

**PRELIMINARY ENGINEER'S COST ESTIMATE
FOR TRACT 5708, ALLUVIAL AND FOWLER
PREPARED FOR PAULUS CONSTRUCTION**

I. ON-SITE IMPROVEMENTS

A. SITE PREPARATION & GRADING

Description	Quantity	Units	Unit Cost	Total
1 Mobilization	1	L.S.	\$ 4,000.00	\$ 4,000.00
2 Clearing & Grubbing	8.41	Acres	\$ 3,000.00	\$ 25,230.00
3 Demolition of Structures	2	Each	\$ 15,000.00	\$ 30,000.00
4 Retaining Walls (Alluvial)	200	L.F.	\$ 30.00	\$ 6,000.00
5 Site Grading	8.41	Acres	\$ 8,000.00	\$ 67,280.00
6 SWPPP / Erosion & Dust Control	1	L.S.	\$ 10,000.00	\$ 10,000.00
SUB TOTAL				\$ 142,510.00

B. SANITARY SEWERS

Description	Quantity	Units	Unit Cost	Total
1 8" Pipe, PVC SDR-35	1,438	L.F.	\$ 26.00	\$ 37,388.00
2 Standard Manhole	5	Each	\$ 2,500.00	\$ 12,500.00
3 Sewer House Connection	30	Each	\$ 325.00	\$ 9,750.00
SUB TOTAL				\$ 59,638.00

C. WATER DISTRIBUTION

Description	Quantity	Units	Unit Cost	Total
1 8" Pipe, C-900	1,515	L.F.	\$ 25.00	\$ 37,875.00
2 Fire Hydrants	2	Each	\$ 2,500.00	\$ 5,000.00
3 1" Water Services	30	Each	\$ 300.00	\$ 9,000.00
4 Wet Ties	1	Each	\$ 2,500.00	\$ 2,500.00
SUB TOTAL				\$ 54,375.00

D. ROADWAY/STREET IMPROVEMENTS

Description	Quantity	Units	Unit Cost	Total
1 A.C. Pavement	50,905	S.F.	\$ 2.60	\$ 132,353.00
2 Concrete Curb & Gutter	2,917	L.F.	\$ 11.00	\$ 32,087.00
3 Concrete Sidewalk	16,044	S.F.	\$ 2.70	\$ 43,318.80
4 Concrete Valley Gutter	2	Each	\$ 2,600.00	\$ 5,200.00
5 Concrete Driveways	30	Each	\$ 1,500.00	\$ 45,000.00
6 Concrete Handicap Ramps	7	Each	\$ 1,200.00	\$ 8,400.00
7 Timber Barricade Removal	2	Each	\$ 1,000.00	\$ 2,000.00
SUB TOTAL				\$ 268,358.80

E. UTILITIES

Description	Quantity	Units	Unit Cost	Total
1 PG&E Utilities - PG&E Contract	30	D.U.	\$ 2,000.00	\$ 60,000.00
2 - Contractor	30	D.U.	\$ 2,500.00	\$ 75,000.00
3 PG&E Utilities Reimbursements	30	D.U.	\$ (1,700.00)	\$ (51,000.00)
4 Street Lights	8	Each	\$ 3,000.00	\$ 24,000.00
5 On-Site Rule 20	486	L.F.	\$ 150.00	\$ 72,900.00
SUB TOTAL				\$ 180,900.00

F. SITE AMENITIES

Description	Quantity	Units	Unit Cost	Total
1 Mailboxes	30	D.U.	\$ 150.00	\$ 4,500.00
2 6' Block Wall (Alluvial)	643	L.F.	\$ 55.00	\$ 35,365.00
SUB TOTAL				\$ 39,865.00
TOTAL ON-SITE IMPROVEMENTS				\$ 745,646.80

II. OFF-SITE IMPROVEMENTS (WHITTIER AND ATHENS AVENUES)**A. SANITARY SEWERS**

Description	Quantity	Units	Unit Cost	Total
1 8" Pipe, PVC SDR-35	416	L.F.	\$ 26.00	\$ 10,816.00
2 Standard Manhole	2	Each	\$ 3,200.00	\$ 6,400.00
3 Sewer House Connection	2	Each	\$ 325.00	\$ 650.00
SUB TOTAL				\$ 17,866.00

B. WATER DISTRIBUTION

Description	Quantity	Units	Unit Cost	Total
1 8" Pipe, C-900	482	L.F.	\$ 25.00	\$ 12,050.00
2 Fire Hydrants	1	Each	\$ 2,500.00	\$ 2,500.00
3 1" Water Services	2	Each	\$ 300.00	\$ 600.00
4 Wet Ties	1	Each	\$ 2,500.00	\$ 2,500.00
SUB TOTAL				\$ 17,650.00

C. ROADWAY/STREET IMPROVEMENTS

Description	Quantity	Units	Unit Cost	Total
1 A.C. Pavement	18,876	S.F.	\$ 2.60	\$ 49,077.60
2 Concrete Curb & Gutter	882	L.F.	\$ 11.00	\$ 9,702.00
3 Concrete Sidewalk	3,842	S.F.	\$ 2.70	\$ 10,373.40
4 Concrete Valley Gutter	1	Each	\$ 2,600.00	\$ 2,600.00
5 Concrete Handicap Ramps	1	Each	\$ 1,200.00	\$ 1,200.00
SUB TOTAL				\$ 72,953.00
TOTAL OFF-SITE IMPROVEMENTS				\$ 108,469.00

III. OFF-SITE IMPROVEMENTS (ALLUVIAL AVENUE)**A. SANITARY SEWERS**

Description	Quantity	Units	Unit Cost	Total
1 8" Pipe, PVC SDR-35	643	L.F.	\$ 26.00	\$ 16,718.00
2 Standard Manhole	2	Each	\$ 3,200.00	\$ 6,400.00
3 Sewer Main Connection	1	Each	\$ 1,000.00	\$ 1,000.00
SUB TOTAL				\$ 24,118.00

B. WATER DISTRIBUTION

Description	Quantity	Units	Unit Cost	Total
1 12" Pipe, C-900	643	L.F.	\$ 40.00	\$ 25,720.00
2 Wet Ties	1	Each	\$ 4,000.00	\$ 4,000.00
3 Blow-off Assembly	1	Each	\$ 1,100.00	\$ 1,100.00
SUB TOTAL				\$ 30,820.00

C. NON-POTABLE WATER DISTRIBUTION

Description	Quantity	Units	Unit Cost	Total
1 8" Purple Pipe	858	L.F.	\$ 28.00	\$ 24,024.00
SUB TOTAL				\$ 24,024.00

D. ROADWAY/STREET IMPROVEMENTS

Description	Quantity	Units	Unit Cost	Total
1 OTL A.C. Pavement	21,010	S.F.	\$ 3.50	\$ 73,535.00
2 CTL A.C. Pavement	15,001	S.F.	\$ 3.50	\$ 52,503.50
3 OTL A.C. Pavement Removal	6,283	S.F.	\$ 1.00	\$ 6,283.00
4 CTL A.C. Pavement Removal	16,469	S.F.	\$ 1.00	\$ 16,469.00
5 OTL Sawcut & Remove Existing AC Pavement	252	S.F.	\$ 1.65	\$ 415.80
6 CTL Sawcut & Remove Existing AC Pavement	33	S.F.	\$ 1.65	\$ 54.45
7 3' AC Swale	962	L.F.	\$ 5.00	\$ 4,810.00
8 6" Concrete Curb & Gutter	873	L.F.	\$ 11.00	\$ 9,603.00
9 Concrete Sidewalk	7,069	S.F.	\$ 8.50	\$ 60,086.50

10	Concrete Handicap Ramps	1	Each	\$	1,200.00	\$	1,200.00	
11	Landscape & Irrigation	18,520	S.F.	\$	3.00	\$	55,560.00	
12	Relocate Mailbox	3	Each	\$	100.00	\$	300.00	
13	Relocate Fence	846	L.F.	\$	20.00	\$	16,920.00	
14	Relocate Telephone Riser	1	Each	\$	7,000.00	\$	7,000.00	
15	Remove Power Pole	5	Each	\$	5,000.00	\$	25,000.00	
16	Timber Barricade	1	Each	\$	2,000.00	\$	2,000.00	
17	Off-Site Rule 20	679	L.F.	\$	150.00	\$	101,850.00	
18	Street Lights	3	Each	\$	3,000.00	\$	9,000.00	
19	Striping & Signage	1	L.S.	\$	5,000.00	\$	5,000.00	
SUB TOTAL							\$	447,590.25
TOTAL OFF-SITE IMPROVEMENTS							\$	447,590.25

IV. CITY FEES & MISCELLANEOUS DEVELOPMENT FEES

A. CONSULTANT FEES & SERVICES

Description	Quantity	Units		Unit Cost	Total
1	Subdivision Engineering/Staking	1	L.S.	\$ 60,000.00	\$ 60,000.00
2	Site Plan / Sales Maps, etc.	1	L.S.	\$ 5,000.00	\$ 5,000.00
3	Landscape Design	1	L.S.	\$ 5,000.00	\$ 5,000.00
4	Preliminary Soils Investigation	1	L.S.	\$ 3,200.00	\$ 3,200.00
5	Compaction & Grading Control	1	L.S.	\$ 7,000.00	\$ 7,000.00
6	Hazardous Waste Study	1	L.S.	\$ 2,500.00	\$ 2,500.00
7	Dry Utility Consultant	1	L.S.	\$ 10,000.00	\$ 10,000.00
SUB TOTAL					\$ 92,700.00

B. CITY DEVELOPMENT FEES DUE WITH FINAL MAP (BASED ON 2006-2007 FEES)

Description	Quantity	Units		Unit Cost	Total
1	Final Map & Plan Review Fee	1	L.S.	\$ 1,900.00	\$ 1,900.00
2	Sewer Major Facilities Fee	30	D.U.	\$ 5,587.00	\$ 167,610.00
3	Sewer Front Footage Fee	0	L.F.	\$ 16.60	\$ -
4	Water Major Facilities Fee	30	D.U.	\$ 2,414.00	\$ 72,420.00
5	Water Front Footage Fee	0	L.F.	\$ 18.00	\$ -
6	Storm Drain Fee Area "7D" (estimate)	9.02	Acres	\$ 6,420.00	\$ 57,908.40
	Storm Drain Fee Credit (estimate)	1	L.S.	\$ -	\$ -
7	Tract Map Reproduction Fee	3	Pages	\$ 15.00	\$ 45.00
8	Plan Check and Inspection Fee	1	L.S.	\$ 33,884.12	\$ 33,884.12
9	Neighborhood Park Deposit (estimate)	30	D.U.	\$ 2,000.00	\$ 60,000.00
10	Street Signs (estimate)	1	L.S.	\$ 10,000.00	\$ 10,000.00
11	Document Prep./Plan Check (estimate)	8.00	Hour	\$ 60.00	\$ 480.00
12	CFD Setup Fee	1	L.S.	\$ 7,500.00	\$ 7,500.00
13	Annexation Fee (LAFCO)	1	L.S.	\$ 7,500.00	\$ 7,500.00
14	Site Plan Review Fee	1	L.S.	\$ 3,500.00	\$ 3,500.00
SUB TOTAL					\$ 422,747.52

C. CITY DEVELOPMENT FEES DEFERRABLE TO ESCROW CLOSINGS (BASED ON 2006 FEES)

Description	Quantity	Units	Unit Cost	Total
1 Sewer Connection Fee	30	D.U.	\$ -	\$ -
2 Sewer Oversize Fee	9.02	Acres	\$ 658.00	\$ 5,935.16
Fee Credit	1	L.S.	\$ -	\$ 16,186.80
3 Water Oversize Fee	9.02	Acres	\$ 694.00	\$ 6,259.88
Fee Credit	1	L.S.	\$ -	\$ -
4 Water Meter Charge, 1 in.	30	Each	\$ 291.00	\$ 8,730.00
5 Water Meter Charge, 2 in.	1	Each	\$ 687.00	\$ 687.00
6 Water Meter Transceiver Fee	4	Each	\$ 146.00	\$ 584.00
7 Outside Travel Lane Fee	9.02	Acres	\$ 20,452.00	\$ 184,477.04
Fee Credit	1	L.S.	\$ (184,477.04)	\$ (184,477.04)
8 Center Travel Lane Fee	9.02	Acres	\$ 7,533.00	\$ 67,947.66
Fee Credit	1	L.S.	\$ (67,947.66)	\$ (67,947.66)
9 Traffic Signal Fee	9.02	Acres	\$ 1,367.00	\$ 12,330.34
Comm. Conduit Construction Credit	1	L.S.	\$ -	\$ -
10 Bridge Fee	9.02	Acres	\$ 454.00	\$ 4,095.08
Fee Credit	1	L.S.	\$ -	\$ -
11 Quad Intersection Fee	9.02	Acres	\$ 137.00	\$ 1,235.74
12 Street Administration Fee	1	L.S.	\$ -	\$ -
13 Landfill Liner Development Fee	30	D.U.	\$ 291.00	\$ 8,730.00
14 Undergrounding Overhead Util. Fee	9.02	Acres	\$ 6,683.00	\$ 60,280.66
Fee Credit	1	L.S.	\$ (60,280.66)	\$ (60,280.66)
15 Community Sanitation Fee	30	D.U.	\$ 315.00	\$ 9,450.00
16 Park Acquisition and Development Fee	30	D.U.	\$ 3,205.00	\$ 96,150.00
17 Water Tender Fee	30	D.U.	\$ -	\$ -
18 Non-Potable Water System	9.02	Acres	\$ 444.00	\$ 4,004.88
Fee Credit	1	L.S.	\$ (4,004.88)	\$ (4,004.88)
19 Fire Department Fee	30	D.U.	\$ 434.00	\$ 13,020.00
20 Police Department Fee	30	D.U.	\$ 100.00	\$ 3,000.00
SUB TOTAL				\$ 186,394.00
TOTAL CITY FEES & MISCELLANEOUS DEVELOPMENT FEES				\$ 701,841.52

MAJOR CATEGORY TOTALS

I. ON-SITE IMPROVEMENTS	\$ 745,646.80
II. OFF-SITE IMPROVEMENTS (WHITTIER AND ATHENS AVENUES)	\$ 108,469.00
III. OFF-SITE IMPROVEMENTS (ALLUVIAL AVENUE)	\$ 447,590.25
IV. CITY FEES & MISCELLANEOUS DEVELOPMENT FEES	\$ 701,841.52
TOTAL ESTIMATED COST	\$ 2,003,547.57
NO. OF LOTS: 30	COST PER LOT: \$ 66,784.92

Notes:

1. No building permit or school fees are included in this estimate.
2. No right-of-way acquisition costs are included in this cost estimate.
3. This estimate is based on preliminary plans and subject to change upon review and approval from the City of Clovis and other Agencies.
4. No costs are included in this estimate for potential hazardous waste or other surface or subsurface materials that may be found during site construction.

Harbour & Associates

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