Gr. Acre [1]	Gross Acres	Total Cost	Gross Acres	Total Cost	Gross Acres	Total Cost
Parks								
Community Park								
	Ball Fields							
	Soccer Fields							
	Tennis Courts							
	Basketball Courts							
	Picnic/Playground Area							
	Amphitheater							
	Plaza							
	Total Community Parks							
Neighborhood Parks								
	Tot Lots							
	Playground							
	Multi-use Turf Field							
	BBQ/Picnic Area							
	Total Neighborhood Parks							
	Total Parks Costs [2]	\$425,000 per acre	83.00	\$35,275,000	87.00	\$36,975,000	170.00	\$72,250,000

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"parks"

Source: The HLA Group; EPS.

[1] Estimated by The HLA Group and EPS.

[2] Based on acreage shown in the Land Use Table, **Table 6**.

Table B-8
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Trails Cost Estimate (2006\$)

Item	Cost [1]	Phase I			Remaining Phases			Buildout		
		Gross Acres	Linear Feet of Trails [2]	Total	Gross Acres	Linear Feet of Trails [2]	Total	Gross Acres	Linear Feet of Trails [2]	Total
Trails [2]										
Greenbelts/Greenways [3]	\$66 per Linear Foot	50	15,871	\$1,052,065	0	0	\$0	50	15,871	\$1,052,065
Open Space	\$66 per Linear Foot	0	0	\$0	12	3,809	\$252,496	12	3,809	\$252,496
Community and Neighborhood Parks	\$66 per Linear Foot	83	3,060	\$202,835	87	3,207	\$212,610	170	6,267	\$415,445
Total Trails		133		\$1,254,900			\$465,106			\$1,720,005

"trails"

Source: EPS.

[1] Cost estimate is based on cost to construct asphaltic concrete paved trails as shown in the Draft Placer Vineyards Public Facilities Financing Plan dated March 2006.

[2] Trail facilities assumed to include the following 10' Class 1 trails: West, North, Central, Loop, Village, and Morrison Creek.

[3] Linear feet of trails estimated based on ratios of trails to facilities in PVSP. For example, the PVSP has 3,000 linear feet of park trails and 217 acres of parks for a ratio of 36.87 linear feet of trails per park acre. This ratio was applied to the Rio del Oro park acreage to estimate total park trails in the Rio del Oro Specific Plan. Similarly, a ratio of 317.42 of trails to open space acreages was calculated based on the PVSP, which was applied to the RDOSP open space acreage.

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**Table B-9
 Rio del Oro Specific Plan
 Infrastructure and Public Facilities Financing Plan
 Open Space Cost Estimate (2006\$)**

Item	Cost per Gr. Acre	Phase I		Remaining Phases		Buildout	
		Gross Acres	Total Cost	Gross Acres	Total Cost	Gross Acres	Total Cost
Open Space [1]	\$237,143 per acre	13.88	\$3,290,909	41.77	\$9,905,158	55.65	\$13,196,066

"os_lc"

Source: The HLA Group; EPS.

[1] The open space acreage shown in this Financing Plan may be modified in future iterations of this report, based on information provided by the Developers and/or City. In addition, the discrepancy between acreage shown here and in the Specific Plan (and Land Use Table, **Table 6**) will be resolved in future iterations of this report.

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Table B-10
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Landscape Corridor Costs

Preliminary Cost Per Linear Foot Summary

SHEET	CORRIDOR WIDTH	Total Cost Per L.F.
	34' Corridor	\$290.00
	31' Corridor	\$260.00
	20' Corridor	\$170.00

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Table B-10
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Landscape Corridor Costs

Preliminary Cost Per Linear Foot
34' Landscape Corridor

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1. Subgrade Preparation	34	s.f.	\$0.15	\$5.10
2. Excavation	0.5	c.y.	\$10.00	\$5.00
3. 8' Sidewalk	1	l.f.	\$40.00	\$40.00
4. 18" Top Soil	1	c.y.	\$8.50	\$11.05
5. Landscaping	26	s.f.	\$6.00	\$156.00
		Subtotal		\$217.15
30% (surveys, design, inspection and contingency)				<u>\$65.15</u>
		Grand Total per Foot		\$282.30
		Use		\$290.00

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Table B-10
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Landscape Corridor Costs

Preliminary Cost Per Linear Foot
31' Landscape Corridor

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1. Subgrade Preparation	31	s.f.	\$0.15	\$4.65
2. Excavation	0.5	c.y.	\$10.00	\$5.00
3. 8' Sidewalk	1	l.f.	\$40.00	\$40.00
4. 18" Top Soil	1	c.y.	\$8.50	\$11.05
5. Landscaping	23	s.f.	\$6.00	\$138.00
		Subtotal		\$198.70
30% (surveys, design, inspection and contingency)				<u>\$59.61</u>
		Grand Total per Foot		\$258.31
		Use		\$260.00

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Table B-10
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Landscape Corridor Costs

Preliminary Cost Per Linear Foot
20' Landscape Corridor

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1. Subgrade Preparation	20	s.f.	\$0.15	\$3.00
2. Excavation	0.3	c.y.	\$10.00	\$3.00
3. 6' Sidewalk	1	l.f.	\$30.00	\$30.00
4. 18" Top Soil	1	c.y.	\$8.50	\$6.80
5. Landscaping	14	s.f.	\$6.00	\$84.00
		Subtotal		\$126.80
30% (surveys, design, inspection and contingency)				<u>\$38.04</u>
		Grand Total per Foot		\$164.84
		Use		\$170.00

Table B-11
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Landscape Costs by Road Segment and Phase

Per Circulation Plan dated 6-21-06, Street Section per Rio Del Oro Specific Plan
Reimbursements per Transportation System et. al. Development Impact Fee Nexus Report and Capital Facility Program, dated October, 2005

	Description	Unit Cost	Phase 1		Phase 2		Phase 3		Phase 4		Phase 5		Total	
			Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total
On-site Backbone Roadway Costs														
International Drive														
1	Rio del Oro Boundary to Rancho Cordova Parkway	\$580	2800	\$1,624,000		\$0		\$0		\$0		\$0	2800	\$1,624,000
2	Signalized Intersection at Rancho Cordova Parkway	\$928,000	1	\$928,000		\$0		\$0		\$0		\$0	1	\$928,000
3	Rancho Cordova Parkway to Local Road B	\$580	700	\$406,000	1050	\$609,000		\$0		\$0		\$0	1750	\$1,015,000
4	Potential Roundabout at Local Road B	\$0		\$0	1	\$0		\$0		\$0		\$0	1	\$0
5	Local Road B to Rio del Oro Parkway	\$580		\$0	1900	\$1,102,000		\$0		\$0		\$0	1900	\$1,102,000
6	Rio del Oro Parkway to Villagio Drive	\$580		\$0	2700	\$1,566,000		\$0		\$0		\$0	2700	\$1,566,000
6A	2- 12 x 8 Culverts	\$0		\$0	1	\$0		\$0		\$0		\$0	1	\$0
7	Potential Roundabout at Rio del Oro Parkway	\$0		\$0	1	\$0		\$0		\$0		\$0	1	\$0
8	Villagio Drive to Americanos Boulevard	\$580		\$0		\$0		\$0		\$0	3050	\$1,769,000	3050	\$1,769,000
8A	2- 10 x 8 Culverts	\$0		\$0		\$0		\$0		\$0	1	\$0	1	\$0
9	Signalized Intersection at Americanos Boulevard	\$928,000		\$0		\$0		\$0		\$0	1	\$928,000	1	\$928,000
10	Americanos Boulevard to Unnamed Street #1	\$580		\$0		\$0		\$0		\$0	1550	\$899,000	1550	\$899,000
	Subtotal International Drive			\$2,958,000		\$3,277,000		\$0		\$0		\$3,596,000		\$9,831,000
Rancho Cordova Parkway														
1	Signalized Intersection at White Rock Road	\$232,000	1	\$232,000		\$0		\$0		\$0		\$0	1	\$232,000
2	White Rock Road to International Drive	\$580	2050	\$1,189,000		\$0		\$0		\$0		\$0	2050	\$1,189,000
3	International Drive to Local Road C	\$580	1600	\$928,000		\$0		\$0		\$0		\$0	1600	\$928,000
4	Signalized Intersection at Local Road C	\$0	1	\$0		\$0		\$0		\$0		\$0	1	\$0
5	Local Road C to Rio del Oro Parkway	\$580	2600	\$1,508,000		\$0		\$0		\$0		\$0	2600	\$1,508,000
6	Signalized Intersection at Rio del Oro Parkway	\$928,000	1	\$928,000		\$0		\$0		\$0		\$0	1	\$928,000
7	Rio del Oro Parkway to Villagio Drive	\$580	2650	\$1,537,000		\$0		\$0		\$0		\$0	2650	\$1,537,000
7A	2- 12 x 8 Culverts	\$0	1	\$0		\$0		\$0		\$0		\$0	1	\$0
8	Signalized Intersection at Villagio Drive	\$928,000	1	\$928,000		\$0		\$0		\$0		\$0	1	\$928,000
9	Villagio Drive to Douglas Road	\$580	1400	\$812,000		\$0		\$0		\$0		\$0	1400	\$812,000
9A	2- 8 x 6 Culverts	\$0	1	\$0		\$0		\$0		\$0		\$0	1	\$0
10	Signalized Intersection at Douglas Road	\$0	1	\$0		\$0		\$0		\$0		\$0	1	\$0
	Subtotal Rancho Cordova Parkway			\$8,062,000		\$0		\$0		\$0		\$0		\$8,062,000
Rio del Oro Parkway														
1	Sunrise Boulevard to Unnamed Street #2	\$580	1550	\$899,000		\$0		\$0		\$0		\$0	1550	\$899,000
2	Signalized Intersection at Unnamed Street #2	\$0	1	\$0		\$0		\$0		\$0		\$0	1	\$0
3	Unnamed Street #2 to Rancho Cordova Parkway	\$580	1700	\$986,000		\$0		\$0		\$0		\$0	1700	\$986,000
4	Rancho Cordova Parkway to International Drive	\$580	1250	\$725,000	2250	\$1,305,000		\$0		\$0		\$0	3500	\$2,030,000
4A	2- 8 x 6 Culverts	\$0		\$0	1	\$0		\$0		\$0		\$0	1	\$0
5	International Drive to Americanos Boulevard	\$580		\$0	1250	\$725,000		\$0		\$0		\$0	1250	\$725,000
6	Signalized Intersection at Americanos Boulevard	\$928,000		\$0	1	\$928,000		\$0		\$0		\$0	1	\$928,000
7	Americanos Boulevard to White Rock Road	\$580		\$0	2200	\$1,276,000		\$0		\$0		\$0	2200	\$1,276,000
8	Signalized Intersection at White Rock Road	\$232,000		\$0	1	\$232,000		\$0		\$0		\$0	1	\$232,000
	Subtotal Rio del Oro Parkway			\$2,610,000		\$4,466,000		\$0		\$0		\$0		\$7,076,000

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Table B-11
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Landscape Costs by Road Segment and Phase

	Description	Unit Cost	Phase 1		Phase 2		Phase 3		Phase 4		Phase 5		Total	
			Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total
Americanos Boulevard														
1	Signalized Intersection at White Rock Road	\$232,000		\$0	1	\$232,000		\$0		\$0		\$0	1	\$232,000
2	White Rock Road to Local Road B	\$580		\$0	850	\$493,000		\$0		\$0		\$0	850	\$493,000
3	Signalized Intersection at Local Road B	\$0		\$0	1	\$0		\$0		\$0		\$0	1	\$0
4	Local Road B to Rio del Oro Parkway	\$580		\$0	850	\$493,000		\$0		\$0		\$0	850	\$493,000
5	Rio del Oro Parkway to Villagio Drive	\$580		\$0	2600	\$1,508,000		\$0		\$0		\$0	2600	\$1,508,000
5A	2- 10 x 8 Culverts			\$0	1	\$0		\$0		\$0		\$0	1	\$0
6	Signalized Intersection at Villagio Drive	\$928,000		\$0		\$0		\$0	1	\$928,000		\$0	1	\$928,000
7	Villagio Drive to International Drive	\$580		\$0		\$0		\$0	1250	\$725,000		\$0	950	\$551,000
7A	2- 8 x 8 Culverts			\$0		\$0		\$0		\$0		\$0	1	\$0
8	International Drive to Douglas Road	\$580		\$0		\$0		\$0		\$0		\$0	5800	\$3,364,000
8A	2- 8 x 8 Culverts			\$0		\$0		\$0		\$0		\$0	1	\$0
9	Signalized Intersection at Douglas Road	\$232,000		\$0		\$0		\$0		\$0		\$0	1	\$232,000
	Subtotal Americanos Boulevard			\$0		\$2,726,000		\$0		\$1,653,000		\$4,147,000		\$8,526,000
Villagio Drive														
1	Signalized Intersection at White Rock Road	\$232,000		\$0		\$0		\$0	1	\$232,000		\$0	1	\$232,000
2	White Rock Road to Unnamed Street #1	\$580		\$0		\$0		\$0	950	\$551,000		\$0	950	\$551,000
3	Potential Roundabout at Unnamed Street #1	\$0		\$0		\$0		\$0	1	\$0		\$0	1	\$0
4	Unnamed Street #1 to Americanos Boulevard	\$580		\$0		\$0		\$0	3000	\$1,740,000		\$0	3000	\$1,740,000
5	Americanos Boulevard to International Drive	\$580		\$0	2000	\$1,160,000		\$0		\$0		\$0	2000	\$1,160,000
7	International Drive to Rancho Cordova Parkway	\$580		\$0	2750	\$1,595,000		\$0		\$0		\$0	2750	\$1,595,000
7A	2- 8 x 8 Culverts			\$0	1	\$0		\$0		\$0		\$0	1	\$0
8	Rancho Cordova Parkway to Douglas	\$580		\$0		\$0	4300	\$2,494,000		\$0		\$0	4300	\$2,494,000
8A	2- 8 x 8 Culverts			\$0		\$0	1	\$0		\$0		\$0	1	\$0
9	Signalized Intersection at Douglas Road	\$232,000		\$0		\$0	1	\$232,000		\$0		\$0	1	\$232,000
	Subtotal Villagio Drive			\$0		\$2,755,000		\$2,726,000		\$2,523,000		\$0		\$8,004,000
Local Road A														
1	White Rock Road to International Drive	\$260	1300	\$338,000	1100	\$286,000		\$0		\$0		\$0	2400	\$624,000
	Subtotal Local Road A			\$338,000		\$286,000		\$0		\$0		\$0		\$624,000
Local Road B														
1	Americanos Boulevard to International Drive	\$260		\$0	1750	\$455,000		\$0		\$0		\$0	1750	\$455,000
	Subtotal Local Road B			\$0		\$455,000		\$0		\$0		\$0		\$455,000
Local Road C														
1	International Drive to Rancho Cordova Parkway	\$260	2800	\$728,000		\$0		\$0		\$0		\$0	2800	\$728,000
	Subtotal Local Road C			\$728,000		\$0		\$0		\$0		\$0		\$728,000
Unnamed Street #1														
1	Rancho Cordova Parkway to Villagio Drive	\$260		\$0		\$0		\$0	3300	\$858,000		\$0	3300	\$858,000
2	Villagio Drive to Drainage Canal	\$260		\$0		\$0		\$0	3450	\$897,000		\$0	3450	\$897,000
3	Drainage Canal to International Drive	\$260		\$0		\$0		\$0		\$0	2600	\$676,000	2600	\$676,000
3A	2- 8 x 6 Culverts			\$0		\$0		\$0		\$0	1	\$0	1	\$0
	Subtotal Unnamed Street #1			\$0		\$0		\$0		\$1,755,000		\$676,000		\$2,431,000
	Estimated On-Site Backbone Roadway Cost			\$14,696,000		\$13,965,000		\$2,726,000		\$5,931,000		\$8,419,000		\$45,737,000

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