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**Loomis Town Center
Preferred Implementation Program Concept**

**PROJECT SUMMARY
PRELIMINARY OPINION OF PROBABLE DEVELOPMENT COST**

Town of Loomis, California

May 17, 2010

Project Number: 1448.20

Construction Costs	Railroad Depot Park Properties		Blue Goose Property Area	Taylor Road	Horseshoe Bar Road
	Alternate 1	Alternate 2			
Grading, Paving Utilities, Landscaping	\$ 1,446,000	\$ 1,492,000	\$ 255,000	\$ 4,866,000	\$ 389,000
Structures	\$ 430,000	\$ 378,000	\$ 540,000	\$ 80,000	\$ 40,000
Subtotal	\$ 1,876,000	\$ 1,870,000	\$ 795,000	\$ 4,946,000	\$ 429,000
Design & Construction Contingencies	\$ 469,000	\$ 467,000	\$ 199,000	\$ 1,236,000	\$ 107,000
Consultant & Agency Fees	\$ 418,000	\$ 417,000	\$ 159,000	\$ 1,189,000	\$ 231,000
Subtotal	\$ 887,000	\$ 884,000	\$ 358,000	\$ 2,425,000	\$ 338,000
Total	\$ 2,763,000	\$ 2,754,000	\$ 1,153,000	\$ 7,371,000	\$ 767,000
Grand Total	\$ 12,054,000	\$ 12,045,000	←		

Loomis Town Center
Preferred Implementation Program Concept

Taylor Road
PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST

Town of Loomis, California
May 17, 2010
Project Number: 1448.20

I. CONSTRUCTION COSTS

Item No.	Description	Units	Estimated Unit Price	Sierra College to Shawn Way		Shawn Way to Circle Drive		Circle Drive to Oak Street		Oak Street to Walnut Street		Walnut Street to Horseshoe Bar Rd.		Horseshoe Bar Rd. to Webb Street		Webb Street to King Road		Total Estimated Quantity	Total Estimated Cost
				Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost		
A) GRADING & PAVING																			
1	Mobilization	LS	\$ 10,000.00	1	\$ 10,000.00	1	\$ 10,000.00	1	\$ 10,000.00	1	\$ 10,000.00	1	\$ 10,000.00	1	\$ 10,000.00	1	\$ 10,000.00	7	\$ 70,000.00
2	Traffic Control	LS	\$ 30,000.00	1	\$ 30,000.00	1	\$ 30,000.00	1	\$ 30,000.00	1	\$ 30,000.00	1	\$ 30,000.00	1	\$ 30,000.00	1	\$ 30,000.00	7	\$ 210,000.00
3	Clear & Grub	SF	\$ 0.25	88,400	\$ 22,100.00	15,400	\$ 3,850.00	15,700	\$ 3,925.00	5,500	\$ 1,375.00	4,900	\$ 1,225.00	5,800	\$ 1,450.00	5,000	\$ 1,250.00	140,700	\$ 35,175.00
4	Street Repairs & pavement overlay	SF	\$ 3.00	48,300	\$ 144,900.00	25,300	\$ 75,900.00	38,100	\$ 114,300.00	20,000	\$ 60,000.00	23,900	\$ 71,700.00	18,700	\$ 56,100.00	51,200	\$ 153,600.00	225,500	\$ 676,500.00
5	Multi-use Trail (10' wide)	SF	\$ 5.00	40,700	\$ 203,500.00	16,200	\$ 81,000.00	4,200	\$ 21,000.00	0	\$ -	6,600	\$ 33,000.00	6,600	\$ 33,000.00	10,200	\$ 51,000.00	77,900	\$ 389,500.00
6	Sidewalk Concrete	SF	\$ 5.00	0	\$ -	0	\$ -	8,600	\$ 43,000.00	5,600	\$ 28,000.00	6,200	\$ 31,000.00	0	\$ -	0	\$ -	20,400	\$ 102,000.00
7	Driveway Curbs	EA	\$ 5,000.00	6	\$ 30,000.00	3	\$ 15,000.00	12	\$ 60,000.00	8	\$ 40,000.00	1	\$ 5,000.00	4	\$ 20,000.00	11	\$ 55,000.00	45	\$ 225,000.00
8	Relocate railroad spur fence	LF	\$ 20.00	1,400	\$ 28,000.00	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	1,400	\$ 28,000.00
9	Enhance Mid-block Cross Walks	EA	\$ 4,000.00	0	\$ -	0	\$ -	2	\$ 8,000.00	2	\$ 8,000.00	1	\$ 4,000.00	1	\$ 4,000.00	0	\$ -	4	\$ 16,000.00
10	Signage & Striping	LF	\$ 10.00	2,100	\$ 21,000.00	800	\$ 8,000.00	1,000	\$ 10,000.00	500	\$ 5,000.00	475	\$ 4,750.00	425	\$ 4,250.00	1,100	\$ 11,000.00	6,400	\$ 64,000.00
11	Boards	EA	\$ 300.00	0	\$ -	0	\$ -	0	\$ -	9	\$ 2,700.00	0	\$ -	0	\$ -	10	\$ 3,000.00	19	\$ 5,700.00
SUBTOTAL				\$ 489,500.00	\$ 223,750.00	\$ 300,225.00	\$ 181,075.00	\$ 157,675.00	\$ 154,800.00	\$ 154,800.00	\$ 314,850.00	\$ 1,821,875.00							
B) UTILITIES																			
9	18" Storm Drain Pipe	LF	\$ 70.00	800	\$ 56,000.00	250	\$ 17,500.00	0	\$ -	0	\$ -	0	\$ -	500	\$ 35,000.00	1,000	\$ 70,000.00	2,550	\$ 178,500.00
10	24" Storm Drain Pipe	LF	\$ 98.00	1,240	\$ 121,520.00	0	\$ -	800	\$ 78,400.00	0	\$ -	900	\$ 88,200.00	0	\$ -	0	\$ -	3,265	\$ 319,970.00
11	30" Storm Drain Pipe	LF	\$ 133.00	0	\$ -	1,120	\$ 148,960.00	370	\$ 49,210.00	325	\$ 31,850.00	0	\$ -	0	\$ -	0	\$ -	1,490	\$ 198,170.00
12	12" Storm Drain Pipe	LF	\$ 46.00	600	\$ 27,600.00	500	\$ 23,000.00	0	\$ -	0	\$ -	400	\$ 18,400.00	200	\$ 9,200.00	0	\$ -	1,700	\$ 78,200.00
13	48" Storm Drain Manhole	EA	\$ 4,500.00	5	\$ 22,500.00	3	\$ 13,500.00	2	\$ 9,000.00	0	\$ -	2	\$ 9,000.00	1	\$ 4,500.00	3	\$ 13,500.00	16	\$ 72,000.00
14	Drainage Inlet	EA	\$ 4,000.00	12	\$ 48,000.00	5	\$ 20,000.00	4	\$ 16,000.00	1	\$ 4,000.00	3	\$ 12,000.00	3	\$ 12,000.00	6	\$ 24,000.00	34	\$ 136,000.00
15	Outlet Structure	EA	\$ 10,000.00	1	\$ 10,000.00	1	\$ 10,000.00	0	\$ -	0	\$ -	1	\$ 10,000.00	0	\$ -	0	\$ -	3	\$ 30,000.00
16	Utility Relocations	LS	\$ 50,000.00	0	\$ -	0	\$ -	1	\$ 50,000.00	1	\$ 50,000.00	1	\$ 50,000.00	1	\$ 50,000.00	0	\$ -	4	\$ 200,000.00
17	Traffic Signal	EA	\$ 240,000.00	0	\$ -	0	\$ -	0	\$ -	0	\$ -	1	\$ 240,000.00	1	\$ 240,000.00	0	\$ -	2	\$ 480,000.00
SUBTOTAL				\$ 285,620.00	\$ 232,960.00	\$ 202,610.00	\$ 185,850.00	\$ 427,600.00	\$ 350,700.00	\$ 107,500.00	\$ 1,692,840.00								
G) LANDSCAPING																			
18	Median Landscaping with irrigation	SF	\$ 7.00	6,100	\$ 42,700.00	8,400	\$ 58,800.00	1,700	\$ 11,900.00	1,400	\$ 9,800.00	1,200	\$ 8,400.00	0	\$ -	1,500	\$ 10,500.00	20,300	\$ 142,100.00
19	Shoulder Landscaping with irrigation	SF	\$ 7.00	88,400	\$ 618,800.00	15,400	\$ 107,800.00	15,700	\$ 109,900.00	5,500	\$ 38,500.00	4,900	\$ 34,300.00	5,800	\$ 40,600.00	5,000	\$ 35,000.00	140,700	\$ 984,900.00
20	Boulders (field placed)	EA	\$ 75.00	280	\$ 21,000.00	107	\$ 8,000.00	133	\$ 10,000.00	67	\$ 5,000.00	63	\$ 4,750.00	57	\$ 4,250.00	147	\$ 11,000.00	853	\$ 64,000.00
21	Split Rail Fence (3 high)	LF	\$ 25.00	4,000	\$ 100,000.00	1,800	\$ 45,000.00	600	\$ 15,000.00	0	\$ -	0	\$ -	0	\$ -	0	\$ -	6,400	\$ 160,000.00
SUBTOTAL				\$ 782,500.00	\$ 219,600.00	\$ 146,800.00	\$ 53,300.00	\$ 47,450.00	\$ 44,850.00	\$ 56,500.00	\$ 1,351,000.00								
D) STRUCTURES																			
22	East Gateway Monument/Signage	EA	\$ 40,000.00	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	1	\$ 40,000.00	1	\$ 40,000.00
23	West Gateway Monument/Signage	EA	\$ 40,000.00	0	\$ -	0	\$ -	1	\$ 40,000.00	0	\$ -	0	\$ -	0	\$ -	0	\$ -	1	\$ 40,000.00
SUBTOTAL				\$ -	\$ -	\$ 40,000.00	\$ -	\$ 40,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,000.00	\$ -
TOTAL				\$ 1,557,620.00	\$ 676,310.00	\$ 689,635.00	\$ 320,225.00	\$ 632,725.00	\$ 550,350.00	\$ 518,850.00	\$ 4,945,715.00								
15% Construction Contingency				\$ 233,643.00	\$ 101,446.50	\$ 103,446.25	\$ 48,033.75	\$ 94,908.75	\$ 82,552.50	\$ 741,857.25									
10% Design Changes Contingency				\$ 155,762.00	\$ 67,631.50	\$ 68,963.50	\$ 32,022.50	\$ 63,272.50	\$ 55,035.00	\$ 51,887.50	\$ 494,571.50								
GRAND TOTAL				\$ 1,947,025.00	\$ 845,987.50	\$ 892,043.75	\$ 400,281.25	\$ 790,906.25	\$ 687,937.50	\$ 648,582.50	\$ 6,182,143.75								

II. CONSULTANT FEES

Item No.	Description	Percent of Construction Costs without Contingencies	Consultant Fee
1	Final Design & Construction Documents: (Civil & Landscape Architect)	10%	\$ 494,600.00
2	Construction Administration	5%	\$ 247,300.00
3	Construction Staking	2%	\$ 98,900.00
4	Construction Geotechnical	3%	\$ 148,400.00
TOTAL		20%	\$ 989,200.00

III. AGENCY FEES

Item No.	Description	Agency Fee	Agency Fee
1	Irrigation connection for landscaping (assume four 1' meters = 2.875 GPD each)	PCWA	\$ 155,240.00
2	Right-of-way Acquisition	Railroad	\$ 45,000.00
TOTAL			\$ 200,240.00

PROJECT GRAND TOTAL \$ 7,371,583.75

This opinion of probable cost represents the preliminary design planned for Taylor Road developed by MIG. The quantities provided are based on the Preferred Implementation Program Concept provided to TLA on November 3, 2009.

The quantities given in this Opinion of Probable Cost are approximate only. TLA does not expressly or by implication, agree that the actual amount of work will correspond therewith, and reserves the right to increase or decrease the amount of any class or portion of the work, or to omit portions of the work, as may be deemed necessary or advisable by the Engineer.

**Loomis Town Center
Preferred Implementation Program Concept**

Blue Goose Property Area

PRELIMINARY OPINION OF PROBABLE DEVELOPMENT COST

Town of Loomis, California

May 17, 2010

Project Number: 1448.20

I. CONSTRUCTION COSTS

Item No.	Description	Units	Estimated Quantity	Estimated Unit Price	Estimated Cost
A) GRADING & PAVING					
1	Mobilization	LS	1	\$ 10,000.00	\$ 10,000.00
2	Driveway & Parking Lot Pavement	SF	16,600	\$ 4.00	\$ 66,400.00
3	Signing & Striping	LS	1	\$ 10,000.00	\$ 10,000.00
4	Sidewalk & Multiuse Plaza Concrete	SF	3,700	\$ 8.50	\$ 31,450.00
5	Special Paving	SF	1,500	\$ 12.00	\$ 18,000.00
6	Curb & Gutter	LF	400	\$ 20.00	\$ 8,000.00
7	Barrier Curb	LF	600	\$ 10.00	\$ 6,000.00
8	Grading	SF	22,800	\$ 0.50	\$ 11,400.00
SUBTOTAL					\$ 161,250.00
B) UTILITIES					
9	12" Storm Drain	LF	160	\$ 50.00	\$ 8,000.00
10	Drainage Inlet	EA	2	\$ 3,000.00	\$ 6,000.00
11	Connect Storm Drain into Ex. Manhole	LS	1	\$ 1,500.00	\$ 1,500.00
SUBTOTAL					\$ 15,500.00
C) LANDSCAPING					
12	Landscaping	SF	10,000	\$ 7.50	\$ 75,000.00
13	Boulders (field placed)	EA	40	\$ 75.00	\$ 3,000.00
SUBTOTAL					\$ 78,000.00
D) STRUCTURES					
14	Custom Multi-Purpose Shade/Market Shelter	SF	9,000	\$ 60.00	\$ 540,000.00
SUBTOTAL					\$ 540,000.00
TOTAL					\$ 794,750.00
15% Construction Contingency					\$ 119,212.50
10% Design Changes Contingency					\$ 79,475.00
GRAND TOTAL					\$ 993,437.50

II. CONSULTANT FEES

Item No.	Description	Percent of Construction Costs without Contingencies	Consultant Fee
1	Final Design & Construction Documents: (Civil, Landscape Architect, Building Architect, Structural, Electrical, Geotechnical)	10%	\$ 79,475.00
2	Construction Administration	5%	\$ 39,737.50
3	Construction Staking	2%	\$ 15,895.00
4	Construction Geotechnical	3%	\$ 23,842.50
TOTAL		20%	\$ 158,950.00

III. AGENCY FEES

Item No.	Description	Agency	Agency Fee
1	None		
TOTAL			\$ -

PROJECT GRAND TOTAL	\$ 1,152,387.50
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This opinion of probable cost represents the preliminary design planned for Blue Goose Property Area developed by MIG. The quantities provided are based on the Preferred Implementation Program Concept provided to TLA on November 3, 2009.

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**Loomis Town Center
Preferred Implementation Plan Concept**

**Blue Anchor Park Properties - Alternate 1
PRELIMINARY OPINION OF PROBABLE DEVELOPMENT COST**

Town of Loomis, California
May 17, 2010

Project Number: 1448.20

I. CONSTRUCTION COSTS

Item No.	Description	Units	Estimated Unit Price	Phase 1 Horseshoe Bar Rd. to Walnut Street		Phase 2 Walnut Street to past High Hand Nursery		Total Estimated Quantity	Total Estimated Cost
				Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost		
A) GRADING & PAVING									
1	Mobilization	LS	\$ 10,000.00	1	\$ 10,000.00	1	\$ 10,000.00	2	\$ 20,000.00
2	Clear & Grub	SF	\$ 0.10	70,000	\$ 7,000.00	100,000	\$ 10,000.00	170,000	\$ 17,000.00
3	Grading	SF	\$ 0.50	70,000	\$ 35,000.00	100,000	\$ 50,000.00	170,000	\$ 85,000.00
4	Retaining Wall	SF	\$ 30.00	0	\$ -	300	\$ 9,000.00	300	\$ 9,000.00
5	Driveway & Parking Lot Pavement	SF	\$ 4.00	25,000	\$ 100,000.00	19,000	\$ 76,000.00	44,000	\$ 176,000.00
6	Multi-use Trails (10' wide) - Concrete	SF	\$ 5.00	0	\$ -	15,000	\$ 75,000.00	15,000	\$ 75,000.00
7	Walking Trails (5' wide) - Decomposed Granite	SF	\$ 4.00	0	\$ -	700	\$ 2,800.00	700	\$ 2,800.00
8	Signing & Striping	LS	\$ 10,000.00	1	\$ 10,000.00	1	\$ 10,000.00	2	\$ 20,000.00
9	Sidewalk & Multiuse Plaza Concrete	SF	\$ 8.50	14,000	\$ 119,000.00	0	\$ -	14,000	\$ 119,000.00
10	Sidewalk Underdrain	EA	\$ 1,500.00	1	\$ 1,500.00	0	\$ -	1	\$ 1,500.00
11	Valley Gutter	LF	\$ 25.00	400	\$ 10,000.00	400	\$ 10,000.00	800	\$ 20,000.00
12	Barrier Curb	LF	\$ 10.00	1,000	\$ 10,000.00	1,200	\$ 12,000.00	2,200	\$ 22,000.00
13	Expose Granite Outcrop at Existing Granite Hill	LS	\$ 5,000.00	0	\$ -	1	\$ 5,000.00	1	\$ 5,000.00
				SUBTOTAL	\$ 302,500.00	SUBTOTAL	\$ 269,800.00	SUBTOTAL	\$ 572,300.00
B) UTILITIES									
14	Sewer Stub to Future Retail	EA	\$ 4,000.00	1	\$ 4,000.00	0	\$ -	1	\$ 4,000.00
15	Sewer Connection to Restrooms	EA	\$ 5,000.00	1	\$ 5,000.00	0	\$ -	1	\$ 5,000.00
16	Landscape Irrigation Connection	EA	\$ 3,000.00	1	\$ 3,000.00	0	\$ -	1	\$ 3,000.00
17	Fire Hydrant Assembly	EA	\$ 5,000.00	1	\$ 5,000.00	0	\$ -	1	\$ 5,000.00
18	12" Waterline & Appurtenances	LF	\$ 60.00	200	\$ 12,000.00	0	\$ -	200	\$ 12,000.00
19	Parking Lot Lighting	EA	\$ 6,000.00	15	\$ 90,000.00	10	\$ 60,000.00	25	\$ 150,000.00
20	Path Lighting	EA	\$ 2,000.00	0	\$ -	75	\$ 150,000.00	75	\$ 150,000.00
				SUBTOTAL	\$ 119,000.00	SUBTOTAL	\$ 210,000.00	SUBTOTAL	\$ 329,000.00
C) LANDSCAPING									
21	Restore Native Landscaping & Irrigation	SF	\$ 3.50	0	\$ -	75000	\$ 262,500.00	75,000	\$ 262,500.00
22	Strolling Gardens & Irrigation	SF	\$ 7.50	0	\$ -	5000	\$ 37,500.00	5,000	\$ 37,500.00
23	Waterplay Feature (non-recirculating system)	EA	\$ 60,000.00	1	\$ 60,000.00	0	\$ -	1	\$ 60,000.00
24	Lawn & Irrigation	SF	\$ 4.00	9,000	\$ 36,000.00	0	\$ -	9,000	\$ 36,000.00
25	Boulders (field placed)	EA	\$ 75.00	25	\$ 1,875.00	75	\$ 5,625.00	100	\$ 7,500.00
26	Picnic Table	EA	\$ 2,000.00	10	\$ 20,000.00	4	\$ 8,000.00	14	\$ 28,000.00
27	Benches	EA	\$ 1,500.00	4	\$ 6,000.00	6	\$ 9,000.00	10	\$ 15,000.00
28	Trash Receptacles	EA	\$ 1,500.00	4	\$ 6,000.00	6	\$ 9,000.00	10	\$ 15,000.00
29	Dog Trash Receptacles	EA	\$ 1,500.00	1	\$ 1,500.00	3	\$ 4,500.00	4	\$ 6,000.00
30	Fencing along railroad	LF	\$ 70.00	450	\$ 31,500.00	0	\$ -	450	\$ 31,500.00
31	Drinking Fountain w/ ADA Dog Bowl	EA	\$ 6,000.00	1	\$ 6,000.00	2	\$ 12,000.00	3	\$ 18,000.00
32	Bicycle Racks	EA	\$ 300.00	16	\$ 4,800.00	8	\$ 2,400.00	24	\$ 7,200.00
33	Trees, 24" Box	EA	\$ 300.00	15	\$ 4,500.00	5	\$ 1,500.00	20	\$ 6,000.00
34	Trees, 15 Gal.	EA	\$ 200.00	10	\$ 2,000.00	30	\$ 6,000.00	40	\$ 8,000.00
35	Bollards	EA	\$ 300.00	5	\$ 1,500.00	5	\$ 1,500.00	10	\$ 3,000.00
36	Trail Culverts	EA	\$ 800.00	0	\$ -	4	\$ 3,200.00	4	\$ 3,200.00
				SUBTOTAL	\$ 181,675.00	SUBTOTAL	\$ 362,725.00	SUBTOTAL	\$ 544,400.00
D) STRUCTURES									
37	Trash Enclosures	EA	\$ 7,500.00	4	\$ 30,000.00	0	\$ -	4	\$ 30,000.00
38	Multiuse Shelter	SF	\$ 45.00	1,850	\$ 83,250.00	0	\$ -	1,850	\$ 83,250.00
39	Restrooms w/ Arbor	SF	\$ 450.00	550	\$ 247,500.00	0	\$ -	550	\$ 247,500.00
40	Performance Space Boulder Seating	LF	\$ 80.00	50	\$ 4,000.00	0	\$ -	50	\$ 4,000.00
41	Multi-use Skating & Performance Space	LS	\$ 65,000.00	1	\$ 65,000.00	0	\$ -	1	\$ 65,000.00
				SUBTOTAL	\$ 429,750.00	SUBTOTAL	\$ -	SUBTOTAL	\$ 429,750.00
				TOTAL	\$ 1,032,925.00	TOTAL	\$ 842,525.00	TOTAL	\$ 1,875,450.00
15% Construction Contingency					\$ 154,938.75		\$ 126,378.75		\$ 281,317.50
10% Design Changes Contingency					\$ 103,292.50		\$ 84,252.50		\$ 187,545.00
CONSTRUCTION GRAND TOTAL					\$ 1,291,156.25		\$ 2,053,156.25		\$ 344,312.50

II. CONSULTANT FEES

Item No.	Description	Percent of Construction Costs without Contingencies	Consultant Fee
1	Final Design & Construction Documents: (Civil, Landscape Architect, Building Architect, Structural, Electrical, Geotechnical)	10%	\$ 187,545.00
2	Construction Administration	5%	\$ 93,772.50
3	Construction Staking	2%	\$ 37,509.00
4	Construction Geotechnical	3%	\$ 56,263.50
TOTAL		20%	\$ 375,090.00

III. AGENCY FEES

Item No.	Description	Agency	Agency Fee
1	Irrigation connection for landscaping (assume 1" meter = 2,875 GPD)	PCWA	\$ 38,810.00
2	Sewer connection for restrooms (assume 0.5 equivalent dwelling units)	SPMUD	\$ 3,735.00
TOTAL			\$ 42,545.00

PROJECT GRAND TOTAL \$ 2,761,947.50

This opinion of probable cost represents the preliminary design planned for Railroad Depot Park Properties developed by MIG. The quantities provided are based on the Preferred Implementation Program Concept provided to TLA on January 4, 2010.

The quantities given in this Opinion of Probable Cost are approximate only. TLA does not expressly or by implication, agree that the actual amount of work will correspond therewith, and reserves the right to increase or decrease the amount of any class or portion of the work, or to omit portions of the work, as may be deemed necessary or advisable by the Engineer.

**Loomis Town Center
Preferred Implementation Plan Concept**

**Blue Anchor Park Properties - Alternate 2
PRELIMINARY OPINION OF PROBABLE DEVELOPMENT COST**

Town of Loomis, California
May 17, 2010

Project Number: 1448.20

I. CONSTRUCTION COSTS

Item No.	Description	Units	Estimated Unit Price	Phase 1 - Alternate 2a Horseshoe Bar Rd. to Walnut Street		Phase 2 - Alternate 2b Walnut Street to past High Hand Nursery		Total Estimated Quantity	Total Estimated Cost
				Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost		
A) GRADING & PAVING									
1	Mobilization	LS	\$ 10,000.00	1	\$ 10,000.00	1	\$ 10,000.00	2	\$ 20,000.00
2	Clear & Grub	SF	\$ 0.10	70,000	\$ 7,000.00	100,000	\$ 10,000.00	170,000	\$ 17,000.00
3	Grading	SF	\$ 0.50	70,000	\$ 35,000.00	100,000	\$ 50,000.00	170,000	\$ 85,000.00
4	Retaining Wall	SF	\$ 30.00	0	\$ -	600	\$ 18,000.00	600	\$ 18,000.00
5	Demolition of Existing Granite Hill for retaining wall	CY	\$ 20.00	0	\$ -	300	\$ 6,000.00	300	\$ 6,000.00
6	Tree removal	EA	\$ 200.00	0	\$ -	8	\$ 1,600.00	8	\$ 1,600.00
7	Driveway & Parking Lot Pavement	SF	\$ 4.00	25,000	\$ 100,000.00	19,000	\$ 76,000.00	44,000	\$ 176,000.00
8	Multi-use Trails (10' wide) - Concrete	SF	\$ 5.00	0	\$ -	16,500	\$ 82,500.00	16,500	\$ 82,500.00
9	Walking Trails (5' wide) - Decomposed Granite	SF	\$ 4.00	0	\$ -	700	\$ 2,800.00	700	\$ 2,800.00
10	Signing & Striping	LS	\$ 10,000.00	1	\$ 10,000.00	1	\$ 10,000.00	2	\$ 20,000.00
11	Sidewalk & Multiuse Plaza Concrete	SF	\$ 8.50	14,000	\$ 119,000.00	0	\$ -	14,000	\$ 119,000.00
12	Sidewalk Underdrain	EA	\$ 1,500.00	1	\$ 1,500.00	0	\$ -	1	\$ 1,500.00
13	Valley Gutter	LF	\$ 25.00	400	\$ 10,000.00	400	\$ 10,000.00	800	\$ 20,000.00
14	Barrier Curb	LF	\$ 10.00	1,000	\$ 10,000.00	1,200	\$ 12,000.00	2,200	\$ 22,000.00
15	Expose Granite Outcrop at Existing Granite Hill	LS	\$ 5,000.00	0	\$ -	1	\$ 5,000.00	1	\$ 5,000.00
				SUBTOTAL	\$ 302,500.00	SUBTOTAL	\$ 293,900.00	SUBTOTAL	\$ 596,400.00
B) UTILITIES									
16	Sewer Stub to Future Retail	EA	\$ 4,000.00	1	\$ 4,000.00	0	\$ -	1	\$ 4,000.00
17	Sewer Connection to Restrooms	EA	\$ 5,000.00	1	\$ 5,000.00	0	\$ -	1	\$ 5,000.00
18	Landscape Irrigation Connection	EA	\$ 3,000.00	1	\$ 3,000.00	0	\$ -	1	\$ 3,000.00
19	Fire Hydrant Assembly	EA	\$ 5,000.00	1	\$ 5,000.00	0	\$ -	1	\$ 5,000.00
20	12" Waterline & Appurtenances	LF	\$ 60.00	200	\$ 12,000.00	0	\$ -	200	\$ 12,000.00
21	Parking Lot Lighting	EA	\$ 6,000.00	15	\$ 90,000.00	10	\$ 60,000.00	25	\$ 150,000.00
22	Path Lighting	EA	\$ 2,000.00	0	\$ -	82.5	\$ 165,000.00	83	\$ 165,000.00
				SUBTOTAL	\$ 119,000.00	SUBTOTAL	\$ 225,000.00	SUBTOTAL	\$ 344,000.00
C) LANDSCAPING									
23	Restore Native Landscaping & Irrigation	SF	\$ 3.50	0	\$ -	75,000	\$ 262,500.00	75,000	\$ 262,500.00
24	Strolling Gardens & Irrigation	SF	\$ 7.50	0	\$ -	5,000	\$ 37,500.00	5,000	\$ 37,500.00
25	Waterplay Feature (non-recirculating system)	EA	\$ 35,000.00	1	\$ 35,000.00	0	\$ -	1	\$ 35,000.00
26	Tot lot play equipment (2 pieces)	LS	\$ 15,000.00	1	\$ 15,000.00	0	\$ -	1	\$ 15,000.00
27	Tot lot safety surfacing, curb & sand play area	SF	\$ 17.00	1,000	\$ 17,000.00	0	\$ -	1,000	\$ 17,000.00
28	Lawn & Irrigation	SF	\$ 4.00	9,000	\$ 36,000.00	0	\$ -	9,000	\$ 36,000.00
29	Boulders (field placed)	EA	\$ 75.00	25	\$ 1,875.00	75	\$ 5,625.00	100	\$ 7,500.00
30	Picnic Table	EA	\$ 2,000.00	10	\$ 20,000.00	4	\$ 8,000.00	14	\$ 28,000.00
31	Benches	EA	\$ 1,500.00	4	\$ 6,000.00	6	\$ 9,000.00	10	\$ 15,000.00
32	Trash Receptacles	EA	\$ 1,500.00	4	\$ 6,000.00	6	\$ 9,000.00	10	\$ 15,000.00
33	Dog Trash Receptacles	EA	\$ 1,500.00	1	\$ 1,500.00	3	\$ 4,500.00	4	\$ 6,000.00
34	Fencing along railroad	LF	\$ 70.00	450	\$ 31,500.00	0	\$ -	450	\$ 31,500.00
35	Drinking Fountain w/ ADA Dog Bowl	EA	\$ 6,000.00	1	\$ 6,000.00	2	\$ 12,000.00	3	\$ 18,000.00
36	Bicycle Racks	EA	\$ 300.00	16	\$ 4,800.00	8	\$ 2,400.00	24	\$ 7,200.00
37	Trees, 24" Box	EA	\$ 300.00	15	\$ 4,500.00	5	\$ 1,500.00	20	\$ 6,000.00
38	Trees, 15 Gal.	EA	\$ 200.00	10	\$ 2,000.00	30	\$ 6,000.00	40	\$ 8,000.00
39	Bollards	EA	\$ 300.00	5	\$ 1,500.00	5	\$ 1,500.00	10	\$ 3,000.00
40	Trail Culverts	EA	\$ 800.00	0	\$ -	4	\$ 3,200.00	4	\$ 3,200.00
				SUBTOTAL	\$ 188,675.00	SUBTOTAL	\$ 362,725.00	SUBTOTAL	\$ 551,400.00
D) STRUCTURES									
41	Trash Enclosures	EA	\$ 7,500.00	4	\$ 30,000.00	0	\$ -	4	\$ 30,000.00
42	Multiuse Shelter	SF	\$ 45.00	700	\$ 31,500.00	0	\$ -	700	\$ 31,500.00
43	Restrooms w/ Arbor	SF	\$ 450.00	550	\$ 247,500.00	0	\$ -	550	\$ 247,500.00
44	Performance Space Boulder Seating	LF	\$ 80.00	50	\$ 4,000.00	0	\$ -	50	\$ 4,000.00
45	Multi-use Skating & Performance Space	LS	\$ 65,000.00	1	\$ 65,000.00	0	\$ -	1	\$ 65,000.00
				SUBTOTAL	\$ 378,000.00	SUBTOTAL	\$ -	SUBTOTAL	\$ 378,000.00
				TOTAL	\$ 988,175.00	TOTAL	\$ 881,625.00	TOTAL	\$ 1,869,800.00
				15% Construction Contingency	\$ 148,226.25		\$ 132,243.75		\$ 280,470.00
				10% Design Changes Contingency	\$ 98,817.50		\$ 88,162.50		\$ 186,980.00
				CONSTRUCTION GRAND TOTAL	\$ 1,235,218.75		\$ 2,337,250.00		\$

II. CONSULTANT FEES

Item No.	Description	Percent of Construction Costs without Contingencies	Consultant Fee
1	Final Design & Construction Documents: (Civil, Landscape Architect, Building Architect, Structural, Electrical, Geotechnical)	10%	\$ 186,980.00
2	Construction Administration	5%	\$ 93,490.00
3	Construction Staking	2%	\$ 37,396.00
4	Construction Geotechnical	3%	\$ 56,094.00
TOTAL		20%	\$ 373,960.00

III. AGENCY FEES

Item No.	Description	Agency	Agency Fee
1	Irrigation connection for landscaping (assume 1" meter = 2,875 GPD)	PCWA	\$ 38,810.00
2	Sewer connection for restrooms (assume 0.5 equivalent dwelling units)	SPMUD	\$ 3,735.00
TOTAL			\$ 42,545.00

PROJECT GRAND TOTAL \$ 2,753,755.00

This opinion of probable cost represents the preliminary design planned for Railroad Depot Park Properties developed by MIG. The quantities provided are based on the Preferred Implementation Program Concept provided to TLA on January 4, 2010.

The quantities given in this Opinion of Probable Cost are approximate only. TLA does not expressly or by implication, agree that the actual amount of work will correspond therewith, and reserves the right to increase or decrease the amount of any class or portion of the work, or to omit portions of the work, as may be deemed necessary or advisable by the Engineer.

**Loomis Town Center
Preferred Implementation Program Concept**

Horseshoe Bar Road

PRELIMINARY OPINION OF PROBABLE DEVELOPMENT COST

Town of Loomis, California
May 17, 2010

Project Number: 1448.20

I. CONSTRUCTION COSTS

Item No.	Description	Units	Estimated Quantity	Estimated Unit Price	Estimated Cost
A) GRADING & PAVING					
1	Mobilization	LS	1	\$ 10,000.00	\$ 10,000.00
2	Clear & Grub	SF	13,800	\$ 0.25	\$ 3,450.00
3	Traffic Control	LS	1	\$ 30,000.00	\$ 30,000.00
4	Driveway Conforms	EA	15	\$ 5,000.00	\$ 75,000.00
5	Sidewalk Concrete	SF	2,800	\$ 5.00	\$ 14,000.00
6	Multi-use Trail (10' wide)	SF	18,600	\$ 5.00	\$ 93,000.00
7	4" Curb	LF	200	\$ 10.00	\$ 2,000.00
8	Signing & Striping	LS	1	\$ 10,000.00	\$ 10,000.00
SUBTOTAL					\$ 237,450.00
B) LANDSCAPING					
9	Median Landscaping with irrigation	SF	1,820	\$ 7.00	\$ 12,740.00
10	Shoulder Landscaping with irrigation	SF	13,800	\$ 7.00	\$ 96,600.00
11	Boulders (field placed)	EA	100	\$ 75.00	\$ 7,500.00
12	Split Rail Fence (3' high)	LF	1,400	\$ 25.00	\$ 35,000.00
SUBTOTAL					\$ 151,840.00
C) STRUCTURES					
13	South Gateway Monument/Signage	EA	1	\$ 40,000.00	\$ 40,000.00
TOTAL					\$ 429,290.00
15% Construction Contingency					\$ 64,393.50
10% Design Changes Contingency					\$ 42,929.00
GRAND TOTAL					\$ 536,612.50

II. CONSULTANT FEES

Item No.	Description	Percent of Construction Costs without Contingencies	Consultant Fee
1	Final Design & Construction Documents: (Civil & Landscape Architect)	20%	\$ 85,858.00
2	Construction Administration	10%	\$ 42,929.00
3	Construction Staking	4%	\$ 17,171.60
4	Construction Geotechnical	6%	\$ 25,757.40
TOTAL		40%	\$ 171,716.00

III. AGENCY FEES

Item No.	Description	Agency	Agency Fee
1	Irrigation connection for landscaping (assume 1" meter = 2,875 GPD)	PCWA	\$ 38,810.00
2	Right-of-way Acquisition	Private	\$ 20,000.00
TOTAL			\$ 58,810.00

PROJECT GRAND TOTAL	\$ 767,138.50
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This opinion of probable cost represents the preliminary design planned for Horseshoe Bar Road developed by MIG. The quantities provided are based on the Preferred Implementation Program Concept provided to TLA on November 3, 2009.

The quantities given in this Opinion of Probable Cost are approximate only. TLA does not expressly or by implication, agree that the actual amount of work will correspond therewith, and reserves the right to increase or decrease the amount of any class or portion of the work, or to omit portions of the work, as may be deemed necessary or advisable by the Engineer.