



Project Management · Civil/Structural Engineering · Urban Design · Land Planning  
Entitlements · Right-of-Way/Permitting · Surveying · Construction Staking · Graphics

**SUMMARY OF  
PRELIMINARY OPINION OF PROBABLE COST  
FOR  
GREENWOOD SUBDIVISION  
226 SINGLE FAMILY LOTS  
16.04± ACRES  
GALT, CALIFORNIA  
9/14/2020**

	<b>TOTAL ESTIMATED COST</b>	<b>COST PER LOT (226 LOTS)</b>
<b>A. ESTIMATED CONSTRUCTION COST</b>		
1. ON-SITE & OFF-SITE CONSTRUCTION COST	\$7,728,821	\$34,198
<b>TOTAL CONSTRUCTION COSTS ==&gt;</b>	<b>\$7,728,821</b>	<b>\$34,198</b>
<b>B. FEES</b>		
1. PROJECT FEES	\$546,655	\$2,419
2. CITY AND OTHER FEES	\$973,396	\$4,307
<b>TOTAL FEES ==&gt;</b>	<b>\$1,520,051</b>	<b>\$6,726</b>
<b>C. REIMBURSEMENTS</b>		
1. GAS REIMBURSEMENTS	-\$565,000	-\$2,500
2. ELECTRICAL	-\$226,000	-\$1,000
<b>TOTAL REIMBURSEMENTS ==&gt;</b>	<b>-\$791,000</b>	<b>-\$3,500</b>
<b>GRAND TOTAL WITH REIMBURSEMENTS ==&gt;</b>	<b>\$8,457,872</b>	<b>\$37,424</b>



Project Management · Civil/Structural Engineering · Urban Design · Land Planning  
Entitlements · Right-of-Way/Permitting · Surveying · Construction Staking · Graphics

**PRELIMINARY OPINION OF PROBABLE COST**  
FOR  
**GREENWOOD SUBDIVISION**  
**226 SINGLE FAMILY LOTS**  
**16.04± ACRES**  
**GALT, CALIFORNIA**  
**9/14/2020**

ITEM	DESCRIPTION	QUAN.	UNIT	UNIT COST	AMOUNT
<b>I. CONSTRUCTION COST</b>					
<b>A. SITE PREPARATION</b>					
1.	MOBILIZATION	1	LS	\$15,000.00	\$15,000
2.	CONSTRUCTION WATER	1	LS	\$15,000.00	\$15,000
3.	SITE GRADING	1	LS	\$160,000.00	\$160,000
4.	POTHOLING (CONDITION B-22)	1	LS	\$14,500.00	\$14,500
5.	TEMPORARY EROSION CONTROL / SWPPP PROTECTION	1	LS	\$15,000.00	\$15,000
SUB-TOTAL					\$219,500
<b>B. STREET WORK</b>					
1.	PAVEMENT (4" A.C. OVER 6" A.B.)	158,020	SF	\$4.75	\$750,595
2.	6" CURB AND GUTTER	5,407	LF	\$20.00	\$108,140
3.	6" VERTICAL CURB	540	LF	\$18.00	\$9,720
4.	ROLLED CURB AND GUTTER	420	LF	\$20.00	\$8,400
5.	6" WIDE FLUSH CONCRETE CURB	4,581	LF	\$20.00	\$91,620
6.	INTERIOR WALK WAYS	6,329	SF	\$6.50	\$41,139
7.	DRIVE OVER GRASS PAVERS	4,386	SF	\$10.00	\$43,857
8.	2' WIDE VALLEY GUTTER	4,581	LF	\$20.00	\$91,620
SUB-TOTAL					\$1,145,090
<b>C. LAKE PARK AVE. ENTRANCE</b>					
1.	PAVEMENT REMOVAL	6,050	SF	\$2.00	\$12,100
2.	6" CURB AND GUTTER REMOVAL	295	LF	\$10.00	\$2,950
3.	6" VERTICAL CURB REMOVAL	295	LF	\$10.00	\$2,950
4.	REMOVE EXISTING ELECTROLIER	4	EA	\$4,000.00	\$16,000
5.	STORM DRAIN INLET REMOVAL	2	EA	\$1,000.00	\$2,000
6.	STRIPING AND SIGNAGE REMOVAL	1	LS	\$4,000.00	\$4,000
7.	PAVEMENT (4"A.C. OVER 6"A.B.)	6,050	SF	\$4.25	\$25,713
8.	6" CURB AND GUTTER	735	LF	\$20.00	\$14,700
9.	LANDSCAPE MEDIAN CURB	435	LF	\$34.50	\$15,008
10.	ENTRY SIGN	1	EA	\$3,500.00	\$3,500
11.	ENTRY GATE & KEY PAD	1	EA	\$10,000.00	\$10,000
12.	DECORATIVE PAVERS	3,707	SF	\$8.50	\$31,510
13.	5' SIDEWALK	1,090	SF	\$4.00	\$4,360
14.	ACCESSIBLE RAMP (LABOR ONLY)	2	EA	\$300.00	\$600
SUB-TOTAL					\$145,390
<b>D. CARILLION BLVD. ENTRANCE</b>					
1.	PAVEMENT REMOVAL	2,566	SF	\$2.00	\$5,132
2.	6" CURB AND GUTTER REMOVAL	90	LF	\$3.00	\$270
3.	STRIPING AND SIGNAGE REMOVAL	1	LS	\$5,000.00	\$5,000
4.	PAVEMENT (4"A.C. OVER 6"A.B.)	2,566	SF	\$4.25	\$10,906
5.	6" CURB AND GUTTER	420	LF	\$20.00	\$8,400
6.	LANDSCAPE MEDIAN CURB	311	LF	\$32.50	\$10,108
7.	ENTRY SIGN	1	EA	\$5,000.00	\$5,000
8.	ENTRY GATE & KEY PAD	1	EA	\$10,000.00	\$10,000
9.	DECORATIVE PAVERS	4,980	SF	\$8.50	\$42,330
10.	ACCESSIBLE RAMP (LABOR ONLY)	2	EA	\$300.00	\$600
SUB-TOTAL					\$97,745

**mid-valley engineering**

1117 L Street, Modesto, CA 95354 · 866.526.4214 · 866.932.9683 fax · www.mve.net  
Northern California · Southern California · Nevada

ITEM	DESCRIPTION	QUAN.	UNIT	UNIT COST	AMOUNT
<b>E. CARRILLION BLVD. FRONTAGE IMPROVEMENTS</b>					
1.	8' SIDEWALK	5,480	SF	\$6.50	\$35,620
2.	LANDSCAPE	11,274	SF	\$6.00	\$67,644
3.	CITY OF GALT BENCH (CONDITION B-11)	2	EA	\$1,500.00	\$3,000
SUB-TOTAL					\$106,264
<b>F. SANITARY SEWER</b>					
1.	8" P.V.C.	4,234	LF	\$45.00	\$190,530
2.	6" P.V.C.	2,825	LF	\$42.00	\$118,650
3.	MANHOLE, STANDARD	52	EA	\$5,400.00	\$280,800
4.	CLEAN OUT (C.O.)	1	EA	\$800.00	\$800
5.	4" SEWER SERVICE W/ C.O. AND VALVE BOX	226	EA	\$1,800.00	\$406,800
6.	CONNECT TO EXISTING SEWER	1	EA	\$5,000.00	\$5,000
7.	REMOVE AND ABANDON EXISTING SEWER STUB (CONDITION B-18)	1	LS	\$3,000.00	\$3,000
8.	REMOVE EXISTING MH DROP STRUCTURE (CONDITION B-19)	1	LS	\$6,000.00	\$6,000
SUB-TOTAL					\$1,011,580
<b>G. WATER SYSTEM</b>					
1.	1" P.V.C.	18,792	LF	\$18.00	\$338,256
2.	6" P.V.C.	950	LF	\$45.00	\$42,750
3.	8" P.V.C.	607	LF	\$50.00	\$30,350
4.	10" P.V.C.	2,684	LF	\$60.00	\$161,040
5.	6" GATE VALVE	31	EA	\$1,200.00	\$37,200
6.	8" GATE VALVE	3	EA	\$1,600.00	\$4,800
7.	10" GATE VALVE	12	EA	\$2,600.00	\$31,200
8.	12" GATE VALVE	4	EA	\$3,500.00	\$14,000
9.	10" REDUCED PRESSURE BACKFLOW PREVENTER (CONDITION B-24K)	2	EA	\$8,500.00	\$17,000
10.	1" WATER SERVICE	226	EA	\$1,200.00	\$271,200
11.	1" LANDSCAPE IRRIGATION SERVICE & METER	2	EA	\$2,500.00	\$5,000
12.	FIRE HYDRANT ASSEMBLY (500' SPACING)	6	EA	\$5,500.00	\$33,000
13.	TIE IN / TESTING AND DISINFECTION	2	EA	\$10,000.00	\$20,000
SUB-TOTAL					\$1,005,796
<b>H. STORM DRAINAGE</b>					
1.	8" P.V.C.	580	LF	\$40.00	\$23,200
2.	12" P.V.C.	1,877	LF	\$50.00	\$93,850
3.	18" P.V.C.	297	LF	\$60.00	\$17,820
4.	24" P.V.C.	758	LF	\$65.00	\$49,270
5.	CATCH BASINS	28	EA	\$2,350.00	\$65,800
6.	AREA DRAINS	24	EA	\$2,350.00	\$56,400
7.	STORM DRAIN MANHOLES	17	EA	\$5,400.00	\$91,800
8.	CONNECT TO EXISTING STORM DRAIN (INCLUDES CONDITION B-20)	2	EA	\$8,500.00	\$17,000
9.	STORMWATER TREATMENT VLT. (SEE NOTE 3) (CONDITION B-28 & B-29)	1	EA	\$150,000.00	\$150,000
10.	CERTIFIED FULL CAPTURE SYS. (SEE NOTE 3) (CONDITION B-28 & B-29)	1	EA	\$35,500.00	\$35,500
SUB-TOTAL					\$600,640
<b>I. JOINT TRENCH</b>					
1.	RELOCATE POWER POLE	1	EA	\$10,000.00	\$10,000
2.	JOINT TRENCH	226	EA	\$6,500.00	\$1,469,000
SUB-TOTAL					\$1,479,000
<b>J. LANDSCAPING</b>					
1.	ON-SITE LANDSCAPE	29,076	SF	\$6.00	\$174,456
2.	ENHANCED LANDSCAPE AT TWO ENTRIES ON CARRILLION	11,805	SF	\$7.00	\$82,635
3.	COMMUNITY CENTER (ENHANCED LANDSCAPING) (SEE NOTE 2)	7,679	SF	\$15.00	\$115,185
4.	FINISH GRADING (SEE NOTE 2)	48,560	SF	\$0.08	\$3,885
5.	SOIL AMENDMENTS (SEE NOTE 2)	48,560	SF	\$0.10	\$4,856
6.	MULCH (SEE NOTE 2)	48,560	SF	\$0.40	\$19,424
7.	SHRUB IRRIGATION-DRIP (SEE NOTE 2)	48,560	SF	\$2.50	\$121,400
SUB-TOTAL					\$521,841

ITEM	DESCRIPTION	QUAN.	UNIT	UNIT COST	AMOUNT
<b>K. MISCELLANEOUS</b>					
1.	STRIPING / SIGNAGE (CONDITION B24H& D-5)	1	LS	\$15,000.00	\$15,000
2.	STREET LIGHTS (INCLUDES LIGHTS PER CONDITION B-12)	45	EA	\$4,500.00	\$202,500
3.	6' HIGH IVY COVERED MASONARY WALL (NORTH & EAST)	1,703	LF	\$135.00	\$229,905
4.	6' HIGH MASONARY WALL (WEST AND SOUTH PL)	1,564	LF	\$125.00	\$195,500
5.	10' HIGH MASONARY WALL (CONDITION A-17 & B-48)	195	LF	\$150.00	\$29,250
6.	6' HIGH WROUGHT IRON FENCE	165	LF	\$80.00	\$13,200
7.	PEDESTRIAN GATE	7	EA	\$1,000.00	\$7,000
8.	WEATHER RESISTANT SIGN (CONDITION B-16)	1	LS	\$1,000.00	\$1,000
SUB-TOTAL					\$693,355
CONSTRUCTION TOTAL =====>					\$7,026,201
10% CONSTRUCTION CONTIGENCY =====>					\$702,620
<b>GRAND TOTAL CONSTRUCTION COST INCLUDING CONTIGENCY =====&gt;</b>					<b>\$7,728,821</b>

CONSTRUCTION NOTES:

1. THIS PRELIMINARY OPINION OF PROBABLE COST (OPC) IS BASED ON A TENTATIVE MAP LAYOUT, PRELIMINARY UTILITY LAYOUT, BID NUMBERS FROM LOCAL CONTRACTORS AND LANDSCAPE ESTIMATED UNIT COSTS FROM KLA. CHANGES OR INCREASES REQUIRED BY GOVERNING AGENCIES AND UTILITY COMPANIES MAY OCCUR WHEN PLANS ARE FINALIZED AND THE SCOPE OF WORK IS MORE FULLY DEFINED.
2. THE TOTAL LANSCAPE AREA FOR THE PROJECT WHICH INCLUDES THE ONSITE LANDSCAPE, ENHANCED LANDSCAPE, THE CARILLION BLVD., FRONTAGE LANDSCAPE, AND THE COMMUNITY CENTER ENHANCED LANDSCAPING WERE ACCOUNTED FOR IN THESE LINE ITEMS. (I.E. 11,274SF+36,707SF+1,476SF+4,352SF=53,809SF)
3. THE COST OF THE STORMWATER TREATMENT VAULT AND CERTIFIED FULL CAPTURE SYSTEM WAS PROVIDED BY CONTECH. THE TWO UNITS WILL COST APPROXIMATELY \$134,300 AND INSTALLATION WILL COST BETWEEN 20%-50% OF THE UNIT COST. FOR THE PURPOSES OF THIS ESTIMATE A 35% INSTALLATION COST WAS INCLUDED (I.E. 1.35X\$134,300=\$181,305). THIS ESTIMATE INCLUDES A COST OF \$185,500 FOR CONSTRUCTION AND INSTALLATION OF BOTH UNITS.

**II. CONSULTANT FEES (ASSUMES 1 UNIT)**

A.	MVE, INC.				
1.	SUPPLEMENTAL TOPOGRAPHY				\$6,360
2.	IMPROVEMENT PLANS				\$97,250
3.	SUBDIVISION MAPPING (ASSUMES UP TO TWO FINAL MAPS)				\$15,000
4.	STORM WATER QUALITY CONTROL PLAN				\$7,375
5.	PROCESSING OF IMPROVEMENT PLANS & FINAL MAP				\$15,900
6.	SWPPP				\$3,900
7.	LOT PAD AS-BUILTS				\$28,250
8.	MONUMENTATION				\$33,900
9.	RECORD DRAWINGS (CARILLION BLVD)				\$3,900
10.	DRY UTILITY COORDINATION				\$4,300
11.	PLOT PLAN FIT LIST				\$3,600
12.	PLOT PLANS				\$33,900
13.	REVISIONS TO PLOT PLANS				\$2,500
14.	TRAFFIC CONTROL PLAN				\$4,500
15.	PROJECT BIDDING				\$8,500
16.	OPINION OF PROBABLE COST				\$4,600
17.	ANNEXATION TO CFD 2005-1, SPECIAL DISTRICT AND TIER II STORMWATER UTILITY FEE DISTRICT				\$15,000
18.	25' CARILLION ABANDONMENT AND PUBLIC UTILITY AND PUBLIC FACILITY EASEMENT (PUPF)				\$8,000
19.	CONSULTANT COORDINATION/PROJECT MANAGEMENT				\$9,750
20.	CONSTRUCTION STAKING				\$113,000
21.	CONSTRUCTION SUPPORT				\$9,750
SUB-TOTAL MVE =====>					\$429,235

ITEM	DESCRIPTION	AMOUNT
<b>III. SUB-CONSULTANTS</b>		
1.	LANDSCAPE ARCHITECT (KLA)	\$34,045
2.	DRY UTILITY DESIGN (SUNSHINE DESIGN)	\$54,050
3.	GEOTECHNICAL (CONDITION B-40)	\$11,270
4.	POTHOLING	\$18,055
	SUB-TOTAL SUB-CONSULTANTS =====>	\$117,420
	<b>TOTAL CONSULTANT FEES =====&gt;</b>	<b>\$546,655</b>

CONSULTANT NOTES:

1. THE CONSULTANT FEES EXCLUDE THE FOLLOWING: WASTE DIVERSION PLAN (CONDITION A-8); DEED FORM (CONDITION A-9 AND A-10); HOA FORMATION (CONDITION A-11); ARCHITECTURE (CONDITION A -13); CERTIFIED MAIL LETTER NOTIFICATION FOR WALL CONSTRUCTION (CONDITION A-17); US POSTAL SERVICE MAILBOX COORDINATION/DESIGN (CONDITION B-3); IMPROVEMENT AGREEMENT (CONDITION B-35); DELINQUENT TAXES (CONDITION B-42); WATER TREATMENT PLANT DISCLOSURE NOTICE (CONDITION B-49).

**IV. AGENCY AND BUILDING PERMIT FEES**

**A. PLAN CHECK AND INSPECTION FEES**

1.	CITY OF GALT	
a.	PLAN CHECK AND INSPECTION FEE (50% OF PLAN CHECK INSPECTION-SEE NOTE 1)	
b.	FINAL MAP REVIEW (\$2,332 + \$32/LOT)	\$160,629
c.	LANDSCAPE PLAN REVIEW FEE (DEPOSIT) (CONDITION B-24i)	\$9,564
2.	CONSUMNES COMMUNITY SERVICES DISTRICT (CCSD - FIRE DEPARTMENT)	\$1,500
a.	CIVIL ENGINEERING PLAN REVIEW	\$913
	TOTAL PLAN CHECK AND INSPECTION FEE =====>	\$172,606

**B. FINAL MAP FEES**

1.	PLAN CHECK AND INSPECTION FEE (50% OF PLAN CHECK INSPECTION-SEE NOTE 1)	\$160,629
2.	PARK-IN-LIEU FEES (SEE NOTE 2)	\$336,600
3.	STORM DRAINAGE CAPACITY (\$6,655/IMPERVIOUS ACRE)	\$48,996
4.	PERFORMANCE BOND (1.5% x IMPROVEMENT COST)	\$115,932
5.	LABOR & MATERIAL BOND (1.5% x IMPROVEMENT COST)	\$115,932
6.	MONUMENT SECURITY	\$22,600
7.	RECORDING	\$100
	TOTAL FINAL MAP FEES =====>	\$800,790

**C. BUILDING PERMIT FEES (ASSUMED A 1,513 S.F. HOME)**

1.	SMIP - Residential	\$26.76
2.	BMEP 2018 Fee Schedule	\$1,995.76
3.	CARF	\$25.00
4.	CBSC - Building Standards Administration	\$9.00
5.	Contractors License Tax	\$82.33
6.	Job Card Holder	\$1.50
7.	N EA - Roadway Corridor Landscape Arch	\$17.25
8.	Policy Document Maint - Recovery Fee	\$638.06
9.	Technology Maintenance	\$20.00
10.	Technology Program Recovery	\$24.00
11.	PC - Building - BMEP	\$2,197.24
12.	Planning Plan Check	\$57.00
13.	Planning SFD Conformance Review	\$29.00
14.	PW - Site Plan Review-Residential	\$31.00
15.	Measure A - Single Family Res (Per Unit)	\$1,303.00
16.	Measure A - Admin 2%	\$26.06
17.	NEA CIP SFD - Fire Protection	\$1,619.00
18.	NEA CIP SFD - General Government	\$2,867.00
19.	CIP STORM DRAIN	\$6,837.00
20.	NEA CIP SFD - Traffic/Circulation	\$10,842.95
21.	RECREATION - SFD	\$8,009.00
22.	Sewer - Residential Wastewater Collection	\$4,909.00
23.	Sewer - Residential Wastewater Treatment	\$3,268.00
24.	1 Inch Diameter Service Water Conn	\$6,790.00

ITEM	DESCRIPTION	AMOUNT
25.	Water Meter - MTU	\$179.00
26.	Water Meter - Setup	\$41.00
27.	School Fee (Alt #1) (See Note 3)	\$4,342.31
28.	Fire Fee	\$1,813.00
		-----
	TOTAL BUILDING PERMIT FEE PER LOT =====>	\$58,000.22
	TOTAL ESTIMATED BUILDING PERMIT FEES FOR ENTIRE PROJECT (\$58,000.22 X 226) =====>	\$13,108,050
	<b>TOTAL AGENCY AND BUILDING PERMIT FEES =====&gt;</b>	<b>\$14,081,446</b>

AGENCY AND BUILDING PERMIT FEE NOTES:

1. THE CITY OF GALT PLAN CHECK AND INSPECTION FEES ARE CALCULATED AS FOLLOWS:  
\$8,477 BASE FEE + 4.1% OVER \$100,000 VALUE OF IMPROVEMENTS.

THE FEE IS COLLECTED 50% AT THE TIME OF PLAN SUBMITTAL AND THE REMAINING 50% IS COLLECTED AT THE TIME OF FINAL MAP RECORDING.

2. THE FORMULA FOR REQUIRED DEDICATION OF LAND PER GMC SECTION 17.32.110 IS AS FOLLOWS:

226 D.U.'s x 3.3 PERSONS/HOUSEHOLD = 748.80 POPULATION.

CITY'S REQUIRED PARKLAND IS 5 ACRES/ 1,000 POPULATION THEREFORE 745.80 POPULATION/ 1000 = 0.7458 x 5 ACRES = 3.73 ACRES OF REQUIRED PARKLAND DEDICATION.

PER CONDITION C-1 AND GMC SECTION 17.32.170, CREDIT FOR IMPROVEMENTS AND PRIVATE OPEN SPACE, IT IS ASSUMED THE PROJECT WOULD RECEIVE A 50% CREDIT ON PARKLAND DEDICATION REQUIREMENTS (3.73 ACRES x .50 = 1.87 ACRES). IN ADDITION, A MEMBER OF THE APPRAISAL INSTITUTE (MAI) MUST PREPARE AN APPRAISAL OF LAND FOR THE PURPOSES OF DETERMINING PARK-IN-LIEU FEES TO INCLUDE 20% FOR OFF SITE IMPROVEMENTS. LAND COSTS ARE ASSUMED TO BE \$150,000/ACRE THEREFORE:  
1.87 ACRES x \$150,000/ACRE = \$280,500 x 1.20 = \$336,600 PARK - IN - LIEU FEE.

3. THE SCHOOL DISTRICT CFD IS BROKEN DOWN AS A GRADUATED FEE. ALTERNATIVE 1 IS \$2.87/S.F., ALTERNATIVE 2 IS \$4.05/S.F., AND ALTERNATIVE 3 IS \$5.13/S.F. USED FOR THIS ESTIMATE IS ALTERNATIVE 1 @ \$2.87/S.F. IF ALTERNATIVE 2 OR 3 ARE CHOSEN THE DIFFERENCE IN THE FEES ARE MADE UP BY A PROPERTY TAX AGAINST THE INDIVIDUAL LOT.