



ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS
 PROJECT: WOODLAND RESEARCH AND TECHNOLOGY PARK (SP-1A)
 BASED ON: 2022 LAND USE PLAN AND ACCOMPANYING UTILITY LAYOUTS
 PREPARED BY: CC/SG
 REVISED: 03/14/23

FINAL DRAFT

BACKBONE ROADWAY ENGINEERS ESTIMATE SUMMARY

	TOTAL	RTIF FEE	DEVELOPER COST	CITY OF WOODLAND	SP- 1B/1C ALLOCATION	SPRING LAKE SPECIFIC PLAN	OTHER
A. COUNTY ROAD 25A	\$5,995,000	\$5,995,000	\$0	\$0	\$0	\$0	\$0
B. PARKLAND AVENUE (OVERCROSSING TO HLA)	\$8,090,000	\$8,090,000	\$0	\$0	\$0	\$0	\$0
C. MAIN INTERNAL ROADWAYS	\$24,030,000	\$12,518,000	\$11,511,000	\$0	\$0	\$0	\$0
D. ROAD B (INCLUDING MOBILITY HUB)	\$16,669,000	\$16,125,000	\$458,000	\$0	\$0	\$0	\$0
E. GREENBELTS, PARKS, & PONDS	\$32,861,000	\$31,178,000	\$0	\$510,000	\$0	\$1,174,000	\$0
F. HARRY LORENZO - HALF SECTION (NORTH)	\$387,000	\$0	\$387,000	\$0	\$0	\$0	\$0
G. SR 113 CR 25A INTERCHANGE	\$13,707,000	\$7,264,000	\$0	\$3,427,000	\$0	\$3,015,000	\$0
H. PARKLAND AVENUE OVERCROSSING	\$11,008,000	\$5,027,000	\$0	\$0	\$5,982,000	\$0	\$0
I. SEWER LIFT STATION UPGRADES	\$991,000	\$452,000	\$0	\$539,000	\$0	\$0	\$0
J. OFF-SITE STORM DRAINAGE COMMON IMPROVEMENTS	\$8,650,000	\$1,159,000	\$0	\$0	\$0	\$0	\$7,491,000
K. PLANNING & ADMINISTRATION	\$3,512,000	\$3,512,000	\$0	\$0	\$0	\$0	\$0
L. AG MITIGATION & YOLO HABITAT CONSERVATION FEE (HCP)	\$1,440,000	\$1,440,000	\$0	\$0	\$0	\$0	\$0
M. LAND ALLOCATIONS	\$5,052,000	\$4,510,000	\$0	\$0	\$542,000	\$0	\$0

BACKBONE INFRASTRUCTURE TOTAL COST:	\$132,392,000	\$97,270,000	\$12,356,000	\$4,476,000	\$6,524,000	\$4,189,000	\$7,491,000
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NOTES:

(1) This opinion of probable cost was based on Infrastructure Study Report exhibits for the Woodland Research and Technology Park (SP-1A) dated January 2020. In addition, CR25A/HWY 113 and Parkland O.C. costs are based on MTCo Preliminary Project Cost Estimate Summaries dated June 13, 2022 with soft costs (PA&ED, Final Design, and Contingency) included. Sewer Pump Station Upgrades are based on Waterworks' Spring Lake Pump Station Capacity Enhancement Assessment, dated 9/29/20 with total soft costs of 35%. All other projects assume 10% contingency and 15% soft costs.

(2) Additional Notes:

- A. In providing opinions of probable construction cost, the Client understands that the Engineer has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that the opinions of probable construction cost provided herein are to be made on the basis of the Engineer's qualifications and experience. The Engineer makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.
- B. This opinion of costs assumes that all the civil improvements for each phase are to be constructed in one phase. If the project is built out in additional multiple sub-phases, additional costs may be incurred. Costs also assume competitive bidding.
- C. This opinion of costs DOES NOT include costs for the following items:
- i. Undergrounding or relocation of existing overhead utility lines excepting from CR25A to SR 113 (electric only). All other instances of main line joint trench installation to include cost of removal of existing overhead utility lines (where present).
 - ii. Any costs related to environmental assessment of the mitigation of any contamination, endangered species or archeological resources.
 - iii. Costs for financing, bonds and easements.
 - iv. Costs associated with coordination with other contractors working within the Spring Lake area (e.g. offsite storm drainage, water well(s), intract improvements, etc.)
- D. Unit costs are 2021 basis estimates with an additional 5% escalation. A 10% contingency is also included.
- E. This opinion assumes payment of prevailing wages.
- F. This opinion includes soft costs (enrg, landscape design, construction management, staking, plan check fees, inspection, soils testing.) of 15%.
- G. The 'other' column encompasses shares of costs associated with off-site storm drainage improvements (Item J) for which funding sources are yet to be determined.



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FINAL DRAFT

A. COUNTY ROAD 25A (HWY 113 TO HARRY LORENZO AVE)
 Section N, O, P, Q, R, S, T

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST	RTIF FEE	DEVELOPER COST
I. GRADING & EROSION CONTROL							
1.	CLEAR & GRUB	4.0	AC	\$5,250.00	\$20,815	\$20,815	\$0
2.	EXCAVATION TO SUBGRADE	6,639	CY	\$16.00	\$106,219	\$106,219	\$0
3.	ROAD-FINISH GRADING, CMPT. SUB-GRADE	65,180	SF	\$0.80	\$52,144	\$52,144	\$0
4.	SW/PATHWAY-FINISH GRADING, CMPT. SUB-GRADE	24,492	SF	\$0.80	\$19,594	\$19,594	\$0
5.	TRAFFIC CONTROL (Closures/Detours TBD)	1	LS	\$225,000.00	\$225,000	\$225,000	\$0
6.	EROSION CONTROL	4.0	AC	\$7,800.00	\$30,926	\$30,926	\$0
	GRADING & EROSION CONTROL SUB-TOTAL				\$454,698	\$454,698	\$0
II. STREET WORK & CONCRETE							
7.	7" AC PAVEMENT	58,186	SF	\$5.10	\$296,749	\$296,749	\$0
8.	22" AGGREGATE BASE (Road/Curb)	65,180	SF	\$4.70	\$306,346	\$306,346	\$0
9.	REINFORCED CONCRETE PATH	19,060	SF	\$12.50	\$238,250	\$238,250	\$0
10.	SAWCUT EXISTING PAVEMENT	4,800	SF	\$3.10	\$14,880	\$14,880	\$0
11.	MICROSURFACE EXISTING PAVEMENT	72,000	SF	\$2.10	\$151,200	\$151,200	\$0
11.	4" PCC SIDEWALK	5,432	SF	\$7.40	\$40,197	\$40,197	\$0
12.	6" AGGREGATE BASE SHOULDER	7,887	SF	\$1.20	\$9,464	\$9,464	\$0
13.	SIGNAGE AND STRIPING	1	LS	\$15,000.00	\$15,000	\$15,000	\$0
14.	CURB & GUTTER	2,796	LF	\$30.00	\$83,880	\$83,880	\$0
15.	MEDIAN CURB	1,874	LF	\$19.00	\$35,606	\$35,606	\$0
16.	AC DIKE	2,582	LF	\$16.00	\$41,312	\$41,312	\$0
17.	STAMPED CONCRETE/ENHANCED CROSSWALK	2,844	SF	\$34.00	\$96,696	\$96,696	\$0
18.	STAMPED CONCRETE (Median)	1,877	SF	\$32.00	\$60,064	\$60,064	\$0
19.	SURVEY MONUMENTS	3	EA	\$1,575.00	\$4,725	\$4,725	\$0
20.	PEDESTRIAN RAMPS (incl. detectable warnings)	14	EA	\$2,730.00	\$38,220	\$38,220	\$0
21.	CMU WALL	0	LF	\$405.00	\$0	\$0	\$0
22.	FENCE AT ACCESS ROAD	1,856	LF	\$52.00	\$96,512	\$96,512	\$0
23.	BOLLARDS	0	EA	\$945.00	\$0	\$0	\$0
24.	ROUNDABOUT	1	EA	\$105,000.00	\$105,000	\$105,000	\$0
25.	GATEWAY MONUMENT	1	EA	\$150,000.00	\$150,000	\$150,000	\$0
26.	LANDSCAPING	59,730	SF	\$8.40	\$501,732	\$501,732	\$0
	STREET WORK & CONCRETE SUB-TOTAL				\$2,285,833	\$2,285,833	\$0
III. STORM DRAINAGE							
27.	18" RCP STORM DRAIN -	1,400	LF	\$105.00	\$147,000	\$147,000	\$0
28.	TYPED I SD MANHOLE	5	EA	\$6,800.00	\$34,000	\$34,000	\$0
29.	CURB INLET	10	EA	\$6,800.00	\$68,000	\$68,000	\$0
30.	OUTFALL (headwall, flap gate, and slope protection)	0	EA	\$31,500.00	\$0	\$0	\$0
	STORM DRAINAGE SUB-TOTAL				\$249,000	\$249,000	\$0
IV. WATER SYSTEM							
31.	8" WATER MAIN (Including Fittings)	1,850	LF	\$73.00	\$135,050	\$135,050	\$0
32.	12" WATER MAIN (Including Fittings)	0	LF	\$126.00	\$0	\$0	\$0
33.	8" WATER MAIN - Reclaimed Water (Including Fittings)	1,779	LF	\$73.00	\$129,867	\$129,867	\$0
34.	8" WATER BLOW OFF	0	EA	\$3,100.00	\$0	\$0	\$0
35.	IRRIGATION POC	1	EA	\$6,300.00	\$6,300	\$6,300	\$0
36.	4" IRRIGATION SLEEVE	337	LF	\$22.00	\$7,414	\$7,414	\$0
37.	8" GATE VALVE	4	EA	\$2,600.00	\$10,400	\$10,400	\$0
38.	8" GATE VALVE - RECLAIMED WATER	2	EA	\$2,600.00	\$5,200	\$5,200	\$0
39.	12" GATE VALVE	0	EA	\$4,200.00	\$0	\$0	\$0
40.	CONNECT TO EXISTING	1	EA	\$2,600.00	\$2,600	\$2,600	\$0
41.	FIRE HYDRANT AND ASSEMBLY	7	EA	\$11,000.00	\$77,000	\$77,000	\$0
	WATER SYSTEM SUB-TOTAL				\$373,831	\$373,831	\$0
V. DRY UTILITIES							
42.	BOLLARD PATH LIGHTS	24	EA	\$5,900.00	\$141,600	\$141,600	\$0
43.	COBRA STREET LIGHTS (SINGLE)	5	EA	\$12,000.00	\$60,000	\$60,000	\$0
44.	COBRA STREET LIGHTS (DOUBLE)	11	EA	\$7,875.00	\$86,625	\$86,625	\$0
45.	JOINT TRENCH (Gas extend from HLA to B St)	1,850	LF	\$105.00	\$194,250	\$194,250	\$0
46.	UNDERGROUNDING OF OHE LINES (SR 113 to HLA)	4,200	LF	\$105.00	\$441,000	\$441,000	\$0
47.	SIGNAL INTERCONNECT (Road B to HLA)	1,850	LF	\$20.00	\$37,000	\$37,000	\$0
48.	TRAFFIC SIGNAL (Road B)	1	LS	\$472,000.00	\$472,000	\$472,000	\$0
	DRY UTILITIES SUB-TOTAL				\$1,432,475	\$1,432,475	\$0
SUMMARY							
I.	GRADING & EROSION CONTROL				\$454,698	\$454,698	\$0
II.	STREET WORK & CONCRETE				\$2,285,833	\$2,285,833	\$0
III.	STORM DRAINAGE				\$249,000	\$249,000	\$0
IV.	WATER SYSTEM				\$373,831	\$373,831	\$0
V.	DRY UTILITIES				\$1,432,475	\$1,432,475	\$0
	SUB-TOTAL:				\$4,796,000	\$4,796,000	\$0

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST	RTIF FEE	DEVELOPER COST
				10% CONTINGENCY:	\$480,000	\$480,000	\$0
				15% SOFT COSTS:	\$719,000	\$719,000	\$0
	TOTAL CR 25A COST (HWY 113 TO HARRY LORENZO):				\$5,995,000	\$5,995,000	\$0



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B.1 PARKLAND AVENUE (OVERCROSSING TO ROAD B) - Section A

ITEM	DESCRIPTION	QTY	UNIT	COST	COST	RTIF FEE	DEVELOPER COST
I. GRADING & EROSION CONTROL							
1.	CLEAR & GRUB	0.5	AC	\$5,250.00	\$2,649	\$2,649	\$0
2.	EXCAVATION TO SUBGRADE	1,019	CY	\$16.00	\$16,303	\$16,303	\$0
3.	ROAD-FINISH GRADING, CMPT. SUB-GRADE	10,004	SF	\$0.80	\$8,003	\$8,003	\$0
4.	SW/PATHWAY-FINISH GRADING, CMPT. SUB-GRADE	3,280	SF	\$0.80	\$2,624	\$2,624	\$0
5.	EROSION CONTROL	0.5	AC	\$7,800.00	\$3,935	\$3,935	\$0
GRADING & EROSION CONTROL SUB-TOTAL				\$33,514	\$33,514	\$33,514	\$0
II. STREET WORK & CONCRETE							
6.	7" AC PAVEMENT	9,184	SF	\$5.10	\$46,838	\$46,838	\$0
7.	26" AGGREGATE BASE (Road/Curb/Curb&Gutter)	10,004	SF	\$5.10	\$51,020	\$51,020	\$0
8.	REINFORCED CONCRETE PATH	3,280	SF	\$12.50	\$41,000	\$41,000	\$0
9.	4" PCC SIDEWALK	0	SF	\$7.40	\$0	\$0	\$0
10.	SIGNAGE AND STRIPING	1	LS	\$5,000.00	\$5,000	\$5,000	\$0
11.	CURB & GUTTER	328	LF	\$30.00	\$9,840	\$9,840	\$0
12.	MEDIAN CURB	328	LF	\$19.00	\$6,232	\$6,232	\$0
13.	STAMPED CONCRETE/ENHANCED CROSSWALK	660	SF	\$34.00	\$22,440	\$22,440	\$0
14.	SURVEY MONUMENTS	1	EA	\$1,575.00	\$1,575	\$1,575	\$0
15.	PEDESTRIAN RAMPS (incl. detectable warnings)	2	EA	\$2,730.00	\$5,460	\$5,460	\$0
16.	LANDSCAPING	4,428	SF	\$10.00	\$44,280	\$44,280	\$0
17.	CMU WALL (6')	1,504	LF	\$405.00	\$609,120	\$609,120	\$0
18.	CMU WALL (8')	1,381	LF	\$540.00	\$745,740	\$745,740	\$0
19.	BOLLARDS	0	EA	\$945.00	\$0	\$0	\$0
STREET WORK & CONCRETE SUB-TOTAL				\$1,588,546	\$1,588,546	\$1,588,546	\$0
III. STORM DRAINAGE							
20.	18" RCP STORM DRAIN	0	LF	\$105.00	\$0	\$0	\$0
21.	30" RCP STORM DRAIN	0	LF	\$147.00	\$0	\$0	\$0
22.	42" RCP STORM DRAIN	0	LF	\$315.00	\$0	\$0	\$0
23.	24" SD MANIFOLD	0	EA	\$105,000.00	\$0	\$0	\$0
24.	TYPE II SD MANHOLE	0	EA	\$6,800.00	\$0	\$0	\$0
25.	CONNECT TO EXISTING	0	EA	\$1,300.00	\$0	\$0	\$0
26.	CURB INLET	0	EA	\$6,800.00	\$0	\$0	\$0
STORM DRAINAGE SUB-TOTAL				\$0	\$0	\$0	\$0
IV. WATER SYSTEM							
27.	12" WATER MAIN (Including Fittings)	0	LF	\$126.00	\$0	\$0	\$0
28.	12" GATE VALVE	0	EA	\$4,200.00	\$0	\$0	\$0
29.	8" WATER MAIN (Including Fittings)	0	LF	\$73.00	\$0	\$0	\$0
30.	8" WATER MAIN - RECLAIMED WATER (Including Fittings)	1,000	LF	\$73.00	\$73,000	\$73,000	\$0
31.	8" WATER BLOW OFF	0	EA	\$3,100.00	\$0	\$0	\$0
32.	8" GATE VALVE - RECLAIMED WATER	1	EA	\$2,600.00	\$2,600	\$2,600	\$0
33.	IRRIGATION POC	0	EA	\$6,300.00	\$0	\$0	\$0
34.	CONNECT TO EXISTING	0	EA	\$2,600.00	\$0	\$0	\$0
35.	FIRE HYDRANT AND ASSEMBLY	0	EA	\$11,000.00	\$0	\$0	\$0
WATER SYSTEM SUB-TOTAL				\$75,600	\$75,600	\$75,600	\$0
V. DRY UTILITIES							
36.	HLA/PARKLAND SIGNAL (partially constructed)	0	LS	\$372,000.00	\$0	\$0	\$0
37.	B STREET/PARKLAND SIGNAL	1	LS	\$472,000.00	\$472,000	\$472,000	\$0
38.	SIGNAL INTERCONNECT	0	LF	\$20.00	\$0	\$0	\$0
39.	JOINT TRENCH (MAINLINE)	0	LF	\$235.00	\$0	\$0	\$0
40.	LED STREET LIGHT (15' SINGLE-Including wire, poles, pedestal	0	EA	\$12,000.00	\$0	\$0	\$0
41.	COBRA STREET LIGHTS (DOUBLE)	1	EA	\$15,000.00	\$15,000	\$15,000	\$0
DRY UTILITIES SUB-TOTAL				\$487,000	\$487,000	\$487,000	\$0
PARKLAND AVENUE (OVERCROSSING TO ROAD B) SUB-TOTAL				\$2,184,660	\$2,184,660	\$2,184,660	\$0

B.2 PARKLAND AVENUE (ROAD B TO HARRY LORENZO AVENUE) - Section A & D

I. GRADING & EROSION CONTROL							
1.	CLEAR & GRUB	3.5	AC	\$5,250.00	\$18,460	\$18,460	\$0
2.	EXCAVATION TO SUBGRADE	6,985	CY	\$16.00	\$111,760	\$111,760	\$0
3.	ROAD-FINISH GRADING, CMPT. SUB-GRADE	68,580	SF	\$0.80	\$54,864	\$54,864	\$0
4.	SW/PATHWAY-FINISH GRADING, CMPT. SUB-GRADE	22,860	SF	\$0.80	\$18,288	\$18,288	\$0
5.	EROSION CONTROL	3.5	AC	\$7,800.00	\$27,426	\$27,426	\$0
GRADING & EROSION CONTROL SUB-TOTAL				\$230,797	\$230,797	\$230,797	\$0
II. STREET WORK & CONCRETE							
6.	7" AC PAVEMENT	62,865	SF	\$5.10	\$320,612	\$320,612	\$0
7.	26" AGGREGATE BASE (Road/Curb/Curb&Gutter)	68,580	SF	\$5.10	\$349,758	\$349,758	\$0

ITEM	DESCRIPTION	QTY	UNIT	COST	COST	RTIF FEE	DEVELOPER COST
8.	REINFORCED CONCRETE PATH	22,860	SF	\$12.50	\$285,750	\$285,750	\$0
9.	4" PCC SIDEWALK	0	SF	\$7.40	\$0	\$0	\$0
10.	SIGNAGE AND STRIPING	1	LS	\$6,000.00	\$6,000	\$6,000	\$0
11.	CURB & GUTTER	2,286	LF	\$30.00	\$68,580	\$68,580	\$0
12.	MEDIAN CURB	2,286	LF	\$19.00	\$43,434	\$43,434	\$0
13.	STAMPED CONCRETE/ENHANCED CROSSWALK	1,320	SF	\$34.00	\$44,880	\$44,880	\$0
14.	SURVEY MONUMENTS	0	EA	\$1,575.00	\$0	\$0	\$0
15.	PEDESTRIAN RAMPS (incl. detectable warnings)	4	EA	\$2,730.00	\$10,920	\$10,920	\$0
16.	LANDSCAPING	30,861	SF	\$10.00	\$308,610	\$308,610	\$0
17.	CMU WALL (6')	2,267	LF	\$405.00	\$918,135	\$918,135	\$0
18.	CMU WALL (8')	0	LF	\$540.00	\$0	\$0	\$0
19.	BOLLARDS	0	EA	\$945.00	\$0	\$0	\$0
	STREET WORK & CONCRETE SUB-TOTAL				\$2,356,679	\$2,356,679	\$0
III.	STORM DRAINAGE						
20.	18" RCP STORM DRAIN	292	LF	\$105.00	\$30,660.00	\$30,660	\$0
21.	30" RCP STORM DRAIN	802	LF	\$147.00	\$117,894	\$117,894	\$0
22.	42" RCP STORM DRAIN	960	LF	\$315.00	\$302,400	\$302,400	\$0
23.	24" SD MANIFOLD	1	EA	\$105,000.00	\$105,000	\$105,000	\$0
24.	TYPE II SD MANHOLE	6	EA	\$6,800.00	\$40,800	\$40,800	\$0
25.	CONNECT TO EXISTING	1	EA	\$1,300.00	\$1,300	\$1,300	\$0
26.	CURB INLET	8	EA	\$6,800.00	\$54,400	\$54,400	\$0
	STORM DRAINAGE SUB-TOTAL				\$652,454	\$652,454	\$0
IV.	WATER SYSTEM						
27.	12" WATER MAIN (Including Fittings)	1,155	LF	\$126.00	\$145,530	\$145,530	\$0
28.	12" GATE VALVE	2	EA	\$4,200.00	\$8,400	\$8,400	\$0
29.	8" WATER MAIN (Including Fittings)	0	LF	\$73.00	\$0	\$0	\$0
30.	8" WATER MAIN - RECLAIMED WATER (Including Fittings)	1,116	LF	\$73.00	\$81,468	\$81,468	\$0
31.	8" WATER BLOW OFF	0	EA	\$3,100.00	\$0	\$0	\$0
32.	8" GATE VALVE - RECLAIMED WATER	2	EA	\$2,600.00	\$5,200	\$5,200	\$0
33.	IRRIGATION POC	1	EA	\$6,300.00	\$6,300	\$6,300	\$0
34.	CONNECT TO EXISTING	1	EA	\$2,600.00	\$2,600	\$2,600	\$0
35.	FIRE HYDRANT AND ASSEMBLY	4	EA	\$11,000.00	\$44,000	\$44,000	\$0
	WATER SYSTEM SUB-TOTAL				\$293,498	\$293,498	\$0
V.	DRY UTILITIES						
36.	HLA/PARKLAND SIGNAL (partially constructed)	1	LS	\$372,000.00	\$372,000	\$372,000	\$0
37.	B STREET/PARKLAND SIGNAL	0	LS	\$472,000.00	\$0	\$0	\$0
38.	SIGNAL INTERCONNECT (Road B to HLA)	1,175	LF	\$20.00	\$23,500	\$23,500	\$0
39.	JOINT TRENCH (MAINLINE)	1,143	LF	\$235.00	\$268,605	\$268,605	\$0
40.	LED STREET LIGHT (15' SINGLE-Including wire, poles, pedestal)	0	EA	\$12,000.00	\$0	\$0	\$0
41.	COBRA STREET LIGHTS (DOUBLE)	6	EA	\$15,000.00	\$90,000	\$90,000	\$0
	DRY UTILITIES SUB-TOTAL				\$754,105	\$754,105	\$0
	PARKLAND AVENUE (ROAD B TO HARRY LORENZO AVENUE) SUB-TOTAL				\$4,287,533	\$4,287,533	\$0
	SUMMARY						
	I. GRADING & EROSION CONTROL				\$264,311	\$264,311	\$0
	II. STREET WORK & CONCRETE				\$3,945,224	\$3,945,224	\$0
	III. STORM DRAINAGE				\$652,454	\$652,454	\$0
	IV. WATER SYSTEM				\$369,098	\$369,098	\$0
	V. DRY UTILITIES				\$1,241,105	\$1,241,105	\$0
	SUB-TOTAL:				\$6,472,000	\$6,472,000	\$0
	10% CONTINGENCY:				\$647,000	\$647,000	\$0
	15% SOFT COSTS:				\$971,000	\$971,000	\$0
	TOTAL PARKLAND AVENUE COST:				\$8,090,000	\$8,090,000	\$0



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FINAL DRAFT

C. MAIN INTERNAL ROADWAYS (ROAD A, C, D, E, F, G AND MARSTON)

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST	RTIF FEE	DEVELOPER COST
ROAD A - Section H (Road G to Road C)							
I. GRADING & EROSION CONTROL							
1.	CLEAR & GRUB	2.3	AC	\$5,250.00	\$11,845	\$11,845	\$0
2.	EXCAVATION TO SUBGRADE	3,973	CY	\$16.00	\$63,571	\$63,571	\$0
3.	ROAD-FINISH GRADING, CMPT. SUB-GRADE	55,970	SF	\$0.80	\$44,776	\$44,776	\$0
4.	SW/PATHWAY-FINISH GRADING, CMPT. SUB-GRADE	21,840	SF	\$0.80	\$17,472	\$17,472	\$0
5.	EROSION CONTROL	2.26	AC	\$7,800.00	\$17,598	\$17,598	\$0
GRADING & EROSION CONTROL SUB-TOTAL					\$155,262	\$155,262	\$0
II. STREET WORK & CONCRETE							
6.	4" AC PAVEMENT	0	SF	\$2.70	\$0	\$0	\$0
7.	5" AC PAVEMENT	49,140	SF	\$3.30	\$162,162	\$162,162	\$0
8.	12" AGGREGATE BASE (Road/Curb/Curb&Gutter)	0	SF	\$3.10	\$0	\$0	\$0
9.	18" AGGREGATE BASE (Road/Curb/Curb&Gutter)	55,970	SF	\$4.20	\$235,074	\$235,074	\$0
10.	REINFORCED CONCRETE PATH	0	SF	\$12.50	\$0	\$0	\$0
11.	4" PCC SIDEWALK	21,840	SF	\$7.40	\$161,616	\$161,616	\$0
12.	SIGNAGE AND STRIPING	1	LS	\$7,000.00	\$7,000	\$7,000	\$0
13.	CURB & GUTTER	2,730	LF	\$30.00	\$81,900	\$81,900	\$0
14.	MEDIAN CURB	0	LF	\$19.00	\$0	\$0	\$0
15.	SURVEY MONUMENTS	1	EA	\$1,575.00	\$1,575	\$1,575	\$0
16.	STAMPED CONCRETE/ENHANCED CROSSWALK	0	SF	\$34.00	\$0	\$0	\$0
17.	PEDESTRIAN RAMPS (incl. detectable warnings)	3	EA	\$2,730.00	\$8,190	\$8,190	\$0
18.	LANDSCAPING	20,475	SF	\$10.00	\$204,750	\$204,750	\$0
19.	BOLLARDS	0	EA	\$945.00	\$0	\$0	\$0
20.	ROUNDBOUT	0	EA	\$105,000.00	\$0	\$0	\$0
STREET WORK & CONCRETE SUB-TOTAL					\$862,267	\$862,267	\$0
III. STORM DRAINAGE							
21.	18" RCP STORM DRAIN	885	LF	\$105.00	\$92,925	\$92,925	\$0
22.	24" RCP STORM DRAIN	0	LF	\$126.00	\$0	\$0	\$0
23.	42" RCP STORM DRAIN	680	LF	\$315.00	\$214,200	\$214,200	\$0
24.	48" RCP STORM DRAIN	0	LF	\$168.00	\$0	\$0	\$0
25.	TYPE I SD MANHOLE	3	EA	\$6,800.00	\$20,400	\$20,400	\$0
26.	TYPE II SD MANHOLE	3	EA	\$8,900.00	\$26,700	\$26,700	\$0
27.	CURB INLET	10	EA	\$6,800.00	\$68,000	\$68,000	\$0
STORM DRAINAGE SUB-TOTAL					\$422,225	\$422,225	\$0
IV. SEWER SYSTEM							
28.	8" SDR-35 PVC	1,365	LF	\$78.00	\$106,470	\$106,470	\$0
29.	10" SDR-35 PVC	0	LF	\$78.00	\$0	\$0	\$0
30.	12" SDR-35 PVC	0	LF	\$105.00	\$0	\$0	\$0
31.	48" SEWER MANHOLE	4	EA	\$8,400.00	\$33,600	\$33,600	\$0
SEWER SYSTEM SUB-TOTAL					\$140,070	\$140,070	\$0
V. WATER SYSTEM							
32.	8" WATER MAIN (Including Fittings)	1,365	LF	\$73.00	\$99,645	\$99,645	\$0
33.	8" WATER MAIN - RECLAIMED WATER (Including Fittings)	0	LF	\$73.00	\$0	\$0	\$0
34.	12" WATER MAIN (Including Fittings)	0	LF	\$126.00	\$0	\$0	\$0
35.	12" GATE VALVE	0	EA	\$4,200.00	\$0	\$0	\$0
36.	8" GATE VALVE	5	EA	\$2,600.00	\$13,000	\$13,000	\$0
37.	8" GATE VALVE - RECLAIMED WATER	0	EA	\$2,600.00	\$0	\$0	\$0
38.	CONNECT TO EXISTING	0	EA	\$2,600.00	\$0	\$0	\$0
39.	FIRE HYDRANT AND ASSEMBLY	3	EA	\$11,000.00	\$33,000	\$33,000	\$0
WATER SYSTEM SUB-TOTAL					\$145,645	\$145,645	\$0
VI. STREETLIGHTS							
39.	TRAFFIC SIGNAL	0	EA	\$472,000.00	\$0	\$0	\$0
40.	SIGNAL INTERCONNECT	0	EA	\$52,500.00	\$0	\$0	\$0
41.	JOINT TRENCH	1,365	LF	\$105.00	\$143,325	\$143,325	\$0
42.	LED STREET LIGHT (10' SINGLE-Including wire, poles, pedestals)	0	EA	\$9,400.00	\$0	\$0	\$0
43.	COBRA STREET LIGHTS (SINGLE)	6	EA	\$12,000.00	\$72,000	\$72,000	\$0
44.	LED STREET LIGHT (15' DOUBLE-Including wire, poles, pedestals)	0	EA	\$12,600.00	\$0	\$0	\$0
STREETLIGHTS SUB-TOTAL					\$215,325	\$215,325	\$0
SUMMARY							
I. GRADING & EROSION CONTROL					\$155,262	\$155,262	\$0
II. STREET WORK & CONCRETE					\$862,267	\$862,267	\$0
III. STORM DRAINAGE					\$422,225	\$422,225	\$0
IV. SEWER SYSTEM					\$140,070	\$140,070	\$0
V. WATER SYSTEM					\$145,645	\$145,645	\$0
VI. STREETLIGHTS					\$215,325	\$215,325	\$0



SUB-TOTAL:	\$1,941,000	\$1,941,000	\$0
10% CONTINGENCY:	\$194,000	\$194,000	\$0
15% SOFT COSTS:	\$291,000	\$291,000	\$0
TOTAL ROAD A COST:	\$2,426,000	\$2,426,000	\$0

ROAD C - Section I (Road B to Road D)¹

I. GRADING & EROSION CONTROL						
1. CLEAR & GRUB	1.8	AC	\$5,250.00	\$9,288	\$3,586	\$5,702
2. EXCAVATION TO SUBGRADE	3,718	CY	\$16.00	\$59,482	\$22,972	\$36,510
3. ROAD-FINISH GRADING, CMPT. SUB-GRADE	52,370	SF	\$0.80	\$41,896	\$16,832	\$25,064
4. SW/PATHWAY-FINISH GRADING, CMPT. SUB-GRADE	11,856	SF	\$0.80	\$9,485	\$3,476	\$6,008
5. EROSION CONTROL	1.77	AC	\$7,800.00	\$13,799	\$5,328	\$8,471
GRADING & EROSION CONTROL SUB-TOTAL				\$133,950	\$52,196	\$81,755
II. STREET WORK & CONCRETE						
6. 4" AC PAVEMENT	0	SF	\$2.70	\$0	\$0	\$0
7. 5" AC PAVEMENT	47,424	SF	\$3.30	\$156,499	\$62,868	\$93,631
8. 12" AGGREGATE BASE (Road/Curb/Curb&Gutter)	0	SF	\$3.10	\$0	\$0	\$0
9. 18" AGGREGATE BASE (Road/Curb/Curb&Gutter)	52,370	SF	\$4.20	\$219,954	\$64,153	\$155,801
10. REINFORCED CONCRETE PATH	0	SF	\$12.50	\$0	\$0	\$0
11. 4" PCC SIDEWALK	11,856	SF	\$7.40	\$87,734	\$32,157	\$55,578
12. SIGNAGE AND STRIPING	1	LS	\$5,000.00	\$5,000	\$1,500	\$3,500
13. CURB & GUTTER	1,976	LF	\$30.00	\$59,280	\$9,210	\$50,070
14. SURVEY MONUMENTS	0	EA	\$1,575.00	\$0	\$0	\$0
15. STAMPED CONCRETE/ENHANCED CROSSWALK	0	SF	\$34.00	\$0	\$0	\$0
16. PEDESTRIAN RAMPS (incl. detectable warnings)	0	EA	\$2,730.00	\$0	\$0	\$0
17. LANDSCAPING	12,844	SF	\$10.00	\$128,440	\$28,300	\$100,140
18. BOLLARDS	0	EA	\$945.00	\$0	\$0	\$0
19. ROUNDABOUT	0	EA	\$105,000.00	\$0	\$0	\$0
STREET WORK & CONCRETE SUB-TOTAL				\$656,908	\$198,188	\$458,719
III. STORM DRAINAGE						
20. 18" RCP STORM DRAIN	208	LF	\$105.00	\$21,840	\$0	\$21,840
21. 24" RCP STORM DRAIN	988	LF	\$126.00	\$124,488	\$0	\$124,488
22. 42" RCP STORM DRAIN	0	LF	\$315.00	\$0	\$0	\$0
23. 48" RCP STORM DRAIN	0	LF	\$168.00	\$0	\$0	\$0
24. TYPE I SD MANHOLE	4	EA	\$6,800.00	\$27,200	\$0	\$27,200
25. TYPE II SD MANHOLE	0	EA	\$8,900.00	\$0	\$0	\$0
26. CURB INLET	8	EA	\$6,800.00	\$54,400	\$0	\$54,400
STORM DRAINAGE SUB-TOTAL				\$227,928	\$0	\$227,928
IV. SEWER SYSTEM						
27. 8" SDR-35 PVC	683	LF	\$78.00	\$53,274	\$0	\$53,274
28. 10" SDR-35 PVC	305	LF	\$78.00	\$23,790	\$23,790	\$0
29. 12" SDR-35 PVC	0	LF	\$105.00	\$0	\$0	\$0
30. 48" SEWER MANHOLE	3	EA	\$8,400.00	\$25,200	\$8,400	\$16,800
SEWER SYSTEM SUB-TOTAL				\$102,264	\$32,190	\$70,074
V. WATER SYSTEM						
31. 8" WATER MAIN (Including Fittings)	0	LF	\$73.50	\$0	\$0	\$0
32. 8" WATER MAIN - RECLAIMED WATER (Including Fittings)	0	LF	\$73.50	\$0	\$0	\$0
33. 12" WATER MAIN (Including Fittings)	988	LF	\$126.00	\$124,488	\$124,488	\$0
34. 12" GATE VALVE	3	EA	\$4,200.00	\$12,600	\$12,600	\$0
35. 8" GATE VALVE - RECLAIMED WATER	0	EA	\$2,625.00	\$0	\$0	\$0
36. CONNECT TO EXISTING	0	EA	\$2,625.00	\$0	\$0	\$0
37. FIRE HYDRANT AND ASSEMBLY	3	EA	\$11,025.00	\$33,075	\$0	\$33,075
WATER SYSTEM SUB-TOTAL				\$170,163	\$137,088	\$33,075
VI. STREETLIGHTS						
31. TRAFFIC SIGNAL	0	EA	\$472,000.00	\$0	\$0	\$0
32. SIGNAL INTERCONNECT	0	EA	\$20.00	\$0	\$0	\$0
33. JOINT TRENCH	988	LF	\$105.00	\$103,740	\$0	\$103,740
34. LED STREET LIGHT (10' SINGLE-Including wire, poles, pedestals)	0	EA	\$9,400.00	\$0	\$0	\$0
35. COBRA STREET LIGHTS (SINGLE)	5	EA	\$12,000.00	\$60,000	\$0	\$60,000
36. LED STREET LIGHT (15' DOUBLE-Including wire, poles, pedestals)	0	EA	\$12,600.00	\$0	\$0	\$0
STREETLIGHTS SUB-TOTAL				\$163,740	\$0	\$163,740
SUMMARY						
I. GRADING & EROSION CONTROL				\$133,950	\$52,196	\$81,755
II. STREET WORK & CONCRETE				\$656,908	\$198,188	\$458,719
III. STORM DRAINAGE				\$227,928	\$0	\$227,928
IV. SEWER SYSTEM				\$102,264	\$32,190	\$70,074
V. WATER SYSTEM				\$170,163	\$137,088	\$33,075
VI. STREETLIGHTS				\$163,740	\$0	\$163,740
SUB-TOTAL:				\$1,455,000	\$420,000	\$1,035,000
10% CONTINGENCY:				\$146,000	\$42,000	\$104,000
15% SOFT COSTS:				\$218,000	\$63,000	\$155,000
TOTAL ROAD C (Section I) COST:				\$1,819,000	\$525,000	\$1,294,000

ROAD C - Section J (Road A to Road B) ¹

I. GRADING & EROSION CONTROL						
1. CLEAR & GRUB	0.8	AC	\$5,250.00	\$4,406	\$4,406	\$0
2. EXCAVATION TO SUBGRADE	1,438	CY	\$16.00	\$23,000	\$23,000	\$0
3. ROAD-FINISH GRADING, CMPT. SUB-GRADE	20,250	SF	\$0.80	\$16,200	\$16,200	\$0
4. SW/PATHWAY-FINISH GRADING, CMPT. SUB-GRADE	9,880	SF	\$0.80	\$7,904	\$7,904	\$0
5. EROSION CONTROL	0.84	AC	\$7,800.00	\$6,546	\$6,546	\$0
GRADING & EROSION CONTROL SUB-TOTAL				\$58,056	\$58,056	\$0
II. STREET WORK & CONCRETE						
6. 4" AC PAVEMENT	0	SF	\$2.70	\$0	\$0	\$0
7. 5" AC PAVEMENT	17,784	SF	\$3.30	\$58,687	\$58,687	\$0
8. 12" AGGREGATE BASE (Road/Curb/Curb&Gutter)	0	SF	\$3.10	\$0	\$0	\$0
9. 18" AGGREGATE BASE (Road/Curb/Curb&Gutter)	20,250	SF	\$4.20	\$85,050	\$85,050	\$0
10. REINFORCED CONCRETE PATH	9,880	SF	\$12.50	\$123,500	\$123,500	\$0
11. 4" PCC SIDEWALK	0	SF	\$7.40	\$0	\$0	\$0
12. SIGNAGE AND STRIPING	1	LS	\$2,000.00	\$2,000	\$2,000	\$0
13. CURB & GUTTER	988	LF	\$30.00	\$29,640	\$29,640	\$0
14. SURVEY MONUMENTS	1	EA	\$1,575.00	\$1,575	\$1,575	\$0
15. STAMPED CONCRETE/ENHANCED CROSSWALK	0	SF	\$34.00	\$0	\$0	\$0
16. PEDESTRIAN RAMPS (incl. detectable warnings)	4	EA	\$2,730.00	\$10,920	\$10,920	\$0
17. LANDSCAPING	6,422	SF	\$10.00	\$64,220	\$64,220	\$0
18. BOLLARDS	0	EA	\$945.00	\$0	\$0	\$0
19. ROUNDABOUT	1	EA	\$105,000.00	\$105,000	\$105,000	\$0
STREET WORK & CONCRETE SUB-TOTAL				\$480,592	\$480,592	\$0
III. STORM DRAINAGE						
20. 18" RCP STORM DRAIN	574	LF	\$105.00	\$60,270	\$60,270	\$0
21. 24" RCP STORM DRAIN	0	LF	\$126.00	\$0	\$0	\$0
22. 42" RCP STORM DRAIN	0	LF	\$315.00	\$0	\$0	\$0
23. 48" RCP STORM DRAIN	0	LF	\$168.00	\$0	\$0	\$0
24. TYPE I SD MANHOLE	2	EA	\$6,800.00	\$13,600	\$13,600	\$0
25. TYPE II SD MANHOLE	0	EA	\$8,900.00	\$0	\$0	\$0
26. CURB INLET	4	EA	\$6,800.00	\$27,200	\$27,200	\$0
STORM DRAINAGE SUB-TOTAL				\$101,070	\$101,070	\$0
IV. SEWER SYSTEM						
27. 8" SDR-35 PVC	494	LF	\$78.00	\$38,532	\$38,532	\$0
28. 10" SDR-35 PVC	0	LF	\$78.00	\$0	\$0	\$0
29. 12" SDR-35 PVC	0	LF	\$105.00	\$0	\$0	\$0
30. 48" SEWER MANHOLE	2	EA	\$8,400.00	\$16,800	\$16,800	\$0
SEWER SYSTEM SUB-TOTAL				\$55,332	\$55,332	\$0
V. WATER SYSTEM						
31. 8" WATER MAIN (Including Fittings)	0	LF	\$73.00	\$0	\$0	\$0
32. 8" WATER MAIN - RECLAIMED WATER (Including Fittings)	0	LF	\$73.00	\$0	\$0	\$0
33. 12" WATER MAIN (Including Fittings)	494	LF	\$126.00	\$62,244	\$62,244	\$0
34. 12" GATE VALVE	2	EA	\$4,200.00	\$8,400	\$8,400	\$0
35. 8" GATE VALVE - RECLAIMED WATER	0	EA	\$2,600.00	\$0	\$0	\$0
36. CONNECT TO EXISTING	0	EA	\$2,600.00	\$0	\$0	\$0
37. FIRE HYDRANT AND ASSEMBLY	1	EA	\$11,000.00	\$11,000	\$11,000	\$0
38. 4" IRRIGATION SLEEVE	149	LF	\$22.00	\$3,278	\$3,278	\$0
WATER SYSTEM SUB-TOTAL				\$84,922	\$84,922	\$0
VI. STREETLIGHTS						
39. TRAFFIC SIGNAL	0	EA	\$472,000.00	\$0	\$0	\$0
40. SIGNAL INTERCONNECT	0	EA	\$20.00	\$0	\$0	\$0
41. JOINT TRENCH	494	LF	\$105.00	\$51,870	\$51,870	\$0
42. LED STREET LIGHT (10' SINGLE-Including wire, poles, pedestals)	0	EA	\$9,400.00	\$0	\$0	\$0
43. COBRA STREET LIGHTS (SINGLE)	3	EA	\$12,000.00	\$36,000	\$36,000	\$0
44. LED STREET LIGHT (15' DOUBLE-Including wire, poles, pedestals)	0	EA	\$12,600.00	\$0	\$0	\$0
STREETLIGHTS SUB-TOTAL				\$87,870	\$87,870	\$0
SUMMARY						
				\$58,056	\$58,056	\$0
				\$480,592	\$480,592	\$0
				\$101,070	\$101,070	\$0
				\$55,332	\$55,332	\$0
				\$84,922	\$84,922	\$0
				\$87,870	\$87,870	\$0
SUB-TOTAL:				\$868,000	\$868,000	\$0
10% CONTINGENCY:				\$87,000	\$87,000	\$0
15% SOFT COSTS:				\$130,000	\$130,000	\$0
TOTAL ROAD C (Section J) COST:				\$955,000	\$955,000	\$0

ROAD D - Section C2 (CR 25A to Marston Drive)¹

I. GRADING & EROSION CONTROL						
1. CLEAR & GRUB	2.3	AC	\$5,250.00	\$12,140	\$2,428	\$9,712
2. EXCAVATION TO SUBGRADE	4,767	CY	\$16.00	\$76,269	\$15,254	\$61,015
3. ROAD-FINISH GRADING, CMPT. SUB-GRADE	67,150	SF	\$0.80	\$53,720	\$13,132	\$40,588
4. SW/PATHWAY-FINISH GRADING, CMPT. SUB-GRADE	14,773	SF	\$0.80	\$11,818	\$2,149	\$9,670
5. EROSION CONTROL	2.31	AC	\$7,800.00	\$18,036	\$3,607	\$14,429
GRADING & EROSION CONTROL SUB-TOTAL				\$171,983	\$36,569	\$135,414
II. STREET WORK & CONCRETE						
6. 4" AC PAVEMENT	0	SF	\$2.70	\$0	\$0	\$0
7. 5" AC PAVEMENT	60,435	SF	\$3.30	\$199,436	\$48,751	\$150,685
8. 12" AGGREGATE BASE (Road/Curb/Curb&Gutter)	0	SF	\$3.10	\$0	\$0	\$0
9. 18" AGGREGATE BASE (Road/Curb/Curb&Gutter)	67,150	SF	\$4.20	\$282,030	\$68,941	\$213,089
10. REINFORCED CONCRETE PATH	0	SF	\$12.50	\$0	\$0	\$0
11. 4" PCC SIDEWALK	14,773	SF	\$7.40	\$109,320	\$19,876	\$89,444
12. SIGNAGE AND STRIPING	1	LS	\$7,000.00	\$7,000	\$1,750	\$5,250
13. CURB & GUTTER	2,686	LF	\$30.00	\$80,580	\$0	\$80,580
14. SURVEY MONUMENTS	1	EA	\$1,575.00	\$1,575	\$0	\$1,575
15. STAMPED CONCRETE/ENHANCED CROSSWALK	0	SF	\$34.00	\$0	\$0	\$0
16. PEDESTRIAN RAMPS (incl. detectable warnings)	3	EA	\$2,730.00	\$8,190	\$0	\$8,190
17. LANDSCAPING	18,802	SF	\$10.00	\$188,020	\$26,860	\$161,160
18. BOLLARDS	0	EA	\$945.00	\$0	\$0	\$0
19. ROUNDABOUT	0	EA	\$105,000.00	\$0	\$0	\$0
STREET WORK & CONCRETE SUB-TOTAL				\$876,151	\$166,178	\$709,973
III. STORM DRAINAGE						
20. 18" RCP STORM DRAIN	690	LF	\$105.00	\$72,450	\$0	\$72,450
21. 24" RCP STORM DRAIN	898	LF	\$126.00	\$113,148	\$0	\$113,148
22. 42" RCP STORM DRAIN	0	LF	\$315.00	\$0	\$0	\$0
23. 48" RCP STORM DRAIN	0	LF	\$168.00	\$0	\$0	\$0
24. TYPE I SD MANHOLE	5	EA	\$6,800.00	\$34,000	\$0	\$34,000
25. TYPE II SD MANHOLE	0	EA	\$8,900.00	\$0	\$0	\$0
26. CURB INLET	10	EA	\$6,800.00	\$68,000	\$0	\$68,000
STORM DRAINAGE SUB-TOTAL				\$287,598	\$0	\$287,598
IV. SEWER SYSTEM						
27. 8" SDR-35 PVC	1,343	LF	\$78.00	\$104,754	\$0	\$104,754
28. 10" SDR-35 PVC	0	LF	\$78.00	\$0	\$0	\$0
29. 12" SDR-35 PVC	0	LF	\$105.00	\$0	\$0	\$0
30. 48" SEWER MANHOLE	4	EA	\$8,400.00	\$33,600	\$0	\$33,600
SEWER SYSTEM SUB-TOTAL				\$138,354	\$0	\$138,354
V. WATER SYSTEM						
31. 8" WATER MAIN - (Including Fittings)	0	LF	\$73.00	\$0	\$0	\$0
32. 8" WATER MAIN - RECLAIMED WATER (Including Fittings)	0	LF	\$73.00	\$0	\$0	\$0
33. 12" WATER MAIN (Including Fittings)	1,343	LF	\$126.00	\$169,218	\$169,218	\$0
34. 12" GATE VALVE	5	EA	\$4,200.00	\$21,000	\$21,000	\$0
35. 8" GATE VALVE - RECLAIMED WATER	0	EA	\$2,600.00	\$0	\$0	\$0
36. CONNECT TO EXISTING	0	EA	\$2,600.00	\$0	\$0	\$0
37. FIRE HYDRANT AND ASSEMBLY	4	EA	\$11,000.00	\$44,000	\$0	\$44,000
WATER SYSTEM SUB-TOTAL				\$234,218	\$190,218	\$44,000
VI. STREETLIGHTS						
38. TRAFFIC SIGNAL	0	EA	\$472,000.00	\$0	\$0	\$0
39. SIGNAL INTERCONNECT	0	EA	\$20.00	\$0	\$0	\$0
40. JOINT TRENCH	1,343	LF	\$105.00	\$141,015	\$0	\$141,015
41. LED STREET LIGHT (10' SINGLE-Including wire, poles, pedestals)	0	EA	\$9,400.00	\$0	\$0	\$0
42. LED STREET LIGHT (15' SINGLE-Including wire, poles, pedestals)	10	EA	\$12,000.00	\$120,000	\$0	\$120,000
43. LED STREET LIGHT (15' DOUBLE-Including wire, poles, pedestals)	0	EA	\$12,600.00	\$0	\$0	\$0
STREETLIGHTS SUB-TOTAL				\$261,015	\$0	\$261,015
SUMMARY						
				\$171,983	\$36,569	\$135,414
				\$876,151	\$166,178	\$709,973
				\$287,598	\$0	\$287,598
				\$138,354	\$0	\$138,354
				\$234,218	\$190,218	\$44,000
				\$261,015	\$0	\$261,015
SUB-TOTAL:				\$1,969,000	\$393,000	\$1,576,000
10% CONTINGENCY:				\$197,000	\$39,000	\$158,000
15% SOFT COSTS:				\$295,000	\$59,000	\$236,000
TOTAL ROAD D (Section C2) COST:				\$2,461,000	\$491,000	\$1,970,000

ROAD D - Section K1 (Marston Drive to Road E)

I. GRADING & EROSION CONTROL						
1. CLEAR & GRUB	2.5	AC	\$5,250.00	\$13,320	\$0	\$13,320
2. EXCAVATION TO SUBGRADE	5,100	CY	\$16.00	\$81,596	\$0	\$81,596
3. ROAD-FINISH GRADING, CMPT. SUB-GRADE	71,840	SF	\$0.80	\$57,472	\$0	\$57,472
4. SW/PATHWAY-FINISH GRADING, CMPT. SUB-GRADE	16,578	SF	\$0.80	\$13,262	\$0	\$13,262
5. EROSION CONTROL	2.54	AC	\$7,800.00	\$19,790	\$0	\$19,790
GRADING & EROSION CONTROL SUB-TOTAL				\$185,441	\$0	\$185,441
II. STREET WORK & CONCRETE						
6. 4" AC PAVEMENT	0	SF	\$2.70	\$0	\$0	\$0
7. 5" AC PAVEMENT	62,628	SF	\$3.30	\$206,672	\$0	\$206,672
8. 12" AGGREGATE BASE (Road/Curb/Curb&Gutter)	0	SF	\$3.10	\$0	\$0	\$0
9. 18" AGGREGATE BASE (Road/Curb/Curb&Gutter)	71,840	SF	\$4.20	\$301,728	\$0	\$301,728
10. REINFORCED CONCRETE PATH	0	SF	\$12.50	\$0	\$0	\$0
11. 4" PCC SIDEWALK	16,578	SF	\$7.40	\$122,677	\$0	\$122,677
12. SIGNAGE AND STRIPING	1	LS	\$10,000.00	\$10,000	\$0	\$10,000
13. CURB & GUTTER	3,684	LF	\$30.00	\$110,520	\$0	\$110,520
14. SURVEY MONUMENTS	3	EA	\$1,575.00	\$4,725	\$0	\$4,725
15. STAMPED CONCRETE/ENHANCED CROSSWALK	410	SF	\$34.00	\$13,940	\$0	\$13,940
16. PEDESTRIAN RAMPS (incl. detectable warnings)	6	EA	\$2,730.00	\$16,380	\$0	\$16,380
17. LANDSCAPING	22,104	SF	\$10.00	\$221,040	\$0	\$221,040
18. BOLLARDS	2	EA	\$945.00	\$1,890	\$0	\$1,890
19. ROUNDABOUT	0	EA	\$105,000.00	\$0	\$0	\$0
STREET WORK & CONCRETE SUB-TOTAL				\$1,009,573	\$0	\$1,009,573
III. STORM DRAINAGE						
20. 18" RCP STORM DRAIN	266	LF	\$105.00	\$27,930	\$0	\$27,930
21. 24" RCP STORM DRAIN	1,842	LF	\$126.00	\$232,092	\$0	\$232,092
22. 42" RCP STORM DRAIN	0	LF	\$315.00	\$0	\$0	\$0
23. 48" RCP STORM DRAIN	0	LF	\$168.00	\$0	\$0	\$0
24. TYPE I SD MANHOLE	7	EA	\$6,800.00	\$47,600	\$0	\$47,600
25. TYPE II SD MANHOLE	0	EA	\$8,900.00	\$0	\$0	\$0
26. CURB INLET	14	EA	\$6,800.00	\$95,200	\$0	\$95,200
STORM DRAINAGE SUB-TOTAL				\$402,822	\$0	\$402,822
IV. SEWER SYSTEM						
27. 8" SDR-35 PVC	612	LF	\$78.00	\$47,736	\$0	\$47,736
28. 10" SDR-35 PVC	1,230	LF	\$78.00	\$95,940	\$95,940	\$0
29. 12" SDR-35 PVC	0	LF	\$105.00	\$0	\$0	\$0
30. 48" SEWER MANHOLE	6	EA	\$8,400.00	\$50,400	\$33,600	\$16,800
SEWER SYSTEM SUB-TOTAL				\$194,076	\$129,540	\$64,536
V. WATER SYSTEM						
31. 8" WATER MAIN (Including Fittings)	0	LF	\$73.00	\$0	\$0	\$0
32. 8" WATER MAIN - RECLAIMED WATER (Including Fittings)	0	LF	\$73.00	\$0	\$0	\$0
33. 12" WATER MAIN (Including Fittings)	1,842	LF	\$126.00	\$232,092	\$232,092	\$0
34. 12" GATE VALVE	4	EA	\$4,200.00	\$16,800	\$16,800	\$0
35. 8" GATE VALVE - RECLAIMED WATER	0	EA	\$2,600.00	\$0	\$0	\$0
36. CONNECT TO EXISTING	0	EA	\$2,600.00	\$0	\$0	\$0
37. FIRE HYDRANT AND ASSEMBLY	7	EA	\$11,000.00	\$77,000	\$0	\$77,000
WATER SYSTEM SUB-TOTAL				\$325,892	\$248,892	\$77,000
VI. STREETLIGHTS						
38. TRAFFIC SIGNAL	0	EA	\$472,000.00	\$0	\$0	\$0
39. SIGNAL INTERCONNECT	0	EA	\$20.00	\$0	\$0	\$0
40. JOINT TRENCH	1,842	LF	\$105.00	\$193,410	\$0	\$193,410
41. LED STREET LIGHT (10' SINGLE-Including wire, poles, pedestals)	0	EA	\$9,400.00	\$0	\$0	\$0
42. LED STREET LIGHT (15' SINGLE-Including wire, poles, pedestals)	14	EA	\$12,000.00	\$168,000	\$0	\$168,000
43. LED STREET LIGHT (15' DOUBLE-Including wire, poles, pedestals)	0	EA	\$12,600.00	\$0	\$0	\$0
STREETLIGHTS SUB-TOTAL				\$361,410	\$0	\$361,410
SUMMARY						
I. GRADING & EROSION CONTROL				\$185,441	\$0	\$185,441
II. STREET WORK & CONCRETE				\$1,009,573	\$0	\$1,009,573
III. STORM DRAINAGE				\$402,822	\$0	\$402,822
IV. SEWER SYSTEM				\$194,076	\$129,540	\$64,536
V. WATER SYSTEM				\$325,892	\$248,892	\$77,000
VI. STREETLIGHTS				\$361,410	\$0	\$361,410
SUB-TOTAL:				\$2,479,000	\$378,000	\$2,101,000
10% CONTINGENCY:				\$248,000	\$38,000	\$210,000
15% SOFT COSTS:				\$372,000	\$57,000	\$315,000
TOTAL ROAD D (Section K1) COST:				\$3,099,000	\$473,000	\$2,626,000

ROAD E - Section K2 (Road B to Road D)¹

I. GRADING & EROSION CONTROL						
1. CLEAR & GRUB	1.3	AC	\$5,250.00	\$6,931	\$1,934	\$4,997
2. EXCAVATION TO SUBGRADE	2,431	CY	\$16.00	\$38,890	\$10,262	\$28,628
3. ROAD-FINISH GRADING, CMPT. SUB-GRADE	34,240	SF	\$0.80	\$27,392	\$4,928	\$22,464
4. SW/PATHWAY-FINISH GRADING, CMPT. SUB-GRADE	12,731	SF	\$0.80	\$10,185	\$5,127	\$5,058
5. EROSION CONTROL	1.32	AC	\$7,800.00	\$10,298	\$2,873	\$7,424
GRADING & EROSION CONTROL SUB-TOTAL				\$93,696	\$25,125	\$68,571
II. STREET WORK & CONCRETE						
6. 4" AC PAVEMENT	0	SF	\$2.70	\$0	\$0	\$0
7. 5" AC PAVEMENT	29,852	SF	\$3.30	\$98,512	\$17,728	\$80,784
8. 12" AGGREGATE BASE (Road/Curb/Curb&Gutter)	0	SF	\$3.10	\$0	\$0	\$0
9. 18" AGGREGATE BASE (Road/Curb/Curb&Gutter)	34,240	SF	\$4.20	\$143,808	\$25,872	\$117,936
10. REINFORCED CONCRETE PATH	8,780	SF	\$12.50	\$109,750	\$91,035	\$18,715
11. 4" PCC SIDEWALK	3,951	SF	\$7.40	\$29,237	\$0	\$29,237
12. SIGNAGE AND STRIPING	1	LS	\$4,000.00	\$4,000	\$0	\$4,000
13. CURB & GUTTER	1,756	LF	\$30.00	\$52,680	\$9,480	\$43,200
14. SURVEY MONUMENTS	0	EA	\$1,575.00	\$0	\$0	\$0
15. STAMPED CONCRETE/ENHANCED CROSSWALK	540	SF	\$34.00	\$18,360	\$9,180	\$9,180
16. PEDESTRIAN RAMPS (incl. detectable warnings)	2	EA	\$2,730.00	\$5,460	\$2,730	\$2,730
17. LANDSCAPING	10,536	SF	\$10.00	\$105,360	\$18,960	\$86,400
18. BOLLARDS	3	EA	\$945.00	\$2,835	\$945	\$1,890
19. ROUNDABOUT	0	EA	\$105,000.00	\$0	\$0	\$0
STREET WORK & CONCRETE SUB-TOTAL				\$570,002	\$175,930	\$394,072
III. STORM DRAINAGE						
20. 18" RCP STORM DRAIN	114	LF	\$105.00	\$11,970	\$0	\$11,970
21. 24" RCP STORM DRAIN	878	LF	\$126.00	\$110,628	\$0	\$110,628
22. 42" RCP STORM DRAIN	0	LF	\$315.00	\$0	\$0	\$0
23. 48" RCP STORM DRAIN	0	LF	\$168.00	\$0	\$0	\$0
24. TYPE I SD MANHOLE	3	EA	\$6,800.00	\$20,400	\$0	\$20,400
25. TYPE II SD MANHOLE	0	EA	\$8,900.00	\$0	\$0	\$0
26. CURB INLET	6	EA	\$6,800.00	\$40,800	\$0	\$40,800
STORM DRAINAGE SUB-TOTAL				\$183,798	\$0	\$183,798
IV. SEWER SYSTEM						
27. 8" SDR-35 PVC	573	LF	\$78.00	\$44,694	\$0	\$44,694
28. 10" SDR-35 PVC	0	LF	\$78.00	\$0	\$0	\$0
29. 12" SDR-35 PVC	0	LF	\$105.00	\$0	\$0	\$0
30. 48" SEWER MANHOLE	2	EA	\$8,400.00	\$16,800	\$0	\$16,800
SEWER SYSTEM SUB-TOTAL				\$61,494	\$0	\$61,494
V. WATER SYSTEM						
31. 8" WATER MAIN (Including Fittings)	0	LF	\$73.00	\$0	\$0	\$0
32. 8" WATER MAIN - RECLAIMED WATER (Including Fittings)	0	LF	\$73.00	\$0	\$0	\$0
33. 12" WATER MAIN (Including Fittings)	878	LF	\$126.00	\$110,628	\$110,628	\$0
34. 12" GATE VALVE	2	EA	\$4,200.00	\$8,400	\$8,400	\$0
35. 8" GATE VALVE - RECLAIMED WATER	0	EA	\$2,600.00	\$0	\$0	\$0
36. CONNECT TO EXISTING	0	EA	\$2,600.00	\$0	\$0	\$0
37. FIRE HYDRANT AND ASSEMBLY	2	EA	\$11,000.00	\$22,000	\$0	\$22,000
38. 4" IRRIGATION SLEEVE	132	LF	\$22.00	\$2,904	\$2,904	\$0
WATER SYSTEM SUB-TOTAL				\$143,932	\$121,932	\$22,000
VI. STREETLIGHTS						
39. TRAFFIC SIGNAL	0	EA	\$472,000.00	\$0	\$0	\$0
40. SIGNAL INTERCONNECT	0	EA	\$20.00	\$0	\$0	\$0
41. JOINT TRENCH	878	LF	\$105.00	\$92,190	\$0	\$92,190
42. LED STREET LIGHT (10' SINGLE-Including wire, poles, pedestals)	0	EA	\$9,400.00	\$0	\$0	\$0
43. LED STREET LIGHT (15' SINGLE-Including wire, poles, pedestals)	7	EA	\$12,000.00	\$84,000	\$0	\$84,000
44. LED STREET LIGHT (15' DOUBLE-Including wire, poles, pedestals)	0	EA	\$12,600.00	\$0	\$0	\$0
STREETLIGHTS SUB-TOTAL				\$176,190	\$0	\$176,190
SUMMARY						
I. GRADING & EROSION CONTROL				\$93,696	\$25,125	\$68,571
II. STREET WORK & CONCRETE				\$570,002	\$175,930	\$394,072
III. STORM DRAINAGE				\$183,798	\$0	\$183,798
IV. SEWER SYSTEM				\$61,494	\$0	\$61,494
V. WATER SYSTEM				\$143,932	\$121,932	\$22,000
VI. STREETLIGHTS				\$176,190	\$0	\$176,190
SUB-TOTAL:				\$1,229,000	\$323,000	\$906,000
10% CONTINGENCY:				\$123,000	\$32,000	\$91,000
15% SOFT COSTS:				\$184,000	\$48,000	\$136,000
TOTAL ROAD E (Section K2) COST:				\$1,352,000	\$355,000	\$997,000

ROAD E - Section L (West End to Road B)

I. GRADING & EROSION CONTROL						
1. CLEAR & GRUB	0.7	AC	\$5,250.00	\$3,474	\$3,474	\$0
2. EXCAVATION TO SUBGRADE	1,124	CY	\$16.00	\$17,980	\$17,980	\$0
3. ROAD-FINISH GRADING, CMPT. SUB-GRADE	15,830	SF	\$0.80	\$12,664	\$12,664	\$0
4. SW/PATHWAY-FINISH GRADING, CMPT. SUB-GRADE	8,120	SF	\$0.80	\$6,496	\$6,496	\$0
5. EROSION CONTROL	0.66	AC	\$7,800.00	\$5,162	\$5,162	\$0
GRADING & EROSION CONTROL SUB-TOTAL				\$45,776	\$45,776	\$0
II. STREET WORK & CONCRETE						
6. 4" AC PAVEMENT	0	SF	\$2.70	\$0	\$0	\$0
7. 5" AC PAVEMENT	13,804	SF	\$3.30	\$45,553	\$45,553	\$0
8. 12" AGGREGATE BASE (Road/Curb/Curb&Gutter)	0	SF	\$3.10	\$0	\$0	\$0
9. 18" AGGREGATE BASE (Road/Curb/Curb&Gutter)	15,830	SF	\$4.20	\$66,486	\$66,486	\$0
10. REINFORCED CONCRETE PATH	8,120	SF	\$12.50	\$101,500	\$101,500	\$0
11. 4" PCC SIDEWALK	0	SF	\$7.40	\$0	\$0	\$0
12. SIGNAGE AND STRIPING	1	LS	\$2,000.00	\$2,000	\$2,000	\$0
13. CURB & GUTTER	812	LF	\$30.00	\$24,360	\$24,360	\$0
14. SURVEY MONUMENTS	1	EA	\$1,575.00	\$1,575	\$1,575	\$0
15. STAMPED CONCRETE/ENHANCED CROSSWALK	410	SF	\$34.00	\$13,940	\$13,940	\$0
16. PEDESTRIAN RAMPS (incl. detectable warnings)	4	EA	\$2,730.00	\$10,920	\$10,920	\$0
17. LANDSCAPING	4,872	SF	\$10.00	\$48,720	\$48,720	\$0
18. BOLLARDS	0	EA	\$945.00	\$0	\$0	\$0
19. ROUNDABOUT	1	EA	\$105,000.00	\$105,000	\$105,000	\$0
STREET WORK & CONCRETE SUB-TOTAL				\$420,054	\$420,054	\$0
III. STORM DRAINAGE						
20. 18" RCP STORM DRAIN	76	LF	\$105.00	\$7,980	\$7,980	\$0
21. 24" RCP STORM DRAIN	406	LF	\$126.00	\$51,156	\$51,156	\$0
22. 42" RCP STORM DRAIN	0	LF	\$315.00	\$0	\$0	\$0
23. 48" RCP STORM DRAIN	0	LF	\$168.00	\$0	\$0	\$0
24. TYPE I SD MANHOLE	2	EA	\$6,800.00	\$13,600	\$13,600	\$0
25. TYPE II SD MANHOLE	0	EA	\$8,900.00	\$0	\$0	\$0
26. CURB INLET	4	EA	\$6,800.00	\$27,200	\$27,200	\$0
STORM DRAINAGE SUB-TOTAL				\$99,936	\$99,936	\$0
IV. SEWER SYSTEM						
27. 8" SDR-35 PVC	406	LF	\$78.00	\$31,668	\$31,668	\$0
28. 10" SDR-35 PVC	0	LF	\$78.00	\$0	\$0	\$0
29. 12" SDR-35 PVC	0	LF	\$105.00	\$0	\$0	\$0
30. 48" SEWER MANHOLE	2	EA	\$8,400.00	\$16,800	\$16,800	\$0
SEWER SYSTEM SUB-TOTAL				\$48,468	\$48,468	\$0
V. WATER SYSTEM						
31. 8" WATER MAIN (Including Fittings)	0	LF	\$73.00	\$0	\$0	\$0
32. 8" WATER MAIN - RECLAIMED WATER (Including Fittings)	0	LF	\$73.00	\$0	\$0	\$0
33. 12" WATER MAIN (Including Fittings)	406	LF	\$126.00	\$51,156	\$51,156	\$0
34. 12" GATE VALVE	2	EA	\$4,200.00	\$8,400	\$8,400	\$0
35. 8" GATE VALVE - RECLAIMED WATER	0	EA	\$2,600.00	\$0	\$0	\$0
36. CONNECT TO EXISTING	0	EA	\$2,600.00	\$0	\$0	\$0
37. FIRE HYDRANT AND ASSEMBLY	1	EA	\$11,000.00	\$11,000	\$11,000	\$0
38. 4" IRRIGATION SLEEVE	122	LF	\$22.00	\$2,684	\$2,684	\$0
WATER SYSTEM SUB-TOTAL				\$73,240	\$73,240	\$0
VI. STREETLIGHTS						
39. TRAFFIC SIGNAL	0	EA	\$472,000.00	\$0	\$0	\$0
40. SIGNAL INTERCONNECT	0	EA	\$20.00	\$0	\$0	\$0
41. JOINT TRENCH	406	LF	\$105.00	\$42,630	\$42,630	\$0
42. LED STREET LIGHT (10' SINGLE-Including wire, poles, pedestals)	0	EA	\$9,400.00	\$0	\$0	\$0
43. LED STREET LIGHT (15' SINGLE-Including wire, poles, pedestals)	4	EA	\$12,000.00	\$48,000	\$48,000	\$0
44. LED STREET LIGHT (15' DOUBLE-Including wire, poles, pedestals)	0	EA	\$12,600.00	\$0	\$0	\$0
STREETLIGHTS SUB-TOTAL				\$90,630	\$90,630	\$0
SUMMARY						
I. GRADING & EROSION CONTROL				\$45,776	\$45,776	\$0
II. STREET WORK & CONCRETE				\$420,054	\$420,054	\$0
III. STORM DRAINAGE				\$99,936	\$99,936	\$0
IV. SEWER SYSTEM				\$48,468	\$48,468	\$0
V. WATER SYSTEM				\$73,240	\$73,240	\$0
VI. STREETLIGHTS				\$90,630	\$90,630	\$0
SUB-TOTAL:				\$778,000	\$778,000	\$0
10% CONTINGENCY:				\$78,000	\$78,000	\$0
15% SOFT COSTS:				\$117,000	\$117,000	\$0
TOTAL ROAD E (Section L) COST:				\$856,000	\$856,000	\$0

ROAD F - Section M (Parkland Avenue to Harry Lorenzo Avenue)

I. GRADING & EROSION CONTROL						
1. CLEAR & GRUB	2.2	AC	\$5,250.00	\$11,664	\$0	\$11,664
2. EXCAVATION TO SUBGRADE	4,466	CY	\$16.00	\$71,453	\$0	\$71,453
3. ROAD-FINISH GRADING, CMPT. SUB-GRADE	62,910	SF	\$0.80	\$50,328	\$0	\$50,328
4. SW/PATHWAY-FINISH GRADING, CMPT. SUB-GRADE	14,517	SF	\$0.80	\$11,614	\$0	\$11,614
5. EROSION CONTROL	2.22	AC	\$7,800.00	\$17,330	\$0	\$17,330
GRADING & EROSION CONTROL SUB-TOTAL				\$162,389	\$0	\$162,389
II. STREET WORK & CONCRETE						
6. 4" AC PAVEMENT	0	SF	\$2.70	\$0	\$0	\$0
7. 5" AC PAVEMENT	54,842	SF	\$3.30	\$180,979	\$0	\$180,979
8. 12" AGGREGATE BASE (Road/Curb/Curb&Gutter)	0	SF	\$3.10	\$0	\$0	\$0
9. 18" AGGREGATE BASE (Road/Curb/Curb&Gutter)	62,910	SF	\$4.20	\$264,222	\$0	\$264,222
10. REINFORCED CONCRETE PATH	0	SF	\$12.50	\$0	\$0	\$0
11. 4" PCC SIDEWALK	14,517	SF	\$7.40	\$107,426	\$0	\$107,426
12. SIGNAGE AND STRIPING	1	LS	\$8,000.00	\$8,000	\$0	\$8,000
13. CURB & GUTTER	3,226	LF	\$30.00	\$96,780	\$0	\$96,780
14. SURVEY MONUMENTS	2	EA	\$1,575.00	\$3,150	\$0	\$3,150
15. STAMPED CONCRETE/ENHANCED CROSSWALK	0	SF	\$34.00	\$0	\$0	\$0
16. PEDESTRIAN RAMPS (incl. detectable warnings)	6	EA	\$2,730.00	\$16,380	\$0	\$16,380
17. LANDSCAPING	19,356	SF	\$10.00	\$193,560	\$0	\$193,560
18. BOLLARDS	0	EA	\$945.00	\$0	\$0	\$0
19. ROUNDABOUT	1	EA	\$105,000.00	\$105,000	\$105,000	\$0
STREET WORK & CONCRETE SUB-TOTAL				\$975,496	\$105,000	\$870,496
III. STORM DRAINAGE						
20. 18" RCP STORM DRAIN	228	LF	\$105.00	\$23,940	\$0	\$23,940
21. 36" RCP STORM DRAIN	620	LF	\$184.00	\$114,080	\$114,080	\$0
22. 42" RCP STORM DRAIN	960	LF	\$315.00	\$302,400	\$302,400	\$0
23. 48" RCP STORM DRAIN	0	LF	\$168.00	\$0	\$0	\$0
24. TYPE I SD MANHOLE	3	EA	\$6,800.00	\$20,400	\$20,400	\$0
25. TYPE II SD MANHOLE	4	EA	\$8,900.00	\$35,600	\$35,600	\$0
26. CURB INLET	12	EA	\$6,800.00	\$81,600	\$0	\$81,600
STORM DRAINAGE SUB-TOTAL				\$578,020	\$472,480	\$105,540
IV. SEWER SYSTEM						
27. 8" SDR-35 PVC	1,613	LF	\$78.00	\$125,814	\$0	\$125,814
28. 10" SDR-35 PVC	0	LF	\$78.00	\$0	\$0	\$0
29. 12" SDR-35 PVC	0	LF	\$105.00	\$0	\$0	\$0
30. 48" SEWER MANHOLE	5	EA	\$8,400.00	\$42,000	\$0	\$42,000
SEWER SYSTEM SUB-TOTAL				\$167,814	\$0	\$167,814
V. WATER SYSTEM						
31. 8" WATER MAIN (Including Fittings)	0	LF	\$73.00	\$0	\$0	\$0
32. 8" WATER MAIN - RECLAIMED WATER (Including Fittings)	0	LF	\$73.00	\$0	\$0	\$0
33. 12" WATER MAIN (Including Fittings)	1,590	LF	\$126.00	\$200,340	\$200,340	\$0
34. 12" GATE VALVE	4	EA	\$4,200.00	\$16,800	\$16,800	\$0
35. 8" GATE VALVE - RECLAIMED WATER	0	EA	\$2,600.00	\$0	\$0	\$0
36. CONNECT TO EXISTING	1	EA	\$2,600.00	\$2,600	\$0	\$2,600
37. FIRE HYDRANT AND ASSEMBLY	5	EA	\$11,000.00	\$55,000	\$0	\$55,000
WATER SYSTEM SUB-TOTAL				\$274,740	\$217,140	\$57,600
VI. STREETLIGHTS						
38. TRAFFIC SIGNAL	0	EA	\$472,000.00	\$0	\$0	\$0
39. SIGNAL INTERCONNECT	0	EA	\$20.00	\$0	\$0	\$0
40. JOINT TRENCH	1,613	LF	\$105.00	\$169,365	\$0	\$169,365
41. LED STREET LIGHT (10' SINGLE-Including wire, poles, pedestals)	0	EA	\$9,400.00	\$0	\$0	\$0
42. LED STREET LIGHT (15' SINGLE-Including wire, poles, pedestals)	12	EA	\$12,000.00	\$144,000	\$0	\$144,000
43. LED STREET LIGHT (15' DOUBLE-Including wire, poles, pedestals)	0	EA	\$12,600.00	\$0	\$0	\$0
STREETLIGHTS SUB-TOTAL				\$313,365	\$0	\$313,365
SUMMARY						
I. GRADING & EROSION CONTROL				\$162,389	\$0	\$162,389
II. STREET WORK & CONCRETE				\$975,496	\$105,000	\$870,496
III. STORM DRAINAGE				\$578,020	\$472,480	\$105,540
IV. SEWER SYSTEM				\$167,814	\$0	\$167,814
V. WATER SYSTEM				\$274,740	\$217,140	\$57,600
VI. STREETLIGHTS				\$313,365	\$0	\$313,365
SUB-TOTAL:				\$2,472,000	\$795,000	\$1,677,000
10% CONTINGENCY:				\$247,000	\$80,000	\$168,000
15% SOFT COSTS:				\$371,000	\$119,000	\$252,000
TOTAL ROAD F COST:				\$3,090,000	\$994,000	\$2,097,000

ROAD G - Section H (West End to Road B)

I. GRADING & EROSION CONTROL						
1. CLEAR & GRUB	1.5	AC	\$5,250.00	\$7,949	\$7,949	\$0
2. EXCAVATION TO SUBGRADE	2,666	CY	\$16.00	\$42,661	\$42,661	\$0
3. ROAD-FINISH GRADING, CMPT. SUB-GRADE	37,560	SF	\$0.80	\$30,048	\$30,048	\$0
4. SW/PATHWAY-FINISH GRADING, CMPT. SUB-GRADE	14,656	SF	\$0.80	\$11,725	\$11,725	\$0
5. EROSION CONTROL	1.51	AC	\$7,800.00	\$11,810	\$11,810	\$0
GRADING & EROSION CONTROL SUB-TOTAL				\$104,192	\$104,192	\$0
II. STREET WORK & CONCRETE						
6. 4" AC PAVEMENT	0	SF	\$2.70	\$0	\$0	\$0
7. 5" AC PAVEMENT	32,976	SF	\$3.30	\$108,821	\$108,821	\$0
8. 12" AGGREGATE BASE (Road/Curb/Curb&Gutter)	0	SF	\$3.10	\$0	\$0	\$0
9. 18" AGGREGATE BASE (Road/Curb/Curb&Gutter)	37,560	SF	\$4.20	\$157,752	\$157,752	\$0
10. REINFORCED CONCRETE PATH	0	SF	\$12.50	\$0	\$0	\$0
11. 4" PCC SIDEWALK	14,656	SF	\$7.40	\$108,454	\$108,454	\$0
12. SIGNAGE AND STRIPING	1	LS	\$5,000.00	\$5,000	\$5,000	\$0
13. CURB & GUTTER	1,832	LF	\$30.00	\$54,960	\$54,960	\$0
14. MEDIAN CURB	0	LF	\$19.00	\$0	\$0	\$0
15. SURVEY MONUMENTS	1	EA	\$1,575.00	\$1,575	\$1,575	\$0
16. STAMPED CONCRETE/ENHANCED CROSSWALK	0	SF	\$34.00	\$0	\$0	\$0
17. PEDESTRIAN RAMPS (incl. detectable warnings)	4	EA	\$2,730.00	\$10,920	\$10,920	\$0
18. LANDSCAPING	13,740	SF	\$10.00	\$137,400	\$137,400	\$0
19. BOLLARDS	0	EA	\$945.00	\$0	\$0	\$0
20. ROUNDABOUT	1	EA	\$105,000.00	\$105,000	\$105,000	\$0
STREET WORK & CONCRETE SUB-TOTAL				\$689,882	\$689,882	\$0
III. STORM DRAINAGE						
21. 18" RCP STORM DRAIN	160	LF	\$105.00	\$16,800	\$16,800	\$0
22. 36" RCP STORM DRAIN	422	LF	\$184.00	\$77,648	\$77,648	\$0
23. 42" RCP STORM DRAIN	0	LF	\$315.00	\$0	\$0	\$0
24. 48" RCP STORM DRAIN	494	LF	\$168.00	\$82,992	\$82,992	\$0
25. TYPE I SD MANHOLE	2	EA	\$6,800.00	\$13,600	\$13,600	\$0
26. TYPE II SD MANHOLE	2	EA	\$8,900.00	\$17,800	\$17,800	\$0
27. CURB INLET	8	EA	\$6,800.00	\$54,400	\$54,400	\$0
STORM DRAINAGE SUB-TOTAL				\$263,240	\$263,240	\$0
IV. SEWER SYSTEM						
28. 8" SDR-35 PVC	916	LF	\$78.00	\$71,448	\$71,448	\$0
29. 10" SDR-35 PVC	0	LF	\$78.00	\$0	\$0	\$0
30. 12" SDR-35 PVC	0	LF	\$105.00	\$0	\$0	\$0
31. 48" SEWER MANHOLE	3	EA	\$8,400.00	\$25,200	\$25,200	\$0
SEWER SYSTEM SUB-TOTAL				\$96,648	\$96,648	\$0
V. WATER SYSTEM						
32. 8" WATER MAIN (Including Fittings)	915	LF	\$73.00	\$66,795	\$66,795	\$0
33. 8" WATER MAIN - RECLAIMED WATER (Including Fittings)	0	LF	\$73.00	\$0	\$0	\$0
34. 12" WATER MAIN (Including Fittings)	0	LF	\$126.00	\$0	\$0	\$0
35. 12" GATE VALVE	0	EA	\$4,200.00	\$0	\$0	\$0
36. 8" GATE VALVE	4	EA	\$2,600.00	\$10,400	\$10,400	\$0
37. 8" GATE VALVE - RECLAIMED WATER	0	EA	\$2,600.00	\$0	\$0	\$0
38. CONNECT TO EXISTING	0	EA	\$2,600.00	\$0	\$0	\$0
39. FIRE HYDRANT AND ASSEMBLY	3	EA	\$11,000.00	\$33,000	\$33,000	\$0
WATER SYSTEM SUB-TOTAL				\$110,195	\$110,195	\$0
VI. STREETLIGHTS						
40. TRAFFIC SIGNAL	0	EA	\$472,000.00	\$0	\$0	\$0
41. SIGNAL INTERCONNECT	0	EA	\$20.00	\$0	\$0	\$0
42. JOINT TRENCH	916	LF	\$105.00	\$96,180	\$96,180	\$0
43. LED STREET LIGHT (10' SINGLE-Including wire, poles, pedestals)	0	EA	\$9,400.00	\$0	\$0	\$0
44. COBRA STREET LIGHTS (SINGLE)	4	EA	\$12,000.00	\$48,000	\$48,000	\$0
45. LED STREET LIGHT (15' DOUBLE-Including wire, poles, pedestals)	0	EA	\$12,600.00	\$0	\$0	\$0
STREETLIGHTS SUB-TOTAL				\$144,180	\$144,180	\$0
SUMMARY						
I. GRADING & EROSION CONTROL				\$104,192	\$104,192	\$0
II. STREET WORK & CONCRETE				\$689,882	\$689,882	\$0
III. STORM DRAINAGE				\$263,240	\$263,240	\$0
IV. SEWER SYSTEM				\$96,648	\$96,648	\$0
V. WATER SYSTEM				\$110,195	\$110,195	\$0
VI. STREETLIGHTS				\$144,180	\$144,180	\$0
SUB-TOTAL:				\$1,408,000	\$1,408,000	\$0
10% CONTINGENCY:				\$141,000	\$141,000	\$0
15% SOFT COSTS:				\$211,000	\$211,000	\$0
TOTAL ROAD G COST:				\$1,760,000	\$1,760,000	\$0

MARSTON DRIVE - Section C1 (Road D to Harry Lorenzo Avenue)!

I. GRADING & EROSION CONTROL						
1. CLEAR & GRUB	1.8	AC	\$5,250.00	\$9,213	\$2,632	\$6,581
2. EXCAVATION TO SUBGRADE	3,230	CY	\$16.00	\$51,679	\$14,765	\$36,914
3. ROAD-FINISH GRADING, CMPT. SUB-GRADE	45,500	SF	\$0.80	\$36,400	\$8,898	\$27,502
4. SW/PATHWAY-FINISH GRADING, CMPT. SUB-GRADE	14,105	SF	\$0.80	\$11,284	\$4,732	\$6,552
5. EROSION CONTROL	1.75	AC	\$7,800.00	\$13,688	\$3,911	\$9,777
GRADING & EROSION CONTROL SUB-TOTAL				\$122,263	\$34,938	\$87,325
II. STREET WORK & CONCRETE						
6. 4" AC PAVEMENT	0	SF	\$2.70	\$0	\$0	\$0
7. 5" AC PAVEMENT	40,950	SF	\$3.30	\$135,135	\$33,033	\$102,102
8. 12" AGGREGATE BASE (Road/Curb/Curb&Gutter)	0	SF	\$3.10	\$0	\$0	\$0
9. 18" AGGREGATE BASE (Road/Curb/Curb&Gutter)	45,500	SF	\$4.20	\$191,100	\$46,713	\$144,387
10. REINFORCED CONCRETE PATH	9,100	SF	\$12.50	\$113,750	\$83,447	\$30,303
11. 4" PCC SIDEWALK	5,005	SF	\$7.40	\$37,037	\$6,734	\$30,303
12. SIGNAGE AND STRIPING	1	LS	\$5,000.00	\$5,000	\$2,000	\$3,000
13. CURB & GUTTER	1,820	LF	\$30.00	\$54,600	\$0	\$54,600
14. SURVEY MONUMENTS	1	EA	\$1,575.00	\$1,575	\$0	\$1,575
15. STAMPED CONCRETE/ENHANCED CROSSWALK	540	SF	\$34.00	\$18,360	\$0	\$18,360
16. PEDESTRIAN RAMPS (incl. detectable warnings)	4	EA	\$2,730.00	\$10,920	\$0	\$10,920
17. LANDSCAPING	16,835	SF	\$10.00	\$168,350	\$59,150	\$109,200
18. BOLLARDS	2	EA	\$945.00	\$1,890	\$0	\$1,890
19. ROUNDABOUT	1	EA	\$105,000.00	\$105,000	\$105,000	\$0
STREET WORK & CONCRETE SUB-TOTAL				\$842,717	\$336,077	\$506,640
III. STORM DRAINAGE						
20. 18" RCP STORM DRAIN	196	LF	\$105.00	\$20,580	\$0	\$20,580
21. 24" RCP STORM DRAIN	480	LF	\$126.00	\$60,480	\$0	\$60,480
22. 42" RCP STORM DRAIN	430	LF	\$315.00	\$135,450	\$135,450	\$0
23. 48" RCP STORM DRAIN	0	LF	\$168.00	\$0	\$0	\$0
24. TYPE I SD MANHOLE	2	EA	\$6,800.00	\$13,600	\$0	\$13,600
25. TYPE II SD MANHOLE	2	EA	\$8,900.00	\$17,800	\$17,800	\$0
26. CURB INLET	8	EA	\$6,800.00	\$54,400	\$0	\$54,400
STORM DRAINAGE SUB-TOTAL				\$302,310	\$153,250	\$149,060
IV. SEWER SYSTEM						
27. 8" SDR-35 PVC	0	LF	\$78.00	\$0	\$0	\$0
28. 10" SDR-35 PVC	910	LF	\$78.00	\$70,980	\$70,980	\$0
29. 12" SDR-35 PVC	0	LF	\$105.00	\$0	\$0	\$0
30. 48" SEWER MANHOLE	3	EA	\$8,400.00	\$25,200	\$25,200	\$0
SEWER SYSTEM SUB-TOTAL				\$96,180	\$96,180	\$0
V. WATER SYSTEM						
31. 8" WATER MAIN (Including Fittings)	0	LF	\$73.00	\$0	\$0	\$0
32. 8" WATER MAIN - RECLAIMED WATER (Including Fittings)	0	LF	\$73.00	\$0	\$0	\$0
33. 12" WATER MAIN (Including Fittings)	865	LF	\$126.00	\$108,990	\$108,990	\$0
34. 12" GATE VALVE	2	EA	\$4,200.00	\$8,400	\$8,400	\$0
35. 8" GATE VALVE - RECLAIMED WATER	0	EA	\$2,600.00	\$0	\$0	\$0
36. CONNECT TO EXISTING	1	EA	\$2,600.00	\$2,600	\$2,600	\$0
37. FIRE HYDRANT AND ASSEMBLY	3	EA	\$11,000.00	\$33,000	\$0	\$33,000
38. 4" IRRIGATION SLEEVE	137	LF	\$22.00	\$3,014	\$3,014	\$0
WATER SYSTEM SUB-TOTAL				\$156,004	\$123,004	\$33,000
VI. STREETLIGHTS						
39. TRAFFIC SIGNAL	0	EA	\$472,000.00	\$0	\$0	\$0
40. SIGNAL INTERCONNECT	0	EA	\$20.00	\$0	\$0	\$0
41. JOINT TRENCH	910	LF	\$105.00	\$95,550	\$0	\$95,550
42. LED STREET LIGHT (10' SINGLE-Including wire, poles, pedestals)	0	EA	\$9,400.00	\$0	\$0	\$0
43. LED STREET LIGHT (15' SINGLE-Including wire, poles, pedestals)	7	EA	\$12,000.00	\$84,000	\$0	\$84,000
44. LED STREET LIGHT (15' DOUBLE-Including wire, poles, pedestals)	0	EA	\$12,600.00	\$0	\$0	\$0
STREETLIGHTS SUB-TOTAL				\$179,550	\$0	\$179,550
SUMMARY						
				\$122,263	\$34,938	\$87,325
				\$842,717	\$336,077	\$506,640
				\$302,310	\$153,250	\$149,060
				\$96,180	\$96,180	\$0
				\$156,004	\$123,004	\$33,000
				\$179,550	\$0	\$179,550
SUB-TOTAL:				\$1,699,000	\$743,000	\$956,000
10% CONTINGENCY:				\$170,000	\$74,000	\$96,000
15% SOFT COSTS:				\$255,000	\$111,000	\$143,000
TOTAL MARSTON DRIVE (Section C1) COST:				\$1,869,000	\$817,000	\$1,052,000

MARSTON DRIVE - Section F (Road B to Road D)!

I. GRADING & EROSION CONTROL						
1. CLEAR & GRUB	1.9	AC	\$5,250.00	\$9,978	\$5,685	\$4,294
2. EXCAVATION TO SUBGRADE	3,720	CY	\$16.00	\$59,516	\$33,907	\$25,609
3. ROAD-FINISH GRADING, CMPT. SUB-GRADE	52,400	SF	\$0.80	\$41,920	\$20,674	\$21,246
4. SW/PATHWAY-FINISH GRADING, CMPT. SUB-GRADE	16,244	SF	\$0.80	\$12,995	\$7,934	\$5,062
5. EROSION CONTROL	1.90	AC	\$7,800.00	\$14,825	\$8,446	\$6,379
GRADING & EROSION CONTROL SUB-TOTAL				\$139,235	\$76,645	\$62,590
II. STREET WORK & CONCRETE						
6. 4" AC PAVEMENT	0	SF	\$2.70	\$0	\$0	\$0
7. 5" AC PAVEMENT	47,160	SF	\$3.30	\$155,628	\$76,751	\$78,877
8. 12" AGGREGATE BASE (Road/Curb/Curb&Gutter)	0	SF	\$3.10	\$0	\$0	\$0
9. 18" AGGREGATE BASE (Road/Curb/Curb&Gutter)	52,400	SF	\$4.20	\$220,080	\$108,537	\$111,543
10. REINFORCED CONCRETE PATH	10,480	SF	\$12.50	\$131,000	\$107,590	\$23,410
11. 4" PCC SIDEWALK	5,764	SF	\$7.40	\$42,654	\$19,244	\$23,410
12. SIGNAGE AND STRIPING	1	LS	\$5,000.00	\$5,000	\$1,583	\$3,417
13. CURB & GUTTER	2,096	LF	\$30.00	\$62,880	\$20,700	\$42,180
14. SURVEY MONUMENTS	0	EA	\$1,575.00	\$0	\$0	\$0
15. STAMPED CONCRETE/ENHANCED CROSSWALK	930	SF	\$34.00	\$31,620	\$31,620	\$0
16. PEDESTRIAN RAMPS (incl. detectable warnings)	4	EA	\$2,730.00	\$10,920	\$10,920	\$0
17. LANDSCAPING	14,148	SF	\$10.00	\$141,480	\$57,120	\$84,360
18. BOLLARDS	2	EA	\$945.00	\$1,890	\$1,890	\$0
19. ROUNDABOUT	0	EA	\$105,000.00	\$0	\$0	\$0
STREET WORK & CONCRETE SUB-TOTAL				\$803,152	\$435,956	\$367,196
III. STORM DRAINAGE						
20. 18" RCP STORM DRAIN	245	LF	\$105.00	\$25,725	\$0	\$25,725
21. 24" RCP STORM DRAIN	1,048	LF	\$126.00	\$132,048	\$0	\$132,048
22. 42" RCP STORM DRAIN	420	LF	\$315.00	\$132,300	\$132,300	\$0
23. 48" RCP STORM DRAIN	0	LF	\$168.00	\$0	\$0	\$0
24. TYPE I SD MANHOLE	4	EA	\$6,800.00	\$27,200	\$0	\$27,200
25. TYPE II SD MANHOLE	2	EA	\$8,900.00	\$17,800	\$17,800	\$0
26. CURB INLET	10	EA	\$6,800.00	\$68,000	\$0	\$68,000
STORM DRAINAGE SUB-TOTAL				\$403,073	\$150,100	\$252,973
IV. SEWER SYSTEM						
27. 8" SDR-35 PVC	356	LF	\$78.00	\$27,768	\$0	\$27,768
28. 10" SDR-35 PVC	692	LF	\$78.00	\$53,976	\$53,976	\$0
29. 12" SDR-35 PVC	0	LF	\$105.00	\$0	\$0	\$0
30. 48" SEWER MANHOLE	3	EA	\$8,400.00	\$25,200	\$16,800	\$8,400
SEWER SYSTEM SUB-TOTAL				\$106,944	\$70,776	\$36,168
V. WATER SYSTEM						
31. 8" WATER MAIN (Including Fittings)	0	LF	\$73.00	\$0	\$0	\$0
32. 8" WATER MAIN - RECLAIMED WATER (Including Fittings)	0	LF	\$73.00	\$0	\$0	\$0
33. 12" WATER MAIN (Including Fittings)	1,125	LF	\$126.00	\$141,750	\$141,750	\$0
34. 12" GATE VALVE	4	EA	\$4,200.00	\$16,800	\$16,800	\$0
35. 8" GATE VALVE - RECLAIMED WATER	0	EA	\$2,600.00	\$0	\$0	\$0
36. CONNECT TO EXISTING	0	EA	\$2,600.00	\$0	\$0	\$0
37. FIRE HYDRANT AND ASSEMBLY	3	EA	\$11,000.00	\$33,000	\$0	\$33,000
38. 4" IRRIGATION SLEEVE	158	LF	\$22.00	\$3,476	\$3,476	\$0
WATER SYSTEM SUB-TOTAL				\$195,026	\$162,026	\$33,000
VI. STREETLIGHTS						
39. TRAFFIC SIGNAL	0	EA	\$472,000.00	\$0	\$0	\$0
40. SIGNAL INTERCONNECT	0	EA	\$20.00	\$0	\$0	\$0
41. JOINT TRENCH	1,048	LF	\$105.00	\$110,040	\$0	\$110,040
42. LED STREET LIGHT (10' SINGLE-Including wire, poles, pedestals)	0	EA	\$9,400.00	\$0	\$0	\$0
43. LED STREET LIGHT (15' SINGLE-Including wire, poles, pedestals)	8	EA	\$12,000.00	\$96,000	\$0	\$96,000
44. LED STREET LIGHT (15' DOUBLE-Including wire, poles, pedestals)	0	EA	\$12,600.00	\$0	\$0	\$0
STREETLIGHTS SUB-TOTAL				\$206,040	\$0	\$206,040
SUMMARY						
				\$139,235	\$76,645	\$62,590
				\$803,152	\$435,956	\$367,196
				\$403,073	\$150,100	\$252,973
				\$106,944	\$70,776	\$36,168
				\$195,026	\$162,026	\$33,000
				\$206,040	\$0	\$206,040
SUB-TOTAL:				\$1,853,000	\$896,000	\$958,000
10% CONTINGENCY:				\$185,000	\$90,000	\$96,000
15% SOFT COSTS:				\$278,000	\$134,000	\$144,000
TOTAL MARSTON DRIVE (Section F) COST:				\$2,038,000	\$986,000	\$1,054,000

MISCELLANEOUS						
I. GRADING & EROSION CONTROL						
1. CLEAR & GRUB	1.7	AC	\$5,250.00	\$9,103	\$9,103	\$0
2. EXCAVATION TO SUBGRADE	0	CY	\$16.00	\$0	\$0	\$0
3. ROAD-FINISH GRADING, CMPT. SUB-GRADE	75,525	SF	\$0.80	\$60,420	\$60,420	\$0
4. SW/PATHWAY-FINISH GRADING, CMPT. SUB-GRADE	0	SF	\$0.80	\$0	\$0	\$0
5. EROSION CONTROL	1.7	AC	\$7,800.00	\$13,524	\$13,524	\$0
GRADING & EROSION CONTROL SUB-TOTAL				\$83,046	\$83,046	\$0
II. STREET WORK & CONCRETE						
6. 15' GRAVEL ACCESS ROAD (ALONG CR 25A AND SR-113)	75,525	SF	\$2.20	\$166,155	\$166,155	\$0
STREET WORK & CONCRETE SUB-TOTAL				\$166,155	\$166,155	\$0
III. STORM DRAINAGE						
30" RCP STORM DRAIN (MDR SOUTH OF PARKLAND; HERITAGE AND HUNT)						
7. AND HUNT	1,137	LF	\$147.00	\$167,139	\$167,139	\$0
8. 42" RCP STORM DRAIN (RTP TO MARSTON)	420	LF	\$315.00	\$132,300	\$132,300	\$0
9. 48" RCP STORM DRAIN	0	LF	\$168.00	\$0	\$0	\$0
10. 24" SD MANIFOLD (HERITAGE AND HUNT)	1	EA	\$105,000.00	\$105,000	\$105,000	\$0
11. CONNECT TO EXISTING (HERITAGE AND HUNT)	1	EA	\$1,300.00	\$1,300	\$1,300	\$0
12. TYPE I SD MANHOLE	4	EA	\$6,800.00	\$27,200	\$27,200	\$0
13. TYPE II SD MANHOLE	2	EA	\$8,900.00	\$17,800	\$17,800	\$0
14. CURB INLET	0	EA	\$6,800.00	\$0	\$0	\$0
STORM DRAINAGE SUB-TOTAL				\$450,739	\$450,739	\$0
IV. SEWER SYSTEM						
14. 8" SDR-35 PVC (ROAD E TO VCLDR)						
10" SDR-35 PVC (VCLDR TO LDR ACROSS ROAD D; ROAD C TO MARSTON)	1,355	LF	\$78.00	\$105,690	\$105,690	\$0
16. 12" SDR-35 PVC (LDR TO HERITAGE/HUNT)	688	LF	\$105.00	\$72,240	\$72,240	\$0
17. 15" SDR-35 PVC (WRTP to SL HERITAGE/HUNT)	552	LF	\$140.00	\$77,280	\$77,280	\$0
18. CONNECT TO EXISTING (HERITAGE AND HUNT)	1	EA	\$1,300.00	\$1,300	\$1,300	\$0
19. 48" SEWER MANHOLE	9	EA	\$8,400.00	\$75,600	\$75,600	\$0
SEWER SYSTEM SUB-TOTAL				\$371,734	\$371,734	\$0
V. WATER SYSTEM						
20. 8" WATER MAIN - RECLAIMED WATER (Including Fittings)						
21. 12" WATER MAIN (Including Fittings)	0	LF	\$73.00	\$0	\$0	\$0
22. 12" GATE VALVE	0	EA	\$126.00	\$0	\$0	\$0
23. 8" GATE VALVE - RECLAIMED WATER	0	EA	\$4,200.00	\$0	\$0	\$0
24. CONNECT TO EXISTING	0	EA	\$2,600.00	\$0	\$0	\$0
25. FIRE HYDRANT AND ASSEMBLY	0	EA	\$2,600.00	\$0	\$0	\$0
WATER SYSTEM SUB-TOTAL				\$0	\$0	\$0
SUMMARY						
				\$83,046	\$83,046	\$0
				\$166,155	\$166,155	\$0
				\$450,739	\$450,739	\$0
				\$371,734	\$371,734	\$0
				\$0	\$0	\$0
SUB-TOTAL:				\$1,072,000	\$1,072,000	\$0
10% CONTINGENCY:				\$107,000	\$107,000	\$0
15% SOFT COSTS:				\$161,000	\$161,000	\$0
TOTAL MISCELLANEOUS COST:				\$1,340,000	\$1,340,000	\$0

Notes:

¹ RTIF fee is determined by the additional improvement width above the 60' Right of Way that the developer is required to dedicate without compensation.

SUMMARY			
I. GRADING & EROSION CONTROL	\$1,455,289	\$671,804	\$783,484
II. STREET WORK & CONCRETE	\$8,352,949	\$4,036,280	\$4,316,668
III. STORM DRAINAGE	\$3,722,759	\$2,113,040	\$1,609,719
VI. SEWER SYSTEM	\$1,579,378	\$1,040,938	\$538,440
V. WATER SYSTEM	\$1,913,977	\$1,614,302	\$299,675
VI. STREETLIGHTS	\$2,199,315	\$538,005	\$1,661,310
SUB-TOTAL:		\$19,224,000	\$10,014,000
10% CONTINGENCY:		\$1,922,000	\$1,001,000
15% SOFT COSTS:		\$2,884,000	\$1,502,000
TOTAL LOCAL AND COLLECTOR ROAD COST:		\$24,030,000	\$12,517,000



ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS
 PROJECT: WOODLAND RESEARCH AND TECHNOLOGY PARK (SP-1A)
 BASED ON: 2022 LAND USE PLAN AND ACCOMPANYING UTILITY LAYOUTS
 PREPARED BY: CC/SG
 REVISED: 03/14/23

FINAL DRAFT

D. ROAD B

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST	RTIF FEE	DEVELOPER COST
ROAD B - Sections E, G, H, H' (Road G to Parkland Avenue)							
I. GRADING & EROSION CONTROL							
1.	CLEAR & GRUB	12.1	AC	\$5,250.00	\$63,728	\$63,728	\$0
2.	EXCAVATION TO SUBGRADE	21,984	CY	\$16.00	\$351,747	\$351,747	\$0
3.	ROAD-FINISH GRADING, CMPT. SUB-GRADE	309,690	SF	\$0.80	\$247,752	\$247,752	\$0
4.	SW/PATHWAY-FINISH GRADING, CMPT. SUB-GRADE	81,602	SF	\$0.80	\$65,282	\$65,282	\$0
5.	EROSION CONTROL	12.14	AC	\$7,800.00	\$94,682	\$94,682	\$0
GRADING & EROSION CONTROL SUB-TOTAL					\$823,190	\$823,190	\$0
II. STREET WORK & CONCRETE							
6.	4" AC PAVEMENT	0	SF	\$2.70	\$0	\$0	\$0
7.	7" AC PAVEMENT	286,720	SF	\$5.10	\$1,462,272	\$1,462,272	\$0
8.	12" AGGREGATE BASE (Road/Curb/Curb&Gutter)	0	SF	\$3.10	\$0	\$0	\$0
9.	26" AGGREGATE BASE (Road/Curb/Curb&Gutter)	309,690	SF	\$5.10	\$1,579,419	\$1,579,419	\$0
10.	REINFORCED CONCRETE PATH	62,620	SF	\$12.50	\$782,750	\$782,750	\$0
11.	4" PCC SIDEWALK	18,982	SF	\$7.40	\$140,467	\$140,467	\$0
12.	SIGNAGE AND STRIPING	1	LS	\$25,000.00	\$25,000	\$25,000	\$0
13.	CURB & GUTTER	9,186	LF	\$30.00	\$289,359	\$289,359	\$0
14.	MEDIAN CURB	8,600	LF	\$19.00	\$163,400	\$163,400	\$0
15.	SURVEY MONUMENTS	5	EA	\$1,575.00	\$7,875	\$7,875	\$0
16.	STAMPED CONCRETE/ENHANCED CROSSWALK	10,130	SF	\$34.00	\$344,420	\$344,420	\$0
17.	PEDESTRIAN RAMPS (incl. detectable warnings)	16	EA	\$2,730.00	\$43,680	\$43,680	\$0
18.	LANDSCAPING ¹	121,064	SF	\$10.00	\$1,210,640	\$1,210,640	\$0
19.	BOLLARDS	0	EA	\$945.00	\$0	\$0	\$0
20.	MID BLOCK CROSSING (between Marston & Road E)	2	EA	\$75,000.00	\$150,000	\$150,000	\$0
21.	ENHANCED LANDSCAPING (Marston Intersection)	1	EA	\$100,000.00	\$100,000	\$100,000	\$0
21.	ROUNDABOUT	0	EA	\$105,000.00	\$0	\$0	\$0
STREET WORK & CONCRETE SUB-TOTAL					\$6,299,282	\$6,299,282	\$0
III. STORM DRAINAGE							
22.	18" RCP STORM DRAIN	1,200	LF	\$105.00	\$126,000.00	\$126,000	\$0
23.	24" RCP STORM DRAIN	2,303	LF	\$126.00	\$290,178.00	\$290,178	\$0
24.	36" RCP STORM DRAIN	620	LF	\$184.00	\$114,080.00	\$114,080	\$0
25.	42" RCP STORM DRAIN	720	LF	\$315.00	\$226,800.00	\$226,800	\$0
26.	48" RCP STORM DRAIN	950	LF	\$168.00	\$159,600.00	\$159,600	\$0
27.	TYPE I SD MANHOLE	10	EA	\$6,800.00	\$68,000	\$68,000	\$0
28.	TYPE II SD MANHOLE	6	EA	\$8,900.00	\$53,400	\$53,400	\$0
29.	CURB INLET	32	EA	\$6,800.00	\$217,600	\$217,600	\$0
STORM DRAINAGE SUB-TOTAL					\$839,480	\$839,480	\$0
IV. SEWER SYSTEM							
30.	8" SDR-35 PVC	3,621	LF	\$78.00	\$282,438	\$0	\$282,438
31.	10" SDR-35 PVC	972	LF	\$78.00	\$75,816	\$75,816	\$0
32.	12" SDR-35 PVC	0	LF	\$105.00	\$0	\$0	\$0
33.	48" SEWER MANHOLE	13	EA	\$8,400.00	\$109,200	\$25,200	\$84,000
SEWER SYSTEM SUB-TOTAL					\$467,454	\$101,016	\$366,438
V. WATER SYSTEM							
34.	8" WATER MAIN (Including Fittings)	0	LF	\$73.00	\$0	\$0	\$0
35.	8" WATER MAIN - RECLAIMED WATER (Including Fittings)	4,018	LF	\$73.00	\$293,314	\$293,314	\$0
36.	12" WATER MAIN (Including Fittings)	4,600	LF	\$126.00	\$579,600	\$579,600	\$0
37.	12" GATE VALVE	15	EA	\$4,200.00	\$63,000	\$63,000	\$0
38.	8" GATE VALVE - RECLAIMED WATER	7	EA	\$2,600.00	\$18,200	\$18,200	\$0
39.	CONNECT TO EXISTING	0	EA	\$2,600.00	\$0	\$0	\$0
40.	FIRE HYDRANT AND ASSEMBLY	14	EA	\$11,000.00	\$154,000	\$154,000	\$0
41.	4" IRRIGATION SLEEVE	470	LF	\$22.00	\$10,340	\$10,340	\$0
WATER SYSTEM SUB-TOTAL					\$1,118,454	\$1,118,454	\$0
VI. STREETLIGHTS							
40.	TRAFFIC SIGNAL (Road C, Road E, Marston)	3	EA	\$472,500.00	\$1,417,500	\$1,417,500	\$0
41.	SIGNAL INTERCONNECT (Parkland Avenue to CR25A)	4,014	LF	\$20.00	\$80,280	\$80,280	\$0
42.	JOINT TRENCH	4,593	LF	\$235.00	\$1,079,355	\$1,079,355	\$0
43.	LED STREET LIGHT (10' SINGLE-Including wire, poles, pedestals)	0	EA	\$9,400.00	\$0	\$0	\$0
44.	COBRA STREET LIGHTS (SINGLE)	4	EA	\$12,000.00	\$48,000	\$48,000	\$0
45.	COBRA STREET LIGHTS (DOUBLE)	20	EA	\$15,000.00	\$300,000	\$300,000	\$0
STREETLIGHTS SUB-TOTAL					\$2,925,135	\$2,925,135	\$0
VII. MOBILITY HUB							
46.	MOBILITY HUB SITE AMENITIES (See Separate Mobility Hub Spreadsheet for Individual Line Items)	1	LS	\$862,400.00	\$862,400	\$862,400	\$0
MOBILITY HUB SUB-TOTAL					\$862,400	\$862,400	\$0
SUMMARY							
I. GRADING & EROSION CONTROL					\$823,190	\$823,190	\$0



Woodland Regional Technology Park - Mobility Hub

Preliminary Unit Cost Opinion

Prepared by: AY

REVISED: 03/03/23

APPROX.

ITEM	DESCRIPTION	QTY.	UNIT	ENGINEER'S ESTIMATE				Comments:
				UNIT COST	TOTAL COST	COST INCL. IN CIP	NET DELTA	
PAVING								
1	STANDARD CONCRETE PAVING (PEDESTRIAN SECTION)	4,340	SF	\$15	\$65,100	\$80,280	-\$15,180.00	Standard concrete paving with broom finish located at each corner.
2	STANDARD CONCRETE PAVING (VEHICULAR SECTION)	2,270	SF	\$20	\$45,400	\$0	\$45,400.00	Standard concrete paving with broom finish located at the bus/ride share drop off.
3	STRIPING	1	LS	\$12,000	\$12,000	\$0	\$12,000.00	Bus Stop/Ride Share Striping and bike lane striping.
4	DECORATIVE PAVING (PEDESTRIAN SECTION)	6,520	SF	\$30	\$195,600	\$0	\$195,600.00	Depending on the type of decorative paving installed (stamped, pavers, etched/sandblasted, etc.) unit cost could be \$25-\$45. Cost shown assumes colored concrete with saw cut joints and sand blast finish.
5	CURB RAMPS	2	EA	\$10,000	\$20,000	\$5,200	\$14,800.00	Enlarged curb ramp area located at each corner to accommodate pedestrians and cyclists. Includes truncated domes.
6	BIKE RAMPS	2	EA	\$2,000	\$4,000	\$0	\$4,000.00	Enlarged curb ramp area located at each corner to accommodate pedestrians and cyclists. Includes truncated domes.
PAVING TOTAL:							\$256,620.00	
SITE UTILITIES								
7	UTILITIES	1	LS	\$50,000.00	\$50,000.00	\$0	\$50,000.00	Allowance for utility installation.
SITE UTILITIES TOTAL:							\$50,000	
SITE AMENITIES AND FURNISHINGS								
8	BOLLARDS	18	EA	\$1,500.00	\$27,000.00	\$0	\$27,000.00	Lighted bollard to bicycle traffic entering into mobility hub.

9	BIKE RACKS (SHORT TERM PARKING)	15	EA	\$500.00	\$7,500.00	\$0	\$7,500.00	Depending on product and mounting type, unit cost could be \$300-\$500 installed. Two bikes per rack.
10	BIKE LOCKERS (LONG TERM PARKING)	3	EA	\$3,900.00	\$11,700.00	\$0	\$11,700.00	Must be installed on hard surface such as concrete as shown on concept.
11	BIKE REPAIR DOCK	1	EA	\$4,000.00	\$4,000.00	\$0	\$4,000.00	Bike repair post with air pump.
12	KIOSK	1	EA	\$15,000.00	\$15,000.00	\$0	\$15,000.00	Unit is expected to be prefabricated, freestanding 5' X 5' structure. Message kiosk for interpretive signage and/or information.
13	THEMED WAYFINDING SIGN	1	LS	\$15,000.00	\$15,000.00	\$0	\$15,000.00	Unit cost shown is a starting point as cost can vary widely based on artist, material, and size of art piece.
14	PUBLIC ART	1	LS	\$75,000.00	\$75,000.00	\$0	\$75,000.00	Unit cost shown is a starting point as cost can vary widely based on artist, material, and size of art piece.
15	BENCHES	3	EA	\$5,000.00	\$15,000.00	\$0	\$15,000.00	Pricing is slightly higher than typical bench to provide some buffer for more decorative options or materials.
16	BOTTLE FILLER	1	EA	\$3,000.00	\$3,000.00	\$0	\$3,000.00	Bottle filling post only. Domestic water connection is required and is covered in utility cost section.
17	COVERED WAITING AREAS FOR TRANSIT	1	EA	\$80,000.00	\$80,000.00	\$0	\$80,000.00	Unit cost shown is a starting point as cost can vary depending on the complexity and customization.
18	PEDESTRIAN LIGHTING	7	EA	\$12,000.00	\$84,000.00	\$0	\$84,000.00	Pedestrian lighting located along entire stretch of mobility hub.
SITE AMENITIES TOTAL:								\$337,200.00

LANDSCAPE								
19	STREET TREES	10	EA	\$1,750	\$17,500	\$0	\$17,500	30' diameter tree minimum. 36" box size for instant visual impact.
20	ORNAMENTAL TREES	11	EA	\$1,750	\$19,250	\$0	\$19,250	15' diameter tree minimum. 36" box size for instant visual impact.
21	SHRUBS AND GROUNDCOVERS	4,550	SF	\$6	\$27,300	\$27,654	-\$354	5 gallon shrubs and 1 gallon groundcovers.
22	TREE WELLS	4	EA	\$2,000	\$8,000	\$0	\$8,000	Tree well includes grates and framing. Assumes 6'x6' size.
23	IRRIGATION CONTROLLER EXPANSION	1	EA	\$5,000	\$5,000	\$0	\$5,000	Additional capacity for City standard irrigation controller.
24	IRRIGATION SYSTEM	4,550	SF	\$4	\$18,200	\$18,436	-\$236	Mainline, valves, point source drip.
							LANDSCAPE TOTAL:	\$46,090.00

MOBILITY								
25	MIROMOBILITY STATION (E-BIKE AND E-SCOOTER PARKING AND CHARGING)	-	EA	-	-	-	-	Approximate area required is shown on concept. However, no available unit cost data. Coordination with private micromobility firm required.
							SITE AMENITIES TOTAL:	TBD

TOTALS			
	TOTAL COST	COST INCL. IN CIP	NET DELTA
BASE SUB TOTAL	\$824,550	\$131,570	\$689,910
25% BASE CONTINGENCY			\$172,477.50
GRAND TOTAL:			\$862,387.50

- Notes:**
- In providing opinions of probable construction cost, the Client understands that the Engineer has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that the opinions of probable construction costs provided herein are to be made on the basis of the Engineer's qualifications and experience. The Engineer makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.
 - Costs are generated for comparison with base CIP Development. It is assumed where Mobility Concept is duplicative of the CIP development costs will offset. Refer to CIP Buildout cost estimate for additional information.
 - Actual quantities may vary during the construction of this project.
 - This opinion of costs DOES NOT include costs for the following items:
 - Any costs related to environmental assessment or the mitigation of any contamination, endangered species or archeological resources.
 - Costs for land, financing, bonds and easements or rights of way.
 - Soft costs including engineering, surveying, construction management and soils testing.
 - Import or export of fill material
 - Demolition of existing structures.
 - Future phases of construction, such as the planned expansion of the parking area.
 - All accessibility improvements such as ramps, railings, signage, striping, and truncated domes.
 - Permit or other city fees.
 - Street lighting.
 - Unit costs are 2022 basis and does not assume payment of prevailing wages.
 - This opinion of costs assumes that all improvements will be constructed in one phase. If the project is built out in multiple sub-phases, additional costs may be incurred.
 - Costs assume competitive bidding.



ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS
 PROJECT: WOODLAND RESEARCH AND TECHNOLOGY PARK (SP-1A)
 BASED ON: 2022 LAND USE PLAN AND ACCOMPANYING UTILITY LAYOUTS
 PREPARED BY: CC/SG
 REVISED: 03/14/23

FINAL DRAFT

E. GREENBELTS, PARKS, & PONDS

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST	RTIF FEE	DEVELOPER COST	CITY OF WOODLAND	SPRING LAKE ALLOCATION
SECTIONS U & V (Farmers Central to Parkland)									
I. GRADING & EROSION CONTROL									
1.	CLEARING AND GRUBBING	1.18	AC	\$5,250.00	\$6,218	\$6,218	\$0	\$0	\$0
2.	REMOVE EXISTING AC ROADWAY	51,788	SF	\$3.10	\$160,543	\$160,543	\$0	\$0	\$0
3.	ROUGH GRADING	3,821	CY	\$4.20	\$16,050	\$16,050	\$0	\$0	\$0
4.	SW/PATHWAY-FINISH GRADING, CMPT. SUB-GRADE	12,890	SF	\$0.80	\$10,312	\$10,312	\$0	\$0	\$0
5.	FINISH GRADING	38,700	SF	\$0.80	\$30,960	\$30,960	\$0	\$0	\$0
6.	WATER QUALITY/HYDRO MOD BASIN EXCAVATION	0	CY	\$19.00	\$0	\$0	\$0	\$0	\$0
7.	SOUTH REGIONAL POND EXCAVATION	0	CY	\$19.00	\$0	\$0	\$0	\$0	\$0
8.	DRAINAGE CHANNEL EXCAVATION 21"	0	CY	\$19.00	\$0	\$0	\$0	\$0	\$0
9.	AG INTERCEPTOR DITCH BACKFILL	0	CY	\$4.20	\$0	\$0	\$0	\$0	\$0
10.	OYANG SOUTH DITCH BACKFILL	0	CY	\$4.20	\$0	\$0	\$0	\$0	\$0
11.	EROSION CONTROL	1.18	AC	\$7,800.00	\$9,238	\$9,238	\$0	\$0	\$0
GRADING & EROSION CONTROL SUB-TOTAL					\$233,321	\$233,321	\$0	\$0	\$0
II. STREET WORK, CONCRETE, AND LANDSCAPE									
12.	GRAVEL ACCESS ROAD	0	SF	\$2.20	\$0	\$0	\$0	\$0	\$0
13.	BOLLARDS	9	EA	\$945.00	\$8,505	\$8,505	\$0	\$0	\$0
14.	PARK SPACE (Including landscape, hardscape and fixtures)	0	SF	\$25.00	\$0	\$0	\$0	\$0	\$0
15.	GREENBELT LANDSCAPING	38,700	SF	\$10.00	\$387,000	\$387,000	\$0	\$0	\$0
16.	REINFORCED CONCRETE PATH	12,890	SF	\$12.50	\$161,125	\$161,125	\$0	\$0	\$0
STREET WORK & CONCRETE & LANDSCAPE SUB-TOTAL					\$556,630	\$556,630	\$0	\$0	\$0
III. STORM DRAINAGE									
17.	18" RCP STORM DRAIN	0	LF	\$105.00	\$0	\$0	\$0	\$0	\$0
18.	AREA DRAIN INLET	0	EA	\$5,800.00	\$0	\$0	\$0	\$0	\$0
19.	24" RCP STORM DRAIN	0	LF	\$126.00	\$0	\$0	\$0	\$0	\$0
20.	36" RCP STORM DRAIN (25A/HLA CROSSING)	0	LF	\$184.00	\$0	\$0	\$0	\$0	\$0
21.	36" RCP STORM DRAIN	0	LF	\$184.00	\$0	\$0	\$0	\$0	\$0
22.	48" RCP STORM DRAIN	0	LF	\$168.00	\$0	\$0	\$0	\$0	\$0
23.	54" RCP STORM DRAIN	0	LF	\$420.00	\$0	\$0	\$0	\$0	\$0
24.	60" RCP STORM DRAIN	0	LF	\$473.00	\$0	\$0	\$0	\$0	\$0
25.	66" RCP STORM DRAIN	0	LF	\$525.00	\$0	\$0	\$0	\$0	\$0
26.	72" RCP STORM DRAIN	0	LF	\$578.00	\$0	\$0	\$0	\$0	\$0
27.	TYPE I SD MANHOLE	0	EA	\$6,800.00	\$0	\$0	\$0	\$0	\$0
28.	TYPE II SD MANHOLE	0	EA	\$8,900.00	\$0	\$0	\$0	\$0	\$0
29.	WATER QUALITY/HYDRO MOD BASIN FG AND SEED	0	SF	\$4.20	\$0	\$0	\$0	\$0	\$0
30.	SOUTH REGIONAL POND FG AND SEED	0	SF	\$4.20	\$0	\$0	\$0	\$0	\$0
31.	DRAINAGE CHANNEL 21" SEED	0	SF	\$1.30	\$0	\$0	\$0	\$0	\$0
32.	OUTFALL, (headwall, flap gate, and slope protection)	0	EA	\$31,500.00	\$0	\$0	\$0	\$0	\$0
33.	POND OVERFLOW OUTLET	0	EA	\$5,800.00	\$0	\$0	\$0	\$0	\$0
34.	CONNECT TO EXISTING	0	EA	\$1,300.00	\$0	\$0	\$0	\$0	\$0
STORM DRAINAGE SUB-TOTAL					\$0	\$0	\$0	\$0	\$0
IV. WATER SYSTEM									
35.	8" WATER MAIN - Reclaimed Water (Including Fittings)	0	LF	\$73.00	\$0	\$0	\$0	\$0	\$0
36.	8" GATE VALVE - RECLAIMED WATER	0	EA	\$2,600.00	\$0	\$0	\$0	\$0	\$0
37.	CONNECT TO EXISTING	0	EA	\$2,600.00	\$0	\$0	\$0	\$0	\$0
WATER SYSTEM SUB-TOTAL					\$0	\$0	\$0	\$0	\$0
V. STREETLIGHTS									
38.	STREET LIGHTS (10' SINGLE-Including wire, poles, pedestals)	18	EA	\$7,900.00	\$142,200	\$142,200	\$0	\$0	\$0
STREETLIGHTS SUB-TOTAL					\$142,200	\$142,200	\$0	\$0	\$0
VI. DRY UTILITIES¹									
39.	JOINT TRENCH (MAIN LINE)	1,250	LF	\$235.00	\$293,750	\$293,750	\$0	\$0	\$0
DRY UTILITIES SUB-TOTAL					\$293,750	\$293,750	\$0	\$0	\$0
Notes: ¹ Mainline joint trench includes removal of overhead lines along this corridor.									

SECTIONS W1 & W2 (Parkland to Northern Edge of Solara Ranch)

I. GRADING & EROSION CONTROL									
1.	CLEARING AND GRUBBING	0.72	AC	\$5,250.00	\$3,781	\$3,781	\$0	\$0	\$0
2.	REMOVE EXISTING AC ROADWAY	51,788	SF	\$3.10	\$160,543	\$160,543	\$0	\$0	\$0
3.	ROUGH GRADING	2,324	CY	\$4.20	\$9,760	\$9,760	\$0	\$0	\$0
4.	SW/PATHWAY-FINISH GRADING, CMPT. SUB-GRADE	11,370	SF	\$0.80	\$9,096	\$9,096	\$0	\$0	\$0
5.	FINISH GRADING	20,000	SF	\$0.80	\$16,000	\$16,000	\$0	\$0	\$0
6.	WATER QUALITY/HYDRO MOD BASIN EXCAVATION	0	CY	\$19.00	\$0	\$0	\$0	\$0	\$0
7.	SOUTH REGIONAL POND EXCAVATION	0	CY	\$19.00	\$0	\$0	\$0	\$0	\$0
8.	DRAINAGE CHANNEL EXCAVATION 21"	0	CY	\$19.00	\$0	\$0	\$0	\$0	\$0
9.	AG INTERCEPTOR DITCH BACKFILL	0	CY	\$4.20	\$0	\$0	\$0	\$0	\$0
10.	OYANG SOUTH DITCH BACKFILL	0	CY	\$4.20	\$0	\$0	\$0	\$0	\$0
11.	EROSION CONTROL	0.72	AC	\$7,800.00	\$5,617	\$5,617	\$0	\$0	\$0
				GRADING & EROSION CONTROL SUB-TOTAL	\$204,796	\$204,796	\$0	\$0	\$0
II. STREET WORK, CONCRETE, AND LANDSCAPE									
12.	GRAVEL ACCESS ROAD	0	SF	\$2.20	\$0	\$0	\$0	\$0	\$0
13.	BOLLARDS	6	EA	\$945.00	\$5,670	\$5,670	\$0	\$0	\$0
14.	PARK SPACE (Including landscape, hardscape and fixtures)	0	SF	\$25.00	\$0	\$0	\$0	\$0	\$0
15.	GREENBELT LANDSCAPING	20,000	SF	\$10.00	\$200,000	\$200,000	\$0	\$0	\$0
16.	REINFORCED CONCRETE PATH	11,370	SF	\$12.50	\$142,125	\$142,125	\$0	\$0	\$0
				STREET WORK & CONCRETE & LANDSCAPE SUB-TOTAL	\$347,795	\$347,795	\$0	\$0	\$0
III. STORM DRAINAGE									
17.	18" RCP STORM DRAIN	0	LF	\$105.00	\$0	\$0	\$0	\$0	\$0
18.	AREA DRAIN INLET	0	EA	\$5,800.00	\$0	\$0	\$0	\$0	\$0
19.	24" RCP STORM DRAIN	0	LF	\$126.00	\$0	\$0	\$0	\$0	\$0
20.	36" RCP STORM DRAIN (25A/HLA CROSSING)	0	LF	\$184.00	\$0	\$0	\$0	\$0	\$0
21.	36" RCP STORM DRAIN	0	LF	\$184.00	\$0	\$0	\$0	\$0	\$0
22.	48" RCP STORM DRAIN	0	LF	\$168.00	\$0	\$0	\$0	\$0	\$0
23.	54" RCP STORM DRAIN	0	LF	\$420.00	\$0	\$0	\$0	\$0	\$0
24.	60" RCP STORM DRAIN	0	LF	\$473.00	\$0	\$0	\$0	\$0	\$0
25.	66" RCP STORM DRAIN	0	LF	\$525.00	\$0	\$0	\$0	\$0	\$0
26.	72" RCP STORM DRAIN	0	LF	\$578.00	\$0	\$0	\$0	\$0	\$0
27.	TYPE I SD MANHOLE	0	EA	\$6,800.00	\$0	\$0	\$0	\$0	\$0
28.	TYPE II SD MANHOLE	0	EA	\$8,900.00	\$0	\$0	\$0	\$0	\$0
29.	WATER QUALITY/HYDRO MOD BASIN FG AND SEED	0	SF	\$4.20	\$0	\$0	\$0	\$0	\$0
30.	SOUTH REGIONAL POND FG AND SEED	0	SF	\$4.20	\$0	\$0	\$0	\$0	\$0
31.	DRAINAGE CHANNEL 21" SEED	0	SF	\$1.30	\$0	\$0	\$0	\$0	\$0
32.	OUTFALL (headwall, flap gate, and slope protection)	0	EA	\$31,500.00	\$0	\$0	\$0	\$0	\$0
33.	POND OVERFLOW OUTLET	0	EA	\$5,800.00	\$0	\$0	\$0	\$0	\$0
34.	CONNECT TO EXISTING	0	EA	\$1,300.00	\$0	\$0	\$0	\$0	\$0
				STORM DRAINAGE SUB-TOTAL	\$0	\$0	\$0	\$0	\$0
IV. WATER SYSTEM									
35.	8" WATER MAIN - Reclaimed Water (Including Fittings)	0	LF	\$73.00	\$0	\$0	\$0	\$0	\$0
36.	8" GATE VALVE - RECLAIMED WATER	0	EA	\$2,600.00	\$0	\$0	\$0	\$0	\$0
37.	CONNECT TO EXISTING	0	EA	\$2,600.00	\$0	\$0	\$0	\$0	\$0
				WATER SYSTEM SUB-TOTAL	\$0	\$0	\$0	\$0	\$0
V. STREETLIGHTS									
38.	STREET LIGHTS (10' SINGLE-Including wire, poles, pedestals)	6	EA	\$7,900.00	\$47,400	\$47,400	\$0	\$0	\$0
				STREETLIGHTS SUB-TOTAL	\$47,400	\$47,400	\$0	\$0	\$0
VI. DRY UTILITIES									
39.	JOINT TRENCH (STANDARD) ¹	700	LF	\$105.00	\$73,500	\$73,500	\$0	\$0	\$0
				DRY UTILITIES SUB-TOTAL	\$73,500	\$73,500	\$0	\$0	\$0

Notes:

¹ Standard joint trench includes removal of overhead lines along this corridor.

SECTION X (Northern Edge of Solara Ranch to Marston)

I. GRADING & EROSION CONTROL									
1.	CLEARING AND GRUBBING	1.20	AC	\$5,250.00	\$6,314	\$6,314	\$0	\$0	\$0
2.	REMOVE EXISTING AC ROADWAY	0	SF	\$3.10	\$0	\$0	\$0	\$0	\$0
3.	ROUGH GRADING	3,881	CY	\$4.20	\$16,299	\$16,299	\$0	\$0	\$0
4.	SW/PATHWAY-FINISH GRADING, CMPT. SUB-GRADE	13,090	SF	\$0.80	\$10,472	\$10,472	\$0	\$0	\$0
5.	FINISH GRADING	39,300	SF	\$0.80	\$31,440	\$31,440	\$0	\$0	\$0
6.	WATER QUALITY/HYDRO MOD BASIN EXCAVATION	0	CY	\$19.00	\$0	\$0	\$0	\$0	\$0
7.	SOUTH REGIONAL POND EXCAVATION	0	CY	\$19.00	\$0	\$0	\$0	\$0	\$0
8.	DRAINAGE CHANNEL EXCAVATION 21"	0	CY	\$19.00	\$0	\$0	\$0	\$0	\$0
9.	AG INTERCEPTOR DITCH BACKFILL	2,140	CY	\$4.20	\$8,988	\$8,988	\$0	\$0	\$0
10.	OYANG SOUTH DITCH BACKFILL	0	CY	\$4.20	\$0	\$0	\$0	\$0	\$0
11.	EROSION CONTROL	1.20	AC	\$7,800.00	\$9,381	\$9,381	\$0	\$0	\$0
				GRADING & EROSION CONTROL SUB-TOTAL	\$82,894	\$82,894	\$0	\$0	\$0
II. STREET WORK, CONCRETE, AND LANDSCAPE									
12.	GRAVEL ACCESS ROAD	0	SF	\$2.20	\$0	\$0	\$0	\$0	\$0
13.	BOLLARDS	3	EA	\$945.00	\$2,835	\$2,835	\$0	\$0	\$0
14.	PARK SPACE (Including landscape, hardscape and fixtures)	0	SF	\$25.00	\$0	\$0	\$0	\$0	\$0
15.	GREENBELT LANDSCAPING	39,300	SF	\$10.00	\$393,000	\$393,000	\$0	\$0	\$0
16.	REINFORCED CONCRETE PATH	13,090	SF	\$12.50	\$163,625	\$163,625	\$0	\$0	\$0
				STREET WORK & CONCRETE & LANDSCAPE SUB-TOTAL	\$559,460	\$559,460	\$0	\$0	\$0
III. STORM DRAINAGE									
17.	18" RCP STORM DRAIN	0	LF	\$105.00	\$0	\$0	\$0	\$0	\$0
18.	AREA DRAIN INLET	0	EA	\$5,800.00	\$0	\$0	\$0	\$0	\$0
19.	24" RCP STORM DRAIN	0	LF	\$126.00	\$0	\$0	\$0	\$0	\$0
20.	36" RCP STORM DRAIN (25A/HLA CROSSING)	0	LF	\$184.00	\$0	\$0	\$0	\$0	\$0
21.	36" RCP STORM DRAIN	0	LF	\$184.00	\$0	\$0	\$0	\$0	\$0
22.	48" RCP STORM DRAIN	0	LF	\$168.00	\$0	\$0	\$0	\$0	\$0
23.	54" RCP STORM DRAIN	0	LF	\$420.00	\$0	\$0	\$0	\$0	\$0
24.	60" RCP STORM DRAIN	0	LF	\$473.00	\$0	\$0	\$0	\$0	\$0

25.	66" RCP STORM DRAIN	0	LF	\$525.00	\$0	\$0	\$0	\$0
26.	72" RCP STORM DRAIN	0	LF	\$578.00	\$0	\$0	\$0	\$0
27.	TYPE I SD MANHOLE	0	EA	\$6,800.00	\$0	\$0	\$0	\$0
28.	TYPE II SD MANHOLE	0	EA	\$8,900.00	\$0	\$0	\$0	\$0
29.	WATER QUALITY/HYDRO MOD BASIN FG AND SEED	0	SF	\$4.20	\$0	\$0	\$0	\$0
30.	SOUTH REGIONAL POND FG AND SEED	0	SF	\$4.20	\$0	\$0	\$0	\$0
31.	DRAINAGE CHANNEL 21' SEED	0	SF	\$1.30	\$0	\$0	\$0	\$0
32.	OUTFALL (headwall, flap gate, and slope protection)	0	EA	\$31,500.00	\$0	\$0	\$0	\$0
33.	POND OVERFLOW OUTLET	0	EA	\$5,800.00	\$0	\$0	\$0	\$0
34.	CONNECT TO EXISTING	0	EA	\$1,300.00	\$0	\$0	\$0	\$0
	STORM DRAINAGE SUB-TOTAL			\$0	\$0	\$0	\$0	\$0
IV.	<u>WATER SYSTEM</u>							
35.	8" WATER MAIN - Reclaimed Water (Including Fittings)	0	LF	\$73.00	\$0	\$0	\$0	\$0
36.	8" GATE VALVE - RECLAIMED WATER	0	EA	\$2,600.00	\$0	\$0	\$0	\$0
37.	CONNECT TO EXISTING	0	EA	\$2,600.00	\$0	\$0	\$0	\$0
	WATER SYSTEM SUB-TOTAL			\$0	\$0	\$0	\$0	\$0
V.	<u>STREETLIGHTS</u>							
38.	STREET LIGHTS (10' SINGLE-Including wire, poles, pedestals)	7	EA	\$7,900.00	\$55,300	\$55,300	\$0	\$0
	STREETLIGHTS SUB-TOTAL			\$55,300	\$55,300	\$0	\$0	\$0

SECTION Y (Marston to CR25A) ⁴									
I. GRADING & EROSION CONTROL									
1.	CLEARING AND GRUBBING	2.13	AC	\$5,250.00	\$11,209	\$2,410	\$0	\$0	\$8,798
2.	REMOVE EXISTING AC ROADWAY	0	SF	\$3.10	\$0	\$0	\$0	\$0	\$0
3.	ROUGH GRADING	5,407	CY	\$4.20	\$22,711	\$6,222	\$0	\$0	\$16,489
4.	SW/PATHWAY-FINISH GRADING, CMPT. SUB-GRADE	14,500	SF	\$0.80	\$11,600	\$0	\$0	\$0	\$11,600
5.	FINISH GRADING	58,500	SF	\$0.80	\$46,800	\$0	\$0	\$0	\$46,800
6.	WATER QUALITY/HYDRO MOD BASIN EXCAVATION	0	CY	\$19.00	\$0	\$0	\$0	\$0	\$0
7.	SOUTH REGIONAL POND EXCAVATION	0	CY	\$19.00	\$0	\$0	\$0	\$0	\$0
8.	DRAINAGE CHANNEL EXCAVATION 21'	0	CY	\$19.00	\$0	\$0	\$0	\$0	\$0
9.	AG INTERCEPTOR DITCH BACKFILL	0	CY	\$4.20	\$0	\$0	\$0	\$0	\$0
10.	OYANG SOUTH DITCH BACKFILL	3,675	CY	\$4.20	\$15,436	\$0	\$0	\$0	\$15,436
11.	EROSION CONTROL	2.13	AC	\$7,800.00	\$16,653	\$3,581	\$0	\$0	\$13,072
				GRADING & EROSION CONTROL SUB-TOTAL	\$124,409	\$12,214	\$0	\$0	\$112,195
II. STREET WORK, CONCRETE, AND LANDSCAPE									
12.	GRAVEL ACCESS ROAD	0	SF	\$2.20	\$0	\$0	\$0	\$0	\$0
13.	BOLLARDS	6	EA	\$945.00	\$5,670	\$0	\$0	\$0	\$5,670
14.	PARK SPACE (Including landscape, hardscape and fixtures)	0	SF	\$25.00	\$0	\$0	\$0	\$0	\$0
15.	GREENBELT LANDSCAPING	78,500	SF	\$10.00	\$785,000	\$200,000	\$0	\$0	\$585,000
16.	REINFORCED CONCRETE PATH	14,500	SF	\$12.50	\$181,250	\$0	\$0	\$0	\$181,250
				STREET WORK & CONCRETE & LANDSCAPE SUB-TOTAL	\$971,920	\$200,000	\$0	\$0	\$771,920
III. STORM DRAINAGE									
17.	18" RCP STORM DRAIN	0	LF	\$105.00	\$0	\$0	\$0	\$0	\$0
18.	AREA DRAIN INLET	0	EA	\$5,800.00	\$0	\$0	\$0	\$0	\$0
19.	24" RCP STORM DRAIN	0	LF	\$126.00	\$0	\$0	\$0	\$0	\$0
20.	36" RCP STORM DRAIN (25A/HLA CROSSING)	0	LF	\$184.00	\$0	\$0	\$0	\$0	\$0
21.	36" RCP STORM DRAIN	0	LF	\$184.00	\$0	\$0	\$0	\$0	\$0
22.	48" RCP STORM DRAIN	0	LF	\$168.00	\$0	\$0	\$0	\$0	\$0
23.	54" RCP STORM DRAIN	0	LF	\$420.00	\$0	\$0	\$0	\$0	\$0
24.	60" RCP STORM DRAIN	0	LF	\$473.00	\$0	\$0	\$0	\$0	\$0
25.	66" RCP STORM DRAIN	0	LF	\$525.00	\$0	\$0	\$0	\$0	\$0
26.	72" RCP STORM DRAIN	0	LF	\$578.00	\$0	\$0	\$0	\$0	\$0
27.	TYPE I SD MANHOLE	0	EA	\$6,800.00	\$0	\$0	\$0	\$0	\$0
26.	TYPE II SD MANHOLE	0	EA	\$8,900.00	\$0	\$0	\$0	\$0	\$0
27.	WATER QUALITY/HYDRO MOD BASIN FG AND SEED	0	SF	\$4.20	\$0	\$0	\$0	\$0	\$0
28.	SOUTH REGIONAL POND FG AND SEED	0	SF	\$4.20	\$0	\$0	\$0	\$0	\$0
29.	DRAINAGE CHANNEL 21' SEED	0	SF	\$1.30	\$0	\$0	\$0	\$0	\$0
30.	OUTFALL (headwall, flap gate, and slope protection)	0	EA	\$31,500.00	\$0	\$0	\$0	\$0	\$0
31.	POND OVERFLOW OUTLET	0	EA	\$5,800.00	\$0	\$0	\$0	\$0	\$0
32.	CONNECT TO EXISTING	0	EA	\$1,300.00	\$0	\$0	\$0	\$0	\$0
				STORM DRAINAGE SUB-TOTAL	\$0	\$0	\$0	\$0	\$0
IV. WATER SYSTEM									
33.	8" WATER MAIN - Reclaimed Water (Including Fittings)	0	LF	\$73.00	\$0	\$0	\$0	\$0	\$0
34.	8" GATE VALVE - RECLAIMED WATER	0	EA	\$2,600.00	\$0	\$0	\$0	\$0	\$0
35.	CONNECT TO EXISTING	0	EA	\$2,600.00	\$0	\$0	\$0	\$0	\$0
				WATER SYSTEM SUB-TOTAL	\$0	\$0	\$0	\$0	\$0
V. STREETLIGHTS									
36.	STREET LIGHTS (10' SINGLE-Including wire, poles, pedestals)	7	EA	\$7,900.00	\$55,300	\$0	\$0	\$0	\$55,300
				STREETLIGHTS SUB-TOTAL	\$55,300	\$0	\$0	\$0	\$55,300
MISC.									
I. GRADING & EROSION CONTROL									
1.	CLEARING AND GRUBBING	24.01	AC	\$5,250.00	\$126,041	\$126,041	\$0	\$0	\$0
2.	REMOVE EXISTING AC ROADWAY	51,788	SF	\$3.10	\$160,543	\$160,543	\$0	\$0	\$0
ROUGH GRADING (FOR STREETWORK, CONCRETE, AND LANDSCAPE AREAS)									
3.	LANDSCAPE AREAS	77,465	CY	\$4.20	\$325,354	\$325,354	\$0	\$0	\$0
4.	SW/PATHWAY-FINISH GRADING, CMPT. SUB-GRADE	24,220	SF	\$0.80	\$19,376	\$19,376	\$0	\$0	\$0
5.	FINISH GRADING	1,045,800	SF	\$0.80	\$836,640	\$836,640	\$0	\$0	\$0
6.	WATER QUALITY/HYDRO MOD BASIN EXCAVATION ²	70,400	CY	\$19.00	\$1,337,600	\$1,337,600	\$0	\$0	\$0
7.	SOUTH REGIONAL POND EXCAVATION ²	86,700	CY	\$19.00	\$1,647,300	\$1,647,300	\$0	\$0	\$0
8.	DRAINAGE CHANNEL EXCAVATION 21'	4,373	CY	\$19.00	\$83,093	\$83,093	\$0	\$0	\$0
9.	DRAINAGE CHANNEL EXCAVATION 70'	12,444	CY	\$19.00	\$236,444	\$236,444	\$0	\$0	\$0
10.	AG INTERCEPTOR DITCH BACKFILL	0	CY	\$4.20	\$0	\$0	\$0	\$0	\$0
11.	OYANG SOUTH DITCH BACKFILL	0	CY	\$4.20	\$0	\$0	\$0	\$0	\$0
12.	EROSION CONTROL	24.01	AC	\$7,800.00	\$187,261	\$187,261	\$0	\$0	\$0
				GRADING & EROSION CONTROL SUB-TOTAL	\$4,959,652	\$4,959,652	\$0	\$0	\$0
II. STREET WORK, CONCRETE, AND LANDSCAPE									
13.	GRAVEL ACCESS ROAD	18,990	SF	\$2.20	\$41,778	\$41,778	\$0	\$0	\$0
14.	BOLLARDS	24	EA	\$945.00	\$22,680	\$22,680	\$0	\$0	\$0
15.	PARK SPACE (Including landscape, hardscape and fixtures)	503,550	SF	\$25.00	\$12,588,750	\$12,588,750	\$0	\$0	\$0
16.	GREENBELT LANDSCAPING	48,200	SF	\$10.00	\$482,000	\$482,000	\$0	\$0	\$0
17.	REINFORCED CONCRETE PATH	24,220	SF	\$12.50	\$302,750	\$302,750	\$0	\$0	\$0
				STREET WORK & CONCRETE & LANDSCAPE SUB-TOTAL	\$13,437,958	\$13,437,958	\$0	\$0	\$0
III. STORM DRAINAGE									
18.	18" RCP STORM DRAIN	0	LF	\$105.00	\$0	\$0	\$0	\$0	\$0
19.	AREA DRAIN INLET	0	EA	\$5,800.00	\$0	\$0	\$0	\$0	\$0
20.	24" RCP STORM DRAIN	470	LF	\$126.00	\$59,220	\$59,220	\$0	\$0	\$0
21.	36" RCP STORM DRAIN (25A/HLA CROSSING)	315	LF	\$184.00	\$57,960	\$57,960	\$0	\$0	\$0
22.	36" RCP STORM DRAIN	530	LF	\$184.00	\$97,520	\$97,520	\$0	\$0	\$0
23.	48" RCP STORM DRAIN	1,390	LF	\$168.00	\$233,520	\$233,520	\$0	\$0	\$0
24.	54" RCP STORM DRAIN	1,390	LF	\$420.00	\$583,800	\$583,800	\$0	\$0	\$0
25.	60" RCP STORM DRAIN	1,225	LF	\$473.00	\$579,425	\$579,425	\$0	\$0	\$0
26.	66" RCP STORM DRAIN	0	LF	\$525.00	\$0	\$0	\$0	\$0	\$0
27.	72" RCP STORM DRAIN	0	LF	\$578.00	\$0	\$0	\$0	\$0	\$0
28.	TYPE I SD MANHOLE	2	EA	\$6,800.00	\$13,600	\$13,600	\$0	\$0	\$0

29.	TYPE II SD MANHOLE	11	EA	\$8,900.00	\$97,900	\$97,900	\$0	\$0	\$0
30.	WATER QUALITY/HYDRO MOD BASIN FG AND SEED	186,980	SF	\$4.20	\$785,316	\$785,316	\$0	\$0	\$0
31.	SOUTH REGIONAL POND FG AND SEED	194,960	SF	\$4.20	\$818,832	\$818,832	\$0	\$0	\$0
32.	DRAINAGE CHANNEL 21' SEED	68,880	SF	\$1.30	\$89,544	\$89,544	\$0	\$0	\$0
33.	DRAINAGE CHANNEL 70' SEED	58,800	SF	\$1.30	\$76,440	\$76,440	\$0	\$0	\$0
34.	OUTFALL (headwall, flap gate, and slope protection)	4	EA	\$31,500.00	\$126,000	\$126,000	\$0	\$0	\$0
35.	POND OVERFLOW OUTLET	2	EA	\$5,800.00	\$11,600	\$11,600	\$0	\$0	\$0
36.	CONNECT TO EXISTING	1	EA	\$1,300.00	\$1,300	\$1,300	\$0	\$0	\$0
				STORM DRAINAGE SUB-TOTAL	\$3,631,977	\$3,631,977	\$0	\$0	\$0
IV.	<u>WATER SYSTEM¹</u>								
37.	8" WATER MAIN - Reclaimed Water (Including Fittings)	5,341	LF	\$73.00	\$389,893	\$0	\$0	\$389,893	\$0
38.	8" GATE VALVE - RECLAIMED WATER	6	EA	\$2,600.00	\$15,600	\$0	\$0	\$15,600	\$0
39.	CONNECT TO EXISTING	1	EA	\$2,600.00	\$2,600	\$0	\$0	\$2,600	\$0
				WATER SYSTEM SUB-TOTAL	\$408,093	\$0	\$0	\$408,093	\$0
V.	<u>STREETLIGHTS</u>								
40.	STREET LIGHTS (10' SINGLE-including wire, poles, pedestals)	13	EA	\$7,900.00	\$102,700	\$102,700	\$0	\$0	\$0
				STREETLIGHTS SUB-TOTAL	\$102,700	\$102,700	\$0	\$0	\$0
	SUMMARY								
I.	GRADING & EROSION CONTROL				\$5,605,073	\$5,492,878	\$0	\$0	\$112,195
II.	STREET WORK, CONCRETE AND LANDSCAPE				\$15,873,763	\$15,101,843	\$0	\$0	\$771,920
1	STORM DRAINAGE				\$3,631,977	\$3,631,977	\$0	\$0	\$0
2	WATER SYSTEM				\$408,093	\$0	\$0	\$408,093	\$0
V.	STREETLIGHTS				\$402,900	\$347,600	\$0	\$0	\$55,300
VI.	DRY UTILITIES				\$367,250	\$367,250	\$0	\$0	\$0
				SUB-TOTAL:	\$26,289,000	\$24,942,000	\$0	\$408,000	\$939,000
				10% CONSTRUCTION CONTINGENCY:	\$2,629,000	\$2,494,000	\$0	\$41,000	\$94,000
				15% SOFT COSTS:	\$3,943,000	3,741,000.00	\$0	\$61,000	\$141,000
				TOTAL GREENBELT, PARK AND POND COST :	\$32,861,000	\$31,177,000	\$0	\$510,000	\$1,174,000

¹ Cut through segments (pathway connections from subdivision cul-de-sacs) from local roads to parks/greenbelts are not included in the RTIF and are assumed to be a cost to the developer. Cut through segments from adjacent Oyang subdivision have been included in the RTIF.

² Soil excavated from the project detention ponds shall be reserved for the Parkland Avenue Overcrossing.

³ Improvements to be constructed under future City of Woodland project(s). City will not contribute funds toward the construction of the surrounding greenbelt.

⁴ This funding to be provided by the SLIF to the WRTP developer that is required to construct this section of the green belt. WRTP developer to construct the improvements with SLIF reimbursement. Reimbursement is limited to the amount shown in the WRTP CIP document.



ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS
 PROJECT: WOODLAND RESEARCH AND TECHNOLOGY PARK (SP-1A)
 BASED ON: 2022 LAND USE PLAN AND ACCOMPANYING UTILITY LAYOUTS
 PREPARED BY: CC/SG
 REVISED: 03/14/23

FINAL DRAFT

F. HARRY LORENZO AVENUE - WESTERN HALF SECTION (FCR TO PARKLAND)

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST	RTIF FEE	DEVELOPER COST
I. GRADING & EROSION CONTROL							
1.	CLEAR & GRUB	0.5	AC	\$5,250.00	\$2,725	\$0	\$2,725
2.	EXCAVATION TO SUBGRADE	43,330	CY	\$4.00	\$173,320	\$0	\$173,320
3.	ROAD-FINISH GRADING, CMPT. SUB-GRADE	22,607	SF	\$0.60	\$13,564	\$0	\$13,564
4.	SW/PATHWAY-FINISH GRADING, CMPT. SUB-GRADE	0	SF	\$0.60	\$0	\$0	\$0
5.	EROSION CONTROL	0.5	AC	\$7,800.00	\$4,048	\$0	\$4,048
	GRADING & EROSION CONTROL SUB-TOTAL				\$193,657	\$0	\$193,657
II. STREET WORK & CONCRETE							
6.	5" AC PAVEMENT	19,471	SF	\$3.20	\$62,307	\$0	\$62,307
7.	18" AGGREGATE BASE (Road/Curb/Curb&Gutter)	22,607	SF	\$3.00	\$67,821	\$0	\$67,821
8.	4" PCC SIDEWALK	0	SF	\$4.15	\$0	\$0	\$0
9.	SIGNAGE AND STRIPING	1	LS	\$1,000.00	\$1,000	\$0	\$1,000
10.	CURB & GUTTER	1,300	LF	\$16.50	\$21,450	\$0	\$21,450
11.	SURVEY MONUMENTS	1	EA	\$375.00	\$375	\$0	\$375
12.	PEDESTRIAN RAMPS (incl. detectable warnings)	1	EA	\$1,375.00	\$1,375	\$0	\$1,375
13.	LANDSCAPING	0	SF	\$4.60	\$0	\$0	\$0
	STREET WORK & CONCRETE SUB-TOTAL				\$154,328	\$0	\$154,328
III. STREETLIGHTS							
14.	LED STREET LIGHT (10' SINGLE-Including wire, poles, pedestals)	6.0	EA	\$6,575.00	\$39,450	\$0	\$39,450
	STREETLIGHTS SUB-TOTAL				\$39,450	\$0	\$39,450
SUMMARY							
I. GRADING & EROSION CONTROL					\$193,657	\$0	\$193,657
II. STREET WORK & CONCRETE					\$154,328	\$0	\$154,328
III. STREETLIGHTS					\$39,450	\$0	\$39,450
SUB-TOTAL:					\$387,000	\$0	\$387,000
0% CONSTRUCTION CONTINGENCY:					\$0	\$0	\$0
0% SOFT COSTS:					\$0	\$0	\$0
TOTAL HLA WESTERN HALF SECTION COST:					\$387,000	\$0	\$387,000



ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS
 PROJECT: WOODLAND RESEARCH AND TECHNOLOGY PARK (SP-1A)
 BASED ON: 2022 LAND USE PLAN AND ACCOMPANYING UTILITY LAYOUTS
 PREPARED BY: CC/SG
 REVISED: 03/14/23

FINAL DRAFT

G. SR 113/25A INTERCHANGE IMPROVMENTS (DOUBLE ROUNDABOUT OPTION)

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST	RTIF FEE	DEVELOPER COST	CITY OF WOODLAND	SPRING LAKE ALLOCATION ²
II. STREETWORK AND CONCRETE									
1.	SR 113/CR25A - FULL BUILDOUT ROADWAY ITEMS ¹	1	LS	\$10,306,800.00	\$10,306,800	\$5,462,604	\$0	\$2,576,700	\$2,267,496
2.	RIGHT-OF-WAY AND UTILITIES ⁴	1	LS	\$250,000.00	\$250,000	\$132,500	\$0	\$62,500	\$55,000
SR 113/CR25A - FULL BUILDOUT ROADWAY ITEMS TOTAL CAPITAL COST:					\$10,556,800	\$5,595,104	\$0	\$2,639,200	\$2,322,496
SUMMARY									
SR 113/CR25A - FULL BUILDOUT ROADWAY ITEMS					\$10,556,800	\$5,595,104	\$0	\$2,639,200	\$2,322,496
SUB-TOTAL:					\$10,557,000	\$5,595,000	\$0	\$2,639,000	\$2,322,000
15.56% PA&ED + FINAL DESIGN					\$1,604,000	\$850,000	\$0	\$401,000	\$353,000
15% CONSTRUCTION					\$1,546,000	\$819,000	\$0	\$387,000	\$340,000
TOTAL SR113/CR25A - FULL BUILDOUT:					\$13,707,000	\$7,264,000	\$0	\$3,427,000	\$3,015,000

¹ Includes 20% Contingency. Unit cost per Mark Thomas cost opinion dated June 2022.

²

Spring Lake Share = 22% per Brent M. Allocation deleted as an offset to deletion of Equitable Swap and 100% Allocation for Interim Improvements.

³ Includes all soft costs

⁴ Actual right-of-way acquisition is TBD and shall be reimbursed at \$50k/acre. Unit cost shown is a placeholder per the Mark Thomas cost opinion dated June 2022.



ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS
 PROJECT: WOODLAND RESEARCH AND TECHNOLOGY PARK (SP-1A)
 BASED ON: 2022 LAND USE PLAN AND ACCOMPANYING UTILITY LAYOUTS
 PREPARED BY: CC/SG
 REVISED: 03/14/23

FINAL DRAFT

H. PARKLAND AVE OVERCROSSING

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST	RTIF FEE	DEVELOPER COST	CITY OF WOODLAND	SP-1B/IC ALLOCATION	SPRING LAKE ALLOCATION
II. STREETWORK AND CONCRETE										
1.	CONSTRUCT EARTHEN ABUTMENT ON EAST SIDE ^{5,6}	1	LS	\$1,469,000.00	\$1,469,000	\$1,469,000	\$0	\$0	\$0	\$0
2.	CONSTRUCT EARTHEN ABUTMENT ON WEST SIDE ^{5,6}	1	LS	\$1,469,000.00	\$1,469,000	\$0	\$0	\$0	\$1,469,000	\$0
3.	ROADWAY IMPROVEMENTS EASTSIDE ABUTMENT ^{1,2,6}	1	LS	\$2,091,400.00	\$2,091,400	\$2,091,400	\$0	\$0	\$0	\$0
4.	INTERIM EROSION CONTROL ²	1	LS	\$30,000.00	\$30,000	\$30,000	\$0	\$0	\$0	\$0
5.	COMPLETE OVERCROSSING ^{1,6}	1	LS	\$2,803,500.00	\$2,803,500	\$0	\$0	\$0	\$2,803,500	\$0
PARKLAND AVE OC - FULL BUILDOUT ROADWAY ITEMS TOTAL ROADWAY COST:					\$7,862,900	\$3,590,400	\$0	\$0	\$4,272,500	\$0
SUMMARY										
SR 113/CR25A - FULL BUILDOUT CAPITAL COST					\$7,862,900	\$3,590,400	\$0	\$0	\$4,272,500	\$0
SUB-TOTAL:					\$7,863,000	\$3,590,000	\$0	\$0	\$4,273,000	\$0
25% CONSTRUCTION					\$1,966,000	\$898,000	\$0	\$0	\$1,068,000	\$0
15% PA&ED + FINAL DESIGN					\$1,179,000	\$539,000	\$0	\$0	\$641,000	\$0
TOTAL PARKLAND AVE OVERCROSSING COST:					\$11,008,000	\$5,027,000	\$0	\$0	\$5,982,000	\$0

¹ Includes 25% Contingency

² Assumes BMPs applied to abutment until full construction - not reimbursable.

³ To be constructed with the overcrossing

⁴ Overcrossing and west side abutment are future improvements.

⁵ Pond spoils shall be reserved for Parkland Avenue overcrossing abutments.

⁶ Unit cost per Mark Thomas cost opinion dated June 2022.



ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS

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PREPARED BY: CC/SG

REVISED: 03/03/23

FINAL DRAFT

J. OFF-SITE STORM DRAINAGE IMPROVEMENTS

i. OFF-SITE STORM DRAINAGE IMPROVEMENTS

ITEM	DESCRIPTION	NOTES	QTY	UNIT	UNIT COST	TOTAL COST	RTIF	DEVELOPER COST	CITY OF WOODLAND (8)	SPRING LAKE ALLOCATION
<u>STORM DRAINAGE UPGRADES</u>										
1.	SOUTH REGIONAL PUMP STATION- Phase 2 (120CFS) (Two Additional Pumps)		1	LS	\$1,000,000.00	\$1,000,000	\$0			
2.	FUTURE 5MMPUMP SCREENING	(3)	0	EA	\$2,500,000.00	\$7,500,000	\$1,008,750	\$0		
STORM DRAINAGE UPGRADES SUB-TOTAL						\$8,500,000	\$1,008,750	\$0	\$0	\$0
<u>SUMMARY</u>										
IV. STORM DRAINAGE UPGRADES						\$8,500,000	\$1,008,750	\$0	\$0	\$0
SUB-TOTAL:						\$8,500,000	\$1,009,000	\$0	\$0	\$0
35% SOFT COSTS and OFF-SITE CONTINGENCY (included in cost estimate):								\$0	\$0	\$0
TOTAL OFF SITE STORM DRAINAGE UPGRADE COST:						\$8,500,000	\$1,009,000	\$0	\$0	\$0

ii. STORM DRAINAGE OTHER PROJECTS

ITEM	DESCRIPTION	NOTES	QTY	UNIT	UNIT COST	TOTAL COST	RTIF	DEVELOPER COST	CITY OF WOODLAND (8)	SPRING LAKE ALLOCATION
1.	STORM DRAINAGE MASTER PLAN UPDATE	(5)	1	LS	\$150,000.00	\$150,000	\$150,000	\$0	\$0	\$0
SUB-TOTAL:						\$150,000	\$150,000	\$0	\$0	\$0
TOTAL STORM DRAINAGE OTHER PROJECT COST:						\$150,000	\$150,000	\$0	\$0	\$0
TOTAL SEWER & STORM DRAINAGE UPGRADE COST:						\$8,650,000	\$1,159,000	\$0		

NOTES

- (1) This is the new development cost for the sewer improvement. Because it occurs during the timeframe of the WRTP, it is a 100% cost share for the Technology Park.
- (2) This is a maintenance cost for the City.
- (3) Total Capital Cost estimate for Trash Screens is very rough \$7.5M estimate from City. This cost assumes the Project will be for screening the entire City, including north area stormwater. The cost split is based on 60 CFS/446 CFS, which is the SUGA pumping divided by the entire City pumping (note that there may be some adjustment to this proportion when looking at total flow instead of total pumping capacity).
- (4) The \$4.2 M is the current project cost. This cost assumes the Project will be for screening the entire City, including north area stormwater. The cost split is based on 60 CFS/446 CFS, which is the SUGA pumping divided by the entire City pumping.
- (5) City staff anticipate the need to update the storm drainage master plan once during the life of the specific plan



ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS
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 PREPARED BY: CC/SG
 REVISED: 03/14/23

FINAL DRAFT

K. PLANNING & ADMINISTRATION FEE

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST	RTIF FEE	DEVELOPER COST	CITY OF WOODLAND	SPRING LAKE ALLOCATION
I.	<u>PLANNING & ADMIN FEE</u>								
	PLANNING & ADMIN (4% OF RTIF INFRASTRUCUTRE COSTS)	1	LS	\$3,512,240.00	\$3,512,240	\$3,512,240	\$0	\$0	\$0
	<u>SUMMARY</u>								
	PLANNING & ADMIN SUB-TOTAL				\$3,512,240	\$3,512,240	\$0	\$0	\$0
1.	PLANNING & ADMIN				\$3,512,240	\$3,512,240	\$0	\$0	\$0
	<u>SUB-TOTAL:</u>				\$3,512,000	\$3,512,000	\$0	\$0	\$0
	TOTAL PLANNING & ADMIN COST:				\$3,512,000	\$3,512,000	\$0	\$0	\$0

L. AG MITIGATION AND YOLO HABITAT CONSERVATION (HCP) FEES

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST	RTIF FEE	DEVELOPER COST	CITY OF WOODLAND	SPRING LAKE ALLOCATION
I.	<u>AG MITIGATION</u>								
	1. RTIF/OVERSIDED LAND	27.9	AC	\$20,000.00	\$557,693	\$557,693	\$0	\$0	\$0
	2. DRAINAGE FACILITIES	8.7	AC	\$20,000.00	\$174,600	\$174,600	\$0	\$0	\$0
	<u>SUMMARY</u>								
	PLANNING & ADMIN SUB-TOTAL				\$732,293	\$732,293	\$0	\$0	\$0
II.	<u>HCP¹</u>								
	1. RTIF/OVERSIDED LAND	27.9	AC	\$15,571.00	\$434,192	\$434,192	\$0	\$0	\$0
	2. PARKS/GREENWAYS	17.6	AC	\$15,571.00	\$273,582	\$273,582	\$0	\$0	\$0
	<u>SUMMARY</u>								
	PLANNING & ADMIN SUB-TOTAL				\$707,774	\$707,774	\$0	\$0	\$0
1.	AG MITIGATION				\$732,293	\$732,293	\$0	\$0	\$0
II.	HCP				\$707,774	\$707,774	\$0	\$0	\$0
	<u>SUB-TOTAL:</u>				\$1,440,000	\$1,440,000	\$0	\$0	\$0
	TOTAL AG MITIGATION AND HCP COST:				\$1,440,000	\$1,440,000	\$0	\$0	\$0

NOTES

(1) Cost is per Yolo Habitat Conservation Plan Fee Schedule dated March 2022.



ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS
 PROJECT: WOODLAND RESEARCH AND TECHNOLOGY PARK (SP-1A)
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 PREPARED BY: CC/SG
 REVISED: 03/14/23

FINAL DRAFT

M. LAND ALLOCATIONS

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST	RTIF FEE	DEVELOPER COST	CITY OF WOODLAND	SP-1B ALLOCATION
I. ROADS									
1.	PARKLAND AVE (East of Overpass Landing to HLA)	4.15	AC	\$50,000.00	\$207,608	\$207,608	\$0	\$0	\$0
2.	LAND ACQUISITION FOR EAST EMBANKMENT	2.17	AC	\$250,000.00	\$542,080	\$542,080	\$0	\$0	\$0
3.	LAND ACQUISITION FOR WEST EMBANKMENT	2.17	AC	\$250,000.00	\$542,080	\$0	\$0	\$0	\$542,080
4.	CR 25A (SR 113 to Road D)	2.17	AC	\$50,000.00	\$108,686	\$108,686	\$0	\$0	\$0
5.	CR 25A (Road D to HLA)	0.24	AC	\$50,000.00	\$11,777	\$11,777	\$0	\$0	\$0
6.	Road B (CR 25A to Parkland)	10.06	AC	\$50,000.00	\$502,769	\$502,769	\$0	\$0	\$0
7.	Road A (Road C to Road G)	1.88	AC	\$50,000.00	\$93,888	\$93,888	\$0	\$0	\$0
8.	Road B (CR 25A to Road G)	0.82	AC	\$50,000.00	\$41,120	\$41,120	\$0	\$0	\$0
9.	Road C (Road A to Road D)	2.64	AC	\$50,000.00	\$131,865	\$70,433	\$61,433	\$0	\$0
10.	Road D (CR 25A to Road E)	4.33	AC	\$50,000.00	\$216,477	\$20,265	\$196,212	\$0	\$0
11.	Road E (RTP to Road B)	0.88	AC	\$50,000.00	\$43,768	\$24,829	\$18,939	\$0	\$0
12.	Road E (Road B to Road D)	1.33	AC	\$50,000.00	\$66,613	\$15,786	\$50,826	\$0	\$0
13.	Road F (Parkland to HLA)	2.36	AC	\$50,000.00	\$118,056	\$26,251	\$91,804	\$0	\$0
14.	Road G (Road 101A to Road B)	1.98	AC	\$50,000.00	\$99,104	\$99,104	\$0	\$0	\$0
15.	Marston (Road B to HLA)	3.63	AC	\$50,000.00	\$181,621	\$63,301	\$118,320	\$0	\$0
ROAD LAND ALLOCATIONS SUB-TOTAL					\$2,907,510	\$1,827,896	\$537,534	\$0	\$542,080
II. PARKS & GREENWAYS									
1.	The Yard (includes Pedestrian Promenade on east side)	11.56	AC	\$150,000.00	\$1,734,000	\$1,734,000	\$0	\$0	\$0
2.	Greenway (South of Southeast Detention Pond)	0.67	AC	\$50,000.00	\$33,500	\$33,500	\$0	\$0	\$0
3.	Greenway (Marston to Southeast Detention Pond)	0.47	AC	\$50,000.00	\$23,500	\$23,500	\$0	\$0	\$0
4.	Greenway (Parkland to Marston and Connection to Road E)	2.06	AC	\$50,000.00	\$103,000	\$103,000	\$0	\$0	\$0
5.	Greenway (Promenade to Road E)	0.31	AC	\$50,000.00	\$15,500	\$15,500	\$0	\$0	\$0
6.	Greenway (Road F to Parkland)	0.27	AC	\$50,000.00	\$13,500	\$13,500	\$0	\$0	\$0
7.	Greenway (Farmers Central to Road F)	0.78	AC	\$50,000.00	\$39,000	\$39,000	\$0	\$0	\$0
8.	Greenway (Northwest corner of LDR along Farmers Central, including Pedestrian Overcrossing)	1.45	AC	\$50,000.00	\$72,500	\$72,500	\$0	\$0	\$0
PARKS & GREENWAYS LAND ALLOCATIONS SUB-TOTAL					\$2,034,500	\$2,034,500	\$0	\$0	\$0
III. STORM DRAINAGE									
1.	Southeast Detention Pond	4.23	AC	\$100,000.00	\$423,000	\$423,000	\$0	\$0	\$0
2.	South Regional Pond	4.50	AC	\$50,000.00	\$225,000	\$225,000	\$0	\$0	\$0
STORM DRAINAGE LAND ALLOCATIONS SUB-TOTAL					\$648,000	\$648,000	\$0	\$0	\$0
				Less Developer Contribution of Land:	-\$537,534	-\$537,534	\$0	\$0	\$0
TOTAL LAND ALLOCATION COST:					\$5,052,000	\$4,510,000	\$0	\$0	\$542,000

Notes:

Notes: Arterial Roadways are 100% RTIF Fee

1. In providing opinions of probable construction cost, the Client understands that the Engineer has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that the opinions of probable construction costs provided herein are to be made on the basis of the Engineer's qualifications and experience. The Engineer makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.

2. Costs are generated for comparison with base CIP Development. It is assumed where Mobility Concept is duplicative of the CIP development costs will offset. Refer to CIP Buildout cost estimate for additional information.

3. Actual quantities may vary during the construction of this project.

4. This opinion of costs DOES NOT include costs for the following items:

- a. Any costs related to environmental assessment or the mitigation of any contamination, endangered species or archeological resources.
- b. Costs for land, financing, bonds and easements or rights of way.
- c. Soft costs including engineering, surveying, construction management and soils testing.
- d. Import or export of fill material
- e. Demolition of existing structures.
- f. Future phases of construction, such as the planned expansion of the parking area.
- g. All accessibility improvements such as ramps, railings, signage, striping, and truncated domes.
- h. Permit or other city fees.
- i. Street lighting

5. Unit costs are 2022 basis and does not assume payment of prevailing wages.

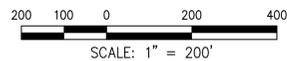
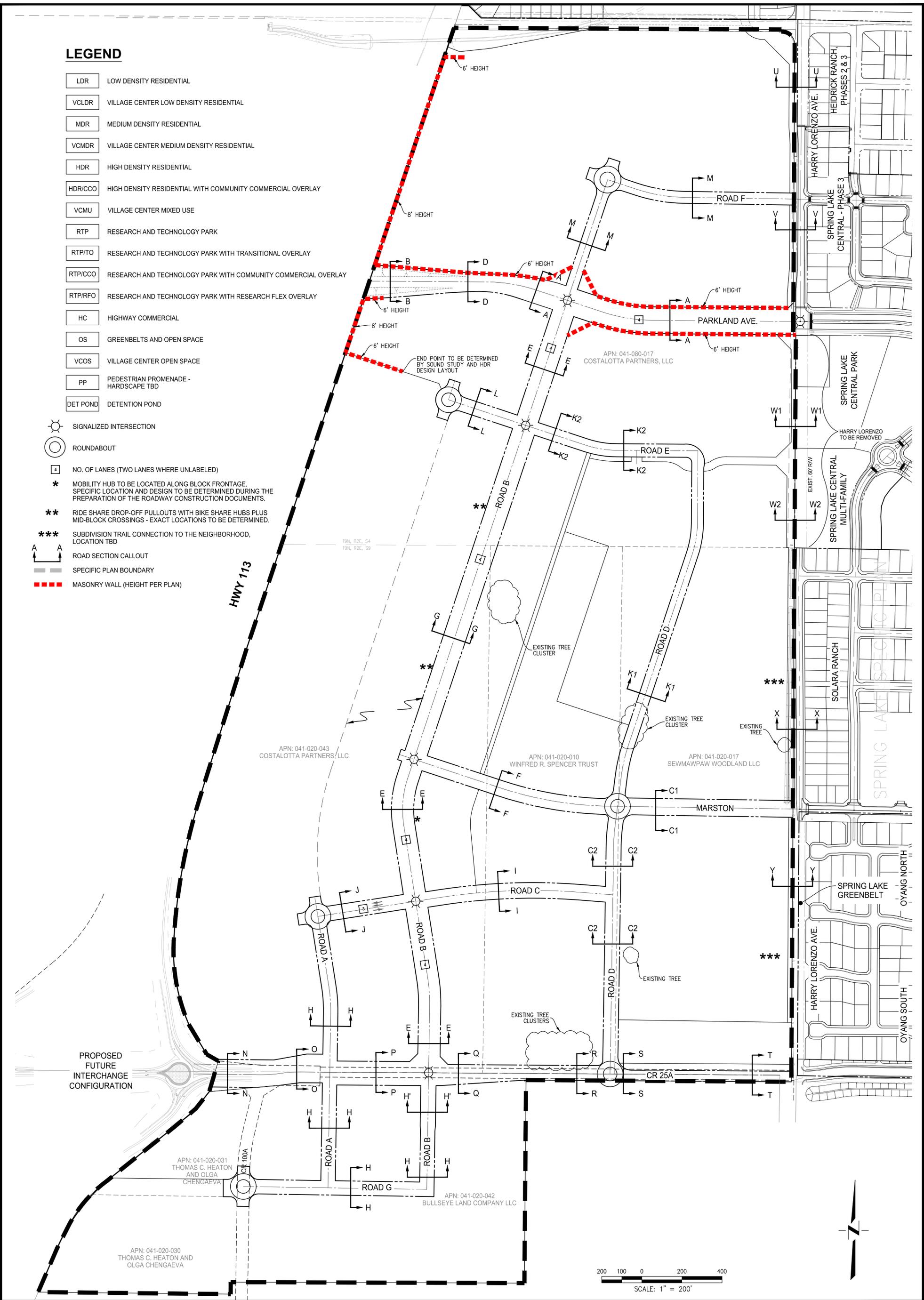
6. This opinion of costs assumes that all improvements will be constructed in one phase. If the project is built out in multiple sub-phases, additional costs may be incurred.

7. Costs assume competitive bidding.

LEGEND

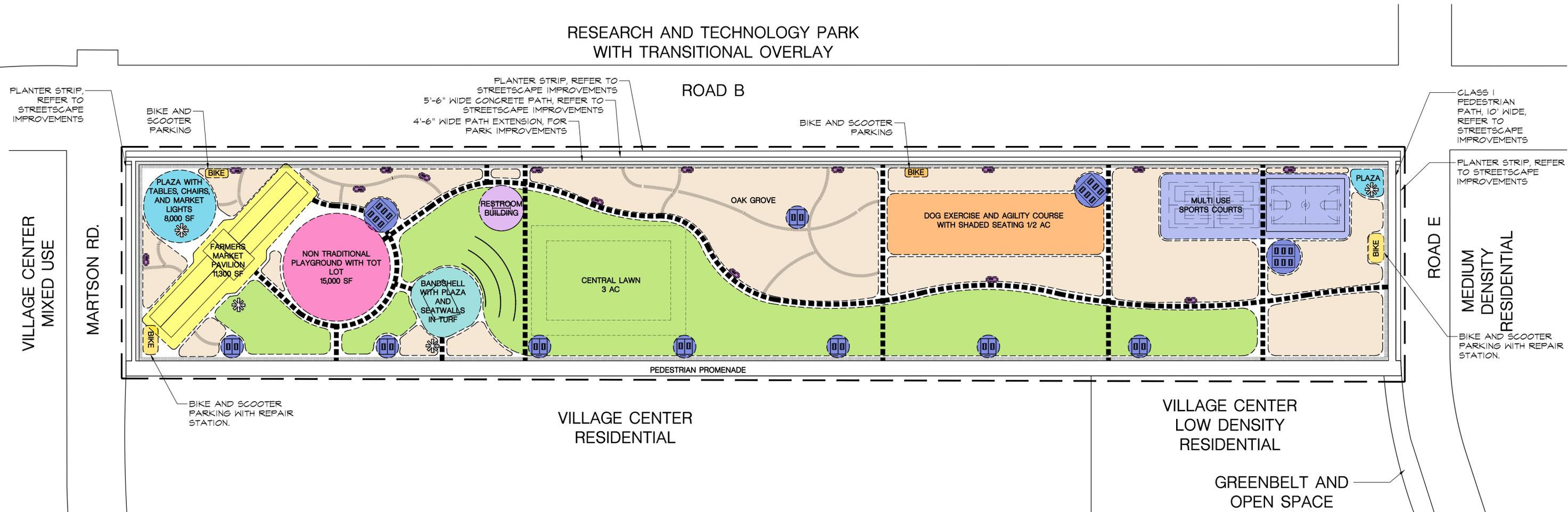
- LDR LOW DENSITY RESIDENTIAL
- VCLDR VILLAGE CENTER LOW DENSITY RESIDENTIAL
- MDR MEDIUM DENSITY RESIDENTIAL
- VCMR VILLAGE CENTER MEDIUM DENSITY RESIDENTIAL
- HDR HIGH DENSITY RESIDENTIAL
- HDR/CCO HIGH DENSITY RESIDENTIAL WITH COMMUNITY COMMERCIAL OVERLAY
- VCMU VILLAGE CENTER MIXED USE
- RTP RESEARCH AND TECHNOLOGY PARK
- RTP/TO RESEARCH AND TECHNOLOGY PARK WITH TRANSITIONAL OVERLAY
- RTP/CCO RESEARCH AND TECHNOLOGY PARK WITH COMMUNITY COMMERCIAL OVERLAY
- RTP/RFO RESEARCH AND TECHNOLOGY PARK WITH RESEARCH FLEX OVERLAY
- HC HIGHWAY COMMERCIAL
- OS GREENBELTS AND OPEN SPACE
- VCOS VILLAGE CENTER OPEN SPACE
- PP PEDESTRIAN PROMENADE - HARDSCAPE TBD
- DET POND DETENTION POND

- SIGNALIZED INTERSECTION
- ROUNDABOUT
- 4 NO. OF LANES (TWO LANES WHERE UNLABELED)
- *** MOBILITY HUB TO BE LOCATED ALONG BLOCK FRONTAGE. SPECIFIC LOCATION AND DESIGN TO BE DETERMINED DURING THE PREPARATION OF THE ROADWAY CONSTRUCTION DOCUMENTS.
- **** RIDE SHARE DROP-OFF PULLOUTS WITH BIKE SHARE HUBS PLUS MID-BLOCK CROSSINGS - EXACT LOCATIONS TO BE DETERMINED.
- ***** SUBDIVISION TRAIL CONNECTION TO THE NEIGHBORHOOD, LOCATION TBD
- ROAD SECTION CALLOUT
- SPECIFIC PLAN BOUNDARY
- MASONRY WALL (HEIGHT PER PLAN)



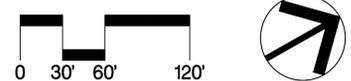
DESIGNED BY: SG DRAWN BY: LE CHECKED BY: SG SCALE: 1" = 200'	<h2 style="margin: 0;">WOODLAND RESEARCH AND TECHNOLOGY PARK</h2> <h3 style="margin: 0;">MASONRY WALL EXHIBIT</h3> <p style="margin: 0;">WOODLAND CALIFORNIA</p>	 Project Planning ■ Civil Engineering ■ Landscape Architecture Sacramento Office: 2120 20th Street, Suite Three, Sacramento, CA 95818, (916) 455-2026 Davis Office: 2940 Spafford Street, Suite 200, Davis, CA 95618, (530) 758-2026	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> <th>BY</th> <th>APPD.</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	REVISIONS	BY	APPD.																SHEET <h1 style="margin: 0;">1</h1> OF <h1 style="margin: 0;">1</h1> DATE: 07/28/2023 PROJECT NO: 1593.03
NO.	DATE	REVISIONS	BY	APPD.																				

RESEARCH AND TECHNOLOGY PARK
WITH TRANSITIONAL OVERLAY



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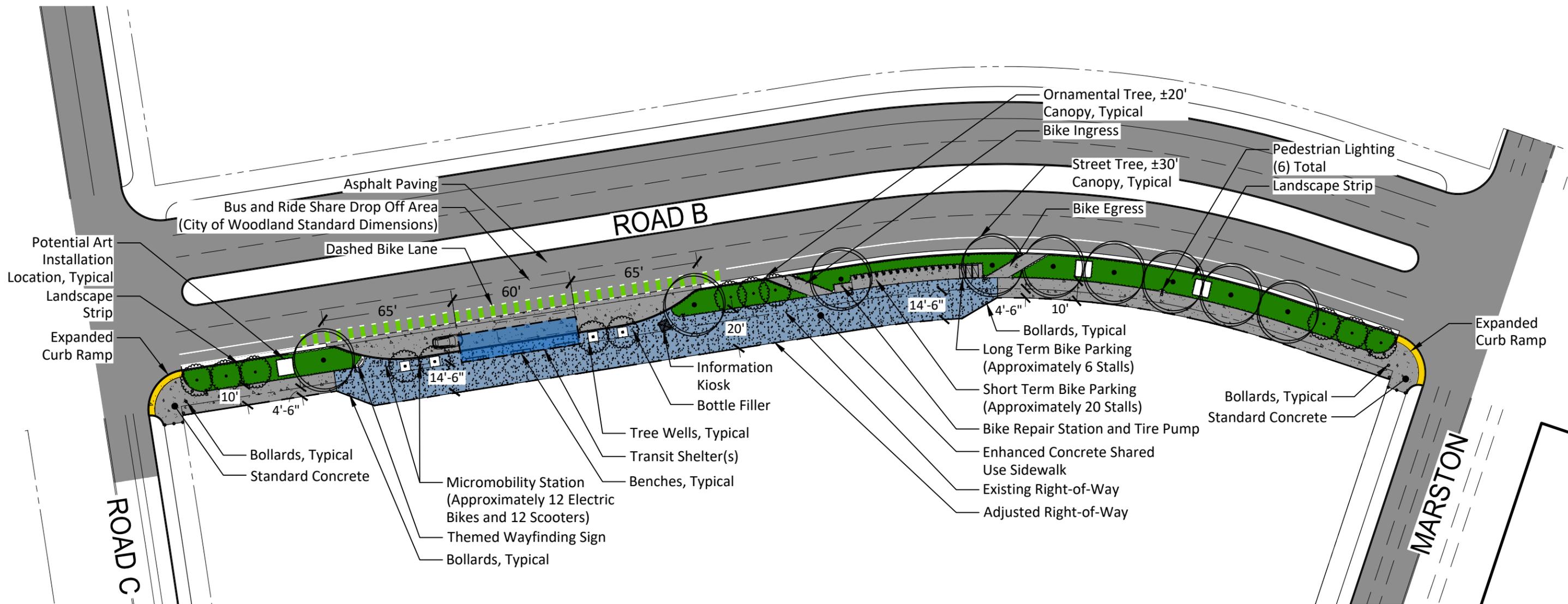
- CONCRETE PATH, 6' WIDE
- ▬▬▬▬▬ DECOMPOSED GRANITE PATH, 4' WIDE
- ⊞ SMALL GATHERING AREAS
- ⊞ BENCH WITH CONCRETE PAD
- ✻ PUBLIC ART OPPORTUNITIES
- ▭ POLLINATOR OR DEMONSTRATION GARDEN WITH PLANT IDENTIFICATIONS TAGS.
- ▭ LAWN



WOODLAND RESEARCH AND TECHNOLOGY PARK

THE YARD BUBBLE DIAGRAM

06/28/2023



NOTE:
 DESIGN AS SHOWN IS CONCEPTUAL AND IS INTENDED FOR FURTHERING DISCUSSION AND TO PROVIDE A PRELIMINARY BUDGET ONLY. FINAL LOCATION OF MOBILITY HUB AND OTHER AMENITIES WILL VARY IN FINAL DESIGN.

