

# THE CAMPUS – DIXON OPPORTUNITY CENTER

Infrastructure Financing  
Strategy – Executive Summary

November 8, 2024

EPS #242082



Economic & Planning Systems, Inc.  
*The Economics of Land Use*

455 Capitol Mall, Suite 701 ■ Sacramento, CA 95814  
916.649.8010 ■ [www.epsys.com](http://www.epsys.com)

# INFRASTRUCTURE FINANCING STRATEGY

---

## PURPOSES OF FINANCING STRATEGY

Quantify	Quantify total estimated costs of backbone infrastructure and public facilities.
Identify	Identify sources of funds to pay infrastructure and facilities costs.
Evaluate	Evaluate project infrastructure cost burden feasibility.
Describe	Describe financing strategy implementation steps.

# INFRASTRUCTURE FINANCING STRATEGY

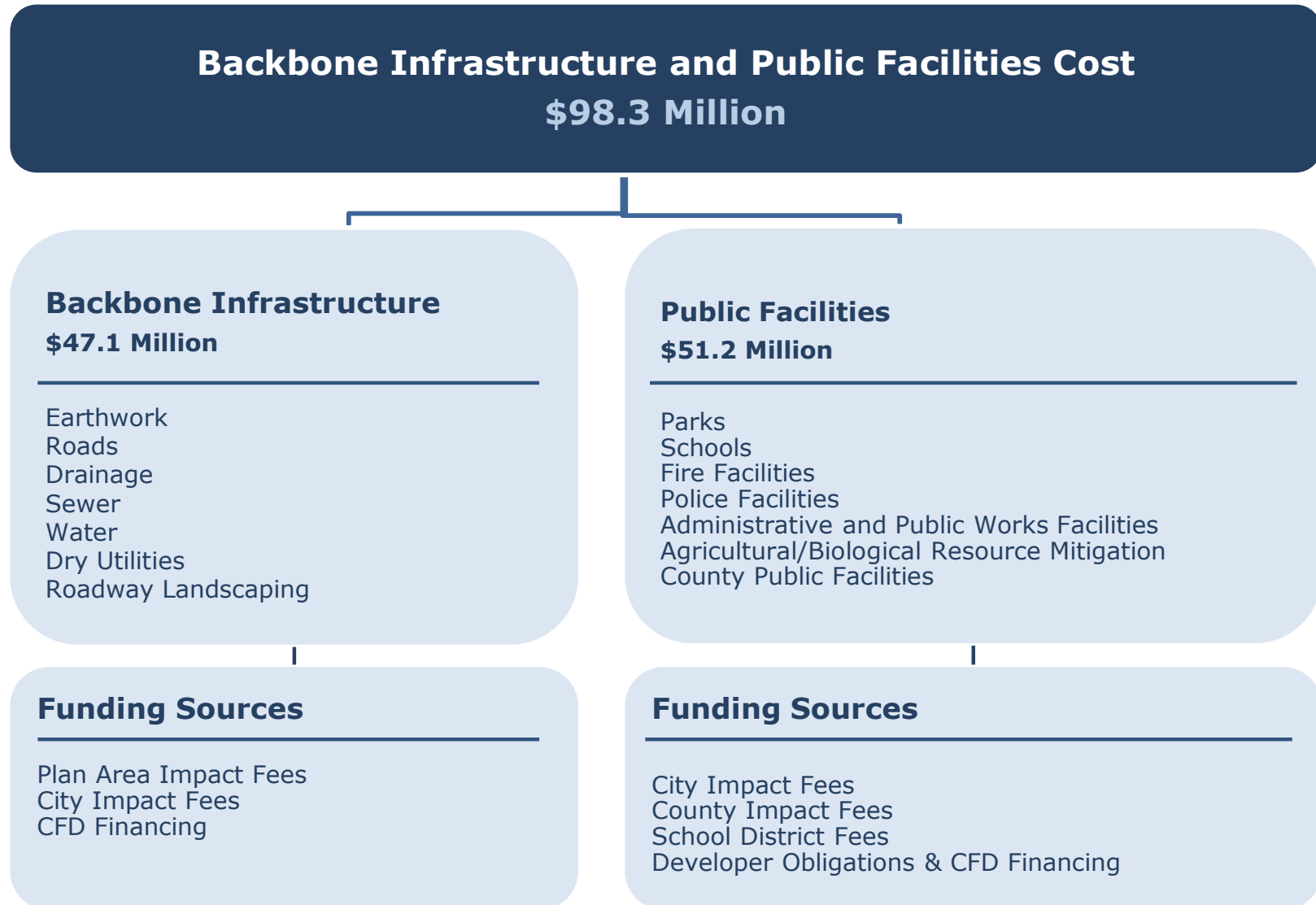
---

## CONCLUSIONS – PROPOSED PROJECT

- Residential CFD financing capacity plays the key role in project feasibility determination.
- CFD financing on residential development finances 94% of backbone infrastructure for DOC project.
- Under the proposed financing strategy, the DOC would not need to be burdened by a CFD infrastructure tax.
- Earlier realization of CFD bond proceeds for residential land uses as compared to nonresidential land uses supports project feasibility.

# INFRASTRUCTURE FINANCING STRATEGY

## FUNDING SOURCES – CFD, IMPACT FEES, DEVELOPER OBLIGATIONS





# INFRASTRUCTURE FINANCING STRATEGY

## FUNDING SOURCES – BY SOURCE

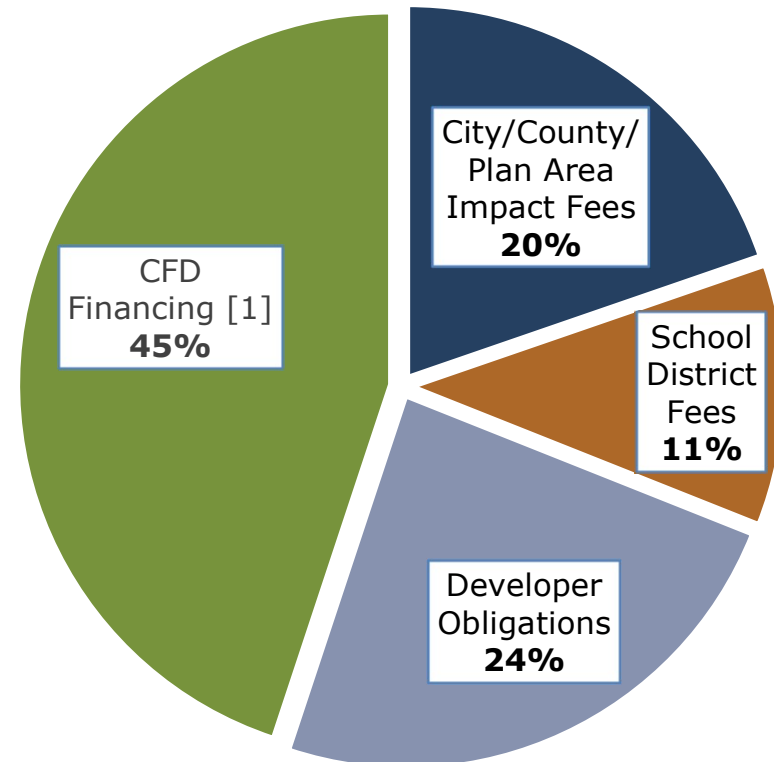
### Proposed Project

- Residential CFD finances 94% of DOC infrastructure costs.
- Earlier CFD proceeds available from residential development.
- CFD financing equals just less than half of total project cost and fee obligations.
- No CFD tax on DOC.

### Alternative – Nonresidential

- CFD only finances 34% of infras. costs.
- Delayed availability of CFD bond proceeds.
- Project is financially infeasible.

**Backbone Infrastructure and Public Facilities – Funding Sources**  
**\$98.3 Million**



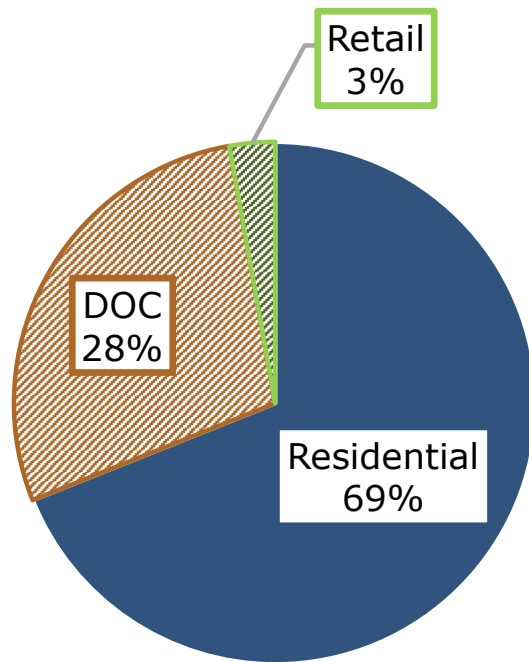
[1] A portion of infrastructure included in the plan area fees is assumed to be funded via use of CFD proceeds from new residential development.

# SHARE OF INFRASTRUCTURE COST BURDENS

## PROPOSED PROJECT VERSUS ALTERNATIVE

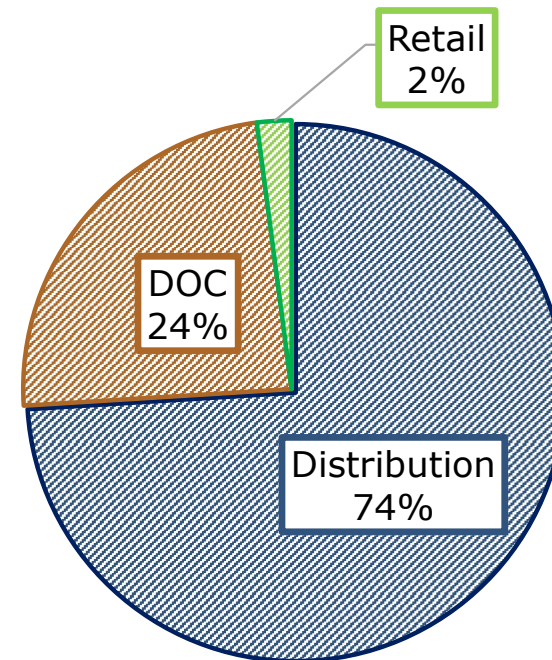
**Proposed Project** – 69% of burden borne by residential development.

Higher value residential development has capacity for higher cost burdens.



**Alternative** – 100% of burden borne by nonresidential development.

Lower value warehouse/distribution has lower capacity for high-cost burdens.



Cross-hatching denotes nonresidential

# CFD FINANCING

## COMPARISON OF CFD FINANCING CAPACITY

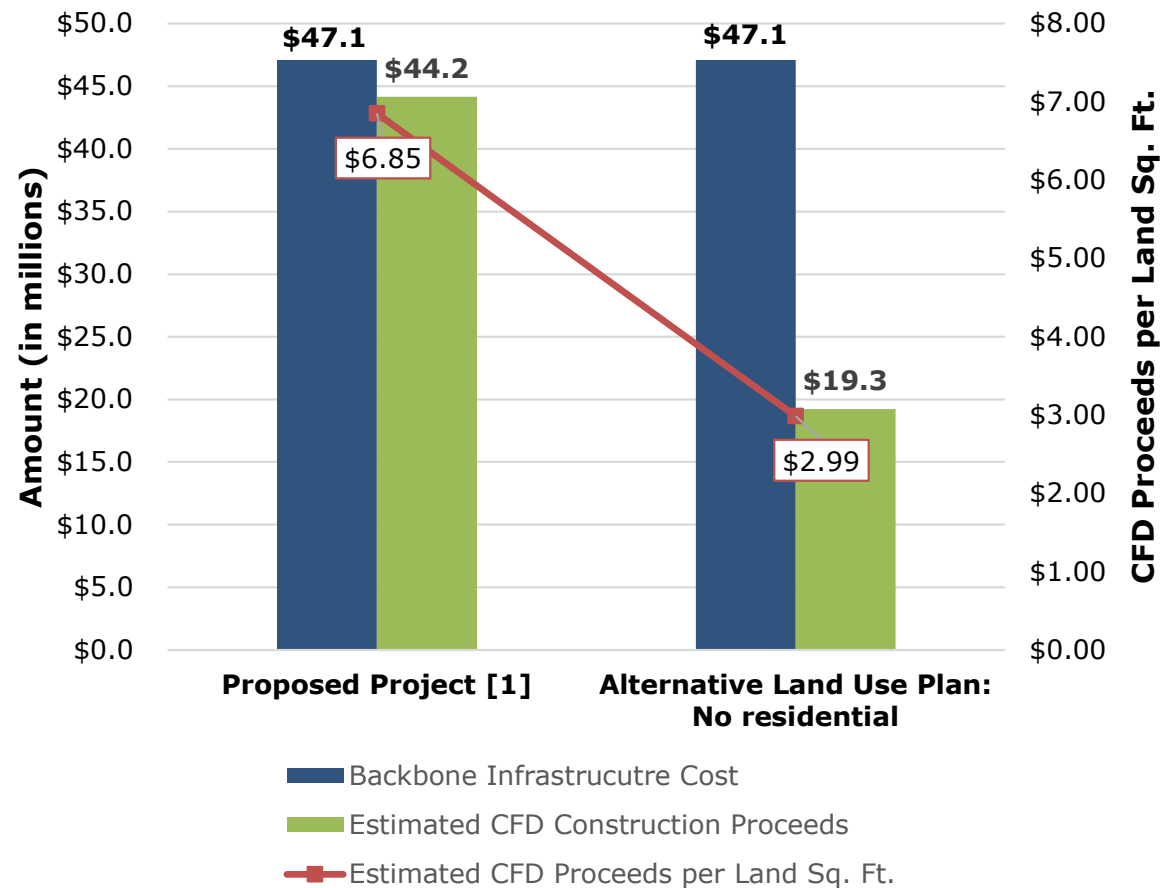
### Proposed Project

- Estimated proceeds approximately 94% of infrastructure cost requirements.
- Timing of residential CFD financing is earlier than for nonresidential CFD financing.

### Alternative – Nonresidential

- Estimated proceeds approximately 40% of infrastructure cost requirements.
- Lower value/ concentration of ownership delays timing of CFD bond proceeds (nonresidential).
- Project is financially infeasible.

### Comparison of Land Secured Financing Proposed Project vs. Alternative Land Use Plan with No Residential

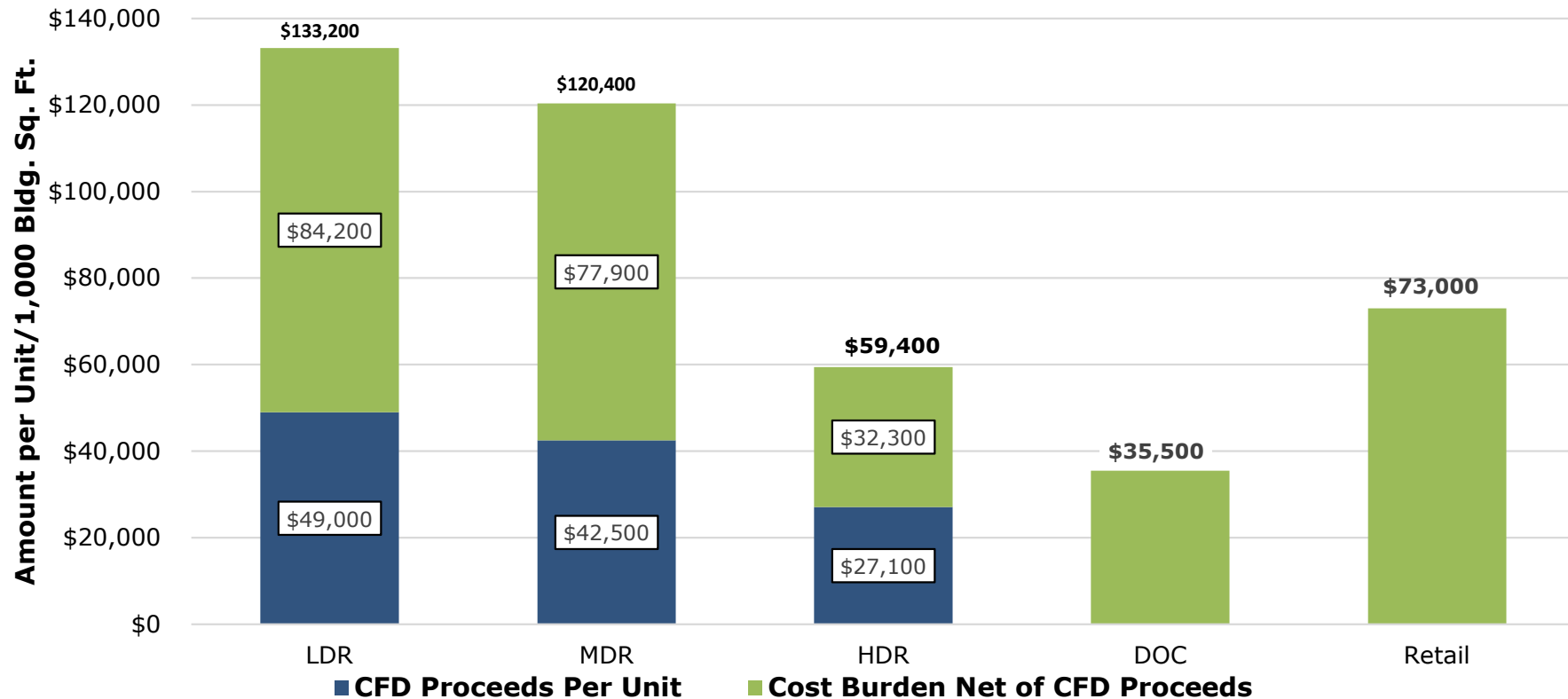


# COST BURDENS – PROPOSED PROJECT

## IMPACT OF CFD FINANCING

- Residential cost burdens supportable and enhanced with CFD financing.
- Proposed project – assumes no CFD burden on nonresidential uses.

**Infrastructure Cost Burden per Residential Unit/Nonresidential 1,000 Bldg. Sq.Ft. Proposed Project (with Res. CFD)**



# COST BURDENS AND FINANCIAL FEASIBILITY

## Infrastructure Cost Burden as percentage of finished real estate value

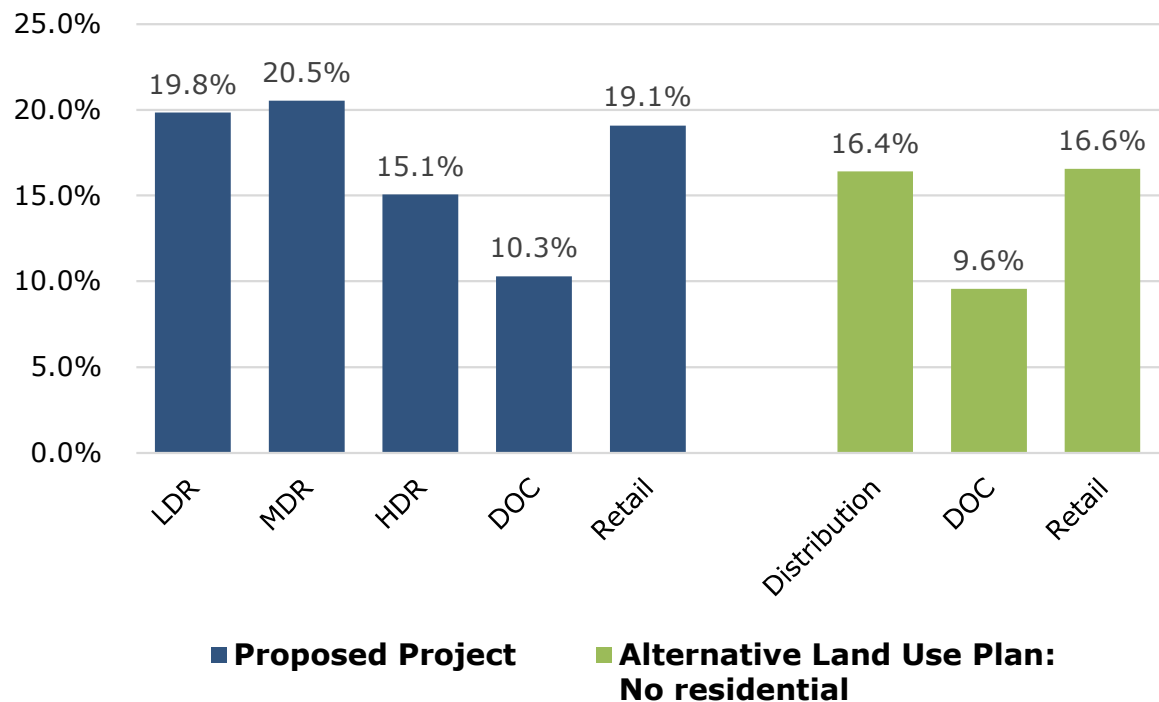
- Cost burdens are at upper end of feasibility range (excluding residential CFD bonding capacity).
- Residential CFD financing capacity plays the key role in project feasibility determination.

## Total effective tax rate on homeowners and end-users

- Proposed project – assumes zero CFD tax on DOC/other nonresidential uses.
- Residential tax rates targeted within feasible ranges.



**Infrastructure Cost Burden as Percentage of Value per Unit or 1,000 Building Sq. Ft.**



## MEMORANDUM

To: George Phillips, Phillips Land Law, Inc.

From: Jamie Gomes, Allison Shaffer, and Salita Thao

Subject: The Campus Infrastructure Financing Analysis;  
EPS #242082

Date: November 8, 2024

## Introduction

Economic & Planning Systems, Inc. (EPS) was retained to evaluate backbone infrastructure and public facilities funding options for The Campus (Campus or Project), a proposed mixed-use development in the Northeast Quadrant Specific Plan (NEQSP) in the City of Dixon (City). The NEQSP is located south of I-80, north of Vaughn Road, east of N. First Street, and west of Pedrick Road. The NEQSP was approved by the City in 1995 per City Council Resolution #95-63 with various amendments over the years.

The Project is located on approximately 260 acres in the central-eastern portion of the NEQSP, bordered to the east by Pedrick Road and to the west and south by the future Professional Drive. The Project's southern boundary is located to the north of Vaughn Road. **Map 1** shows the regional location of the Project.

This backbone infrastructure and public facilities financing analysis (Financing Analysis) presents a strategy to finance backbone infrastructure and other public facilities required to serve the proposed land uses in the Project. The financing strategy is designed to be flexible enough to accommodate the Project's development plan while assuring the City that the required facilities are constructed when necessary. The Financing Analysis includes the use of the following funding mechanisms: existing development impact fee programs, a new proposed Campus plan area fee program (Campus Fee Program), land-secured debt financing, potential developer funding, City funding, Solano County (County) funding, and funding from other projects in the NEQSP.

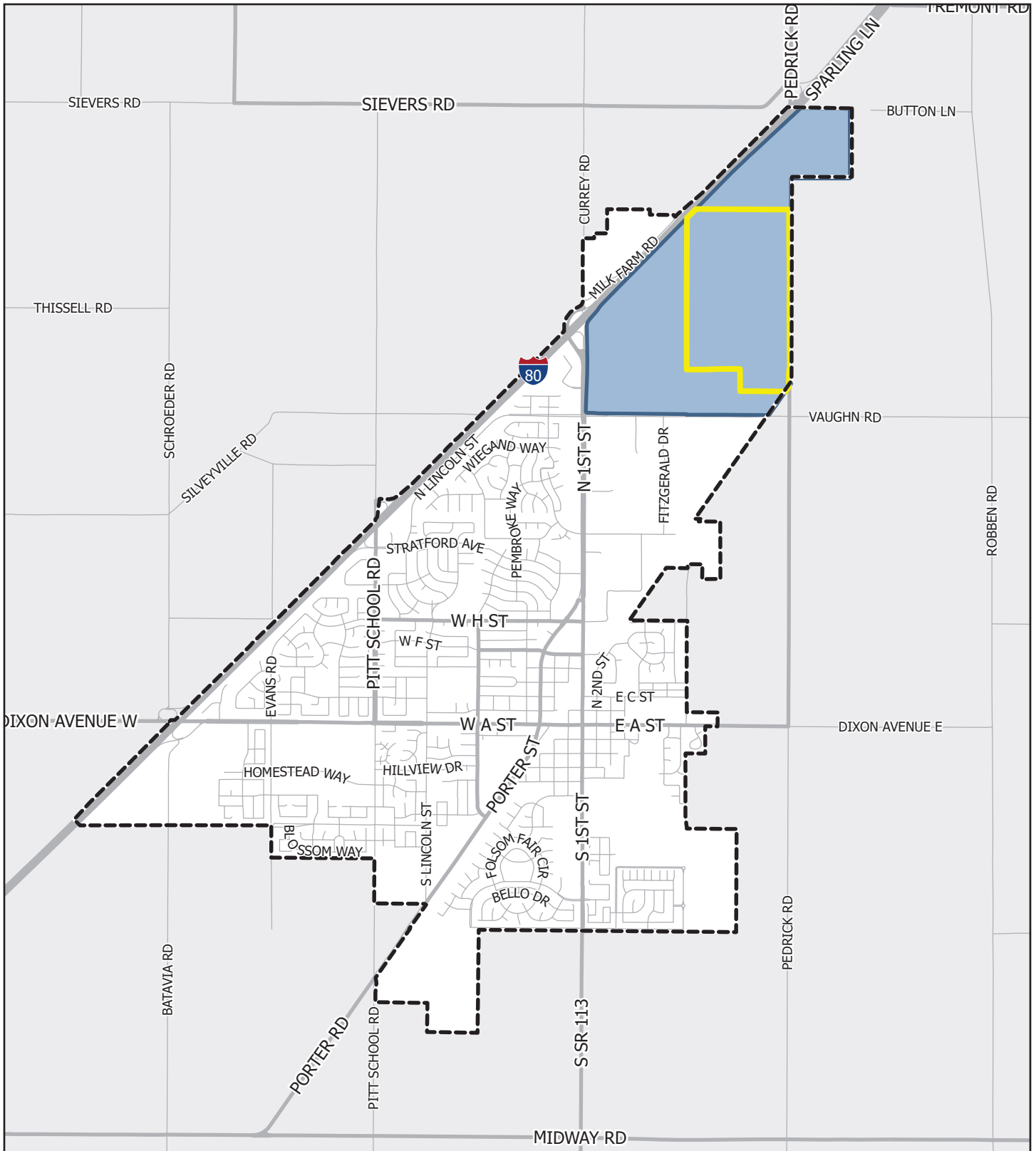
*The Economics of Land Use*






*Economic & Planning Systems, Inc.  
455 Capitol Mall, Suite 701  
Sacramento, CA 95814  
916 649 8010 tel  
916 649 2070 fax*

*Oakland  
Sacramento  
Denver  
Los Angeles*

**[www.epsys.com](http://www.epsys.com)**

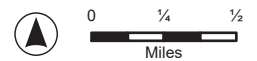


**LEGEND**

-  City of Dixon
-  Northeast Quadrant Specific Plan Area
-  The Campus Project Site

**THE CAMPUS**

**Map 1 - Location Map**





The detailed technical analysis, including data, assumptions, and calculations, is provided in **Appendices A** through **C**, as summarized below:

- **Appendix A** includes the detailed backbone infrastructure costs.
- **Appendix B** contains the detailed cost allocation for the proposed Campus Fee Program.
- **Appendix C** contains the detailed existing and proposed fee and fee revenue estimates.

## Proposed Land Uses

The Project is located on approximately 260 gross acres, with an estimated 144 acres planned for residential development and 50 acres planned for nonresidential development. The remaining Project areas are planned for public uses needed to facilitate development including parks, paseos, a retention basin, a well site, a drainage channel and roads.

**Table 1** summarizes the planned acres, dwelling units and nonresidential building square feet at buildout by land use, and **Map 2** shows the Project's land use plan graphically. This land use plan is based on information provided by Dixon Venture, LLC and its subconsultants. A total of 1,038 dwelling units and approximately 647,000 square feet of nonresidential building space are planned in the Project. The dwelling units include a mix of single family and multifamily units. The nonresidential development includes a 620,000 square foot Dixon Opportunity Center (DOC) and 27,000 square feet of retail development. The DOC is envisioned to accommodate a range of employment uses, such as light manufacturing, research and development, warehousing, and other uses, to build on the growth sectors within the Dixon-Vacaville-Davis subregion of Solano and Yolo Counties.



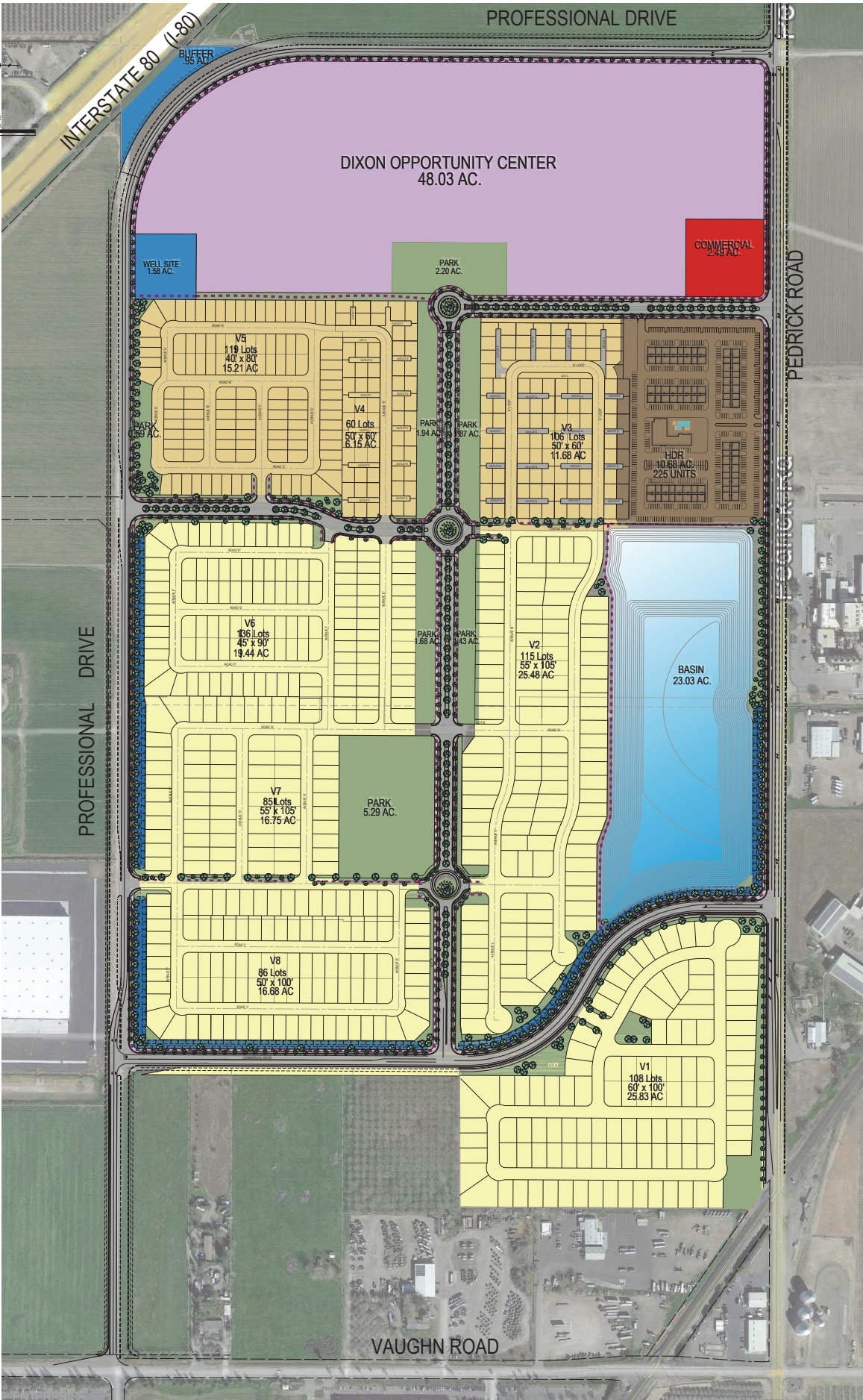
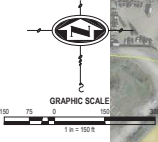
**Table 1  
Northeast Quadrant Specific Plan - The Campus  
Proposed Land Use Development Plan**

Land Use	Buildout			
	Acreage	Average Density	Dwelling Units	Nonres. Bldg Sq. Ft.
<b>Residential</b>		<u>Units/Acre</u>		
Low Density Residential	104.18	5.1	530	-
Medium Density Residential	33.04	8.6	285	-
High Density Residential	10.68	21.1	225	-
<b>Total Residential</b>	<b>147.90</b>		<b>1,040</b>	-
<b>Nonresidential</b>		<u>FAR</u>		
DOC	48.03	0.30	-	620,000
Retail	2.49	0.25	-	27,000
<b>Total Nonresidential</b>	<b>50.52</b>		-	<b>647,000</b>
<b>Public/Quasi-Public</b>				
Detention Basin	23.03	-	-	-
Well Site	1.58	-	-	-
Freeway Buffer	0.95	-	-	-
Parks	8.08	-	-	-
Paseos	6.92	-	-	-
Roads and Right of Way	20.63	-	-	-
<b>Total Public/Quasi-Public</b>	<b>61.19</b>		-	-
<b>Total Land Uses</b>	<b>259.61</b>		<b>1,040</b>	<b>647,000</b>

Source: Roach & Campbell Master Plan (Jan. 29, 2024); The Campus Land Use Plan (Sep. 19, 2024); EPS.

# THE CAMPUS-LAND USE PLAN NORTHEAST QUADRANT SPECIFIC PLAN (NEQSP)

SEPT. 19, 2024 - SHEET 1 OF 1



ALL INFORMATION SHOWN HEREON IS UNOFFICIAL AND NOT FOR CONSTRUCTION. FOR MORE INFORMATION, CONTACT THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

## Backbone Infrastructure and Public Facilities Definitions

This Financing Analysis uses the following definitions to categorize the public improvements required for the Project:

- **Backbone Infrastructure:** This term includes most of the essential public service-based items that are underground or on the surface. Backbone infrastructure is sized to serve the Project and, in some cases, other development project in the NEQSP. In this Financing Analysis, the backbone infrastructure includes the following types of improvements:
  - Earthwork
  - Storm Drainage
  - Water
  - Roadway Landscaping
  - Roads
  - Sewer
  - Dry Utilities
- **Public Facilities:** This group of items provides amenities to the Project (e.g., parks and libraries) or houses employees providing services to the area (e.g., fire facilities). This Financing Analysis includes the following types of public facilities:
  - Parks and Paseos
  - Fire Facilities
  - City Administrative and Public Works Facilities
  - County Public Facilities
  - Schools
  - Police Facilities
  - Agricultural Mitigation Land
- **Public Improvements:** This term is used generically in this Financing Analysis to include a combination of backbone infrastructure and public facilities when a precise breakdown is not required.
- **Subdivision Infrastructure.** This group of improvements includes in-tract improvements (e.g., mass grading, sewer, storm drainage, water, and roads) in an individual subdivision, commercial, or multifamily project. These costs are excluded from the Financing Analysis because they are assumed to be the responsibility of the developer who is moving forward with specific onsite development improvements.

## Financing Analysis Summary

The Financing Analysis defines and specifies the public improvements to be constructed or acquired in association with the development of The Campus, estimates the costs of these improvements, proposes funding mechanisms, and assesses the feasibility of the Project development and ability to fund the required public improvements.

### Public Improvement Cost Estimates

The categories of public improvements in this Financing Analysis were summarized in the previous section. This Financing Analysis includes approximately \$98.3 million in public improvement requirements associated with buildout of the Project. The public improvements consist of the backbone infrastructure specifically required to serve the Project, as well as City, County, and school district public facilities to which the Project must contribute. **Table 2** summarizes the public improvement costs by improvement type. **Appendix A** contains additional detail of the backbone infrastructure costs.

### Backbone Infrastructure

The backbone infrastructure costs are obtained from the Pre-Design Quantity Estimate for The Campus (2/24/2024) prepared by Morton & Pitalo Inc. (Cost Estimate), the Project engineers. This document is contained in **Appendix A**. The estimated cost of all required backbone infrastructure for buildout of the Project totals approximately \$47.1 million. As detailed in **Appendix A**, this total amount includes costs for the three categories of improvements described below.

#### NEQSP Finance Plan

These improvements are included in the Northeast Quadrant Finance District Project Finance Plan (NEQSP Finance Plan) prepared by Morton & Pitalo in January 2020 and benefit both the Project and other NEQSP developers. They are the improvements identified in the Cost Estimate for Pedrick Road, Professional Drive, and Vaughn Road Bypass. The Cost Estimate reflects the total cost of these improvements for which the Project has a construction responsibility, including the costs that benefit other developers.

#### Campus Improvements

These improvements are needed solely for development of the Project, are not included in the NEQSP Finance Plan, and do not benefit any other NEQSP developers. They are the improvements identified in the Cost Estimate for Entrance Road and Campus Parkway.

**Table 2**  
**Northeast Quadrant Specific Plan - The Campus**  
**Summary of Estimated Infrastructure Costs (2024\$)**

<b>Item</b>	<b>Source</b>	<b>Total Cost</b>
<b>Backbone Infrastructure</b>		
Earthwork	Table A-1	\$2,158,304
Roads	Table A-1	\$10,424,379
Drainage	Table A-1	\$12,750,295
Sewer	Table A-1	\$1,390,876
Water	Table A-1	\$7,993,108
Dry Utilities (Electrical)	Table A-1	\$9,208,628
Roadway Landscaping	Table A-1	\$3,173,751
<b>Subtotal</b>		<b>\$47,099,340</b>
<b>Public Facilities</b>		
Parks [1]	Table C-8	\$18,064,885
Schools	Table C-2	\$11,117,242
Fire Facilities	Table C-2	\$3,239,181
Police Facilities	Table C-2	\$1,288,342
Administrative and Public Works Facilities	Table C-2	\$2,539,528
Agricultural/Biological Resource Mitigation (Easement Purchase) [2]		\$5,600,000
County Public Facilities	Table C-2	\$9,378,929
<b>Subtotal</b>		<b>\$51,228,107</b>
<b>Total</b>		<b>\$98,327,448</b>

Source: Morton & Pitalo, Inc.

[1] Park development cost is funded by the Project, and the Project will receive credits against the City Park fee. The park cost is estimated as the City Park fee revenue generated by the Project.

[2] Estimated cost to purchase an easement. The cost is privately funded by the Project, and therefore the Project is not subject to the City's agricultural mitigation fee.

### Improvements in City CIP

These improvements are certain road, drainage basin, and water improvements that are included in the City Capital Improvement Program and fee programs.

### **Public Facilities**

Most of the public facilities costs are based on the fee revenue generated by the Project through participation in various City, County, and school district development impact fee programs. However, the costs for parks and required agricultural and biological resource mitigation will be funded privately, as discussed below. The estimated cost of all required public facilities at buildout of the Project totals approximately \$51.2million.

### Parks and Paseos

The Project includes two neighborhood park sites and a series of linear park sites. Note that the linear park sites are identified as paseos in the land use plan. In total, the project is planned to contain 15.0 acres of parks and paseos at buildout. The Project applicant will build the parks and receive credits against the City Park and Recreation Facilities Impact Fee (City Park Fee). It is currently assumed that the cost of the parks will equal the amount of fee revenue that would be generated by the Project through payment of the City Park Fee.

### Other Public Facilities

The revenue generated by other City public facilities fees (Fire Facilities Impact Fee, Police Facilities Impact Fee, and Administrative and Public Works Facilities Fee), the County Public Facilities Fee, and the Dixon Unified School District fee will be used to construct offsite public facilities needed to serve development in the Project as well as elsewhere in the City and County. The Project developer plans to acquire a conservation easement to satisfy both biological impact mitigation and agricultural mitigation requirements. The Project, therefore, will not be required to pay the City Agricultural Mitigation Fee.

## **Financing Strategy and Funding Sources**

The backbone infrastructure and public facilities required to serve development in the Project will be funded using a combination of funding sources. **Table 3** summarizes the estimated costs and funding sources by improvement type.

**Table 3**  
**Northeast Quadrant Specific Plan - The Campus**  
**Estimated Sources and Uses of Funding at Buildout (2024\$)**

Item	Total Estimated Cost	Funding Sources							Eligible for CFD Funding	Possible Reimbursements from Other NEQSP Projects [1]
		Campus Plan Area Fee Program			City Fee Program	County Public Facilities Fee	Dixon USD Fee	Developer		
		NEQSP Finance Plan	Additional Campus Costs	Subtotal						
<b>Backbone Infrastructure [2]</b>										
Earthwork	\$2,158,304	\$1,432,683	\$725,620	\$2,158,304	-	-	-	-	X	
Roads	\$10,424,379	\$5,447,663	\$3,136,715	\$8,584,379	\$1,840,000	-	-	-	X	
Drainage	\$12,750,295	\$4,841,980	\$2,313,865	\$7,155,845	\$5,594,450	-	-	-	X	
Sewer	\$1,390,876	\$1,031,241	\$359,635	\$1,390,876	-	-	-	-	X	
Water	\$7,993,108	\$2,452,368	\$1,040,740	\$3,493,108	\$4,500,000	-	-	-	X	
Dry Utilities (Electrical)	\$9,208,628	\$5,296,249	\$3,912,379	\$9,208,628	-	-	-	-	X	
Roadway Landscaping	\$3,173,751	\$1,006,808	\$2,166,943	\$3,173,751	-	-	-	-	X	
<b>Subtotal</b>	<b>\$47,099,340</b>	<b>\$21,508,993</b>	<b>\$13,655,897</b>	<b>\$35,164,890</b>	<b>\$11,934,450</b>	-	-	-		<b>\$1,972,480</b>
<b>Public Facilities [3]</b>										
Parks [4]	\$18,064,885	-	-	-	-	-	-	\$18,064,885		
Schools	\$11,117,242	-	-	-	-	-	\$11,117,242	-		
Fire Facilities	\$3,239,181	-	-	-	\$3,239,181	-	-	-		
Police Facilities	\$1,288,342	-	-	-	\$1,288,342	-	-	-		
Administrative and Public Works Facilities	\$2,539,528	-	-	-	\$2,539,528	-	-	-		
Agricultural/Biological Resource Mitigation [5]	\$5,600,000	-	-	-	-	-	-	\$5,600,000		
County Public Facilities	\$9,378,929	-	-	-	-	\$9,378,929	-	-		
<b>Subtotal</b>	<b>\$51,228,107</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,067,051</b>	<b>\$9,378,929</b>	<b>\$11,117,242</b>	<b>\$23,664,885</b>		
<b>Total</b>	<b>\$98,327,448</b>	<b>\$21,508,993</b>	<b>\$13,655,897</b>	<b>\$35,164,890</b>	<b>\$19,001,501</b>	<b>\$9,378,929</b>	<b>\$11,117,242</b>	<b>\$23,664,885</b>		

Source: Morton & Pitalo, Inc.

[1] See Table A-2.

[2] See Table A-1 for detail.

[3] See Table C-2 for detail.

[4] Estimated cost based on City Park fee revenue generated by Project. Project developer will construct parks and receive credits against City Park fee.

[5] Estimated cost to purchase an easement. The cost is privately funded by the Project, and therefore the Project is not subject to the City's agricultural mitigation fee.

A combination of funding sources will be used to fund the costs of the public improvements, as summarized below. *Note that the proposed plan area development impact fee program and a potential Mello-Roos Community Facilities District are detailed further following this summary of funding sources:*

- **Proposed Plan Area Development Impact Fee Program:**

The Campus Fee Program is proposed to fund those backbone infrastructure costs that are not funded by existing fee programs or other funding sources identified below. Facilities in the Campus Fee Program include facilities with planwide benefits (i.e., serve multiple individual subdivisions), the costs of which should be distributed among Campus land uses and ownership interests.

The improvements in the Campus Fee Program are categorized into the groups summarized below and detailed previously in the discussion of backbone infrastructure costs:

- **NEQSP Finance Plan:** These improvements are included in the NEQSP Finance Plan and benefit both the Project and other NEQSP developers. The amount funded by the Campus Fee Program reflects the total cost of the improvements for which the Project has construction responsibility. The Campus will be entitled to reimbursements from other NEQSP developers for those developers' fair share obligation of these improvements.
- **Additional Campus Costs:** These improvements are not included in the NEQSP Finance Plan and are needed for development of the Project only.

**Table 3** shows both the estimated improvement costs in the Campus Fee Program and the estimated potential reimbursement from other NEQSP developers. In total, the proposed Campus Fee Program will fund approximately \$35.2 million of backbone infrastructure and could receive approximately \$2.0 million in reimbursements from other benefitting NEQSP developers. The proposed Campus Fee Program is detailed further below.

- **City Fee Programs for Backbone Infrastructure:**

Some of the roads, drainage, and water backbone infrastructure in the Cost Estimate is also included in City fee programs. Morton & Pitalo provided cost estimates for the infrastructure included in the City fee programs. It is assumed that the Project will be granted City fee program credits for constructing these improvements. As shown in **Table 3**, approximately \$11.9 million of roads, drainage, and water backbone infrastructure will be funded through City fee programs.



- **City, County, and School District Fee Programs for Public Facilities:**  
Existing City, County, and school district development impact fee programs fund public facilities that benefit the Project as well as other developments. The public facilities funded by existing fee programs are shown in **Table 3**. The Project will contribute to the construction of public facilities through participation in the existing fee programs. Examples of these fee programs are the City Fire Facilities Fee Program and the Dixon Unified School District Developer Fees.
- **Mello-Roos Community Facility District:**  
One or more Mello-Roos Community Facility Districts (CFDs) or other public financing mechanisms will fund infrastructure improvements needed during Project development before the collection of sufficient fees or other sources of revenue for reimbursement. Assuming that a CFD is established, bonds will be issued and repaid through CFD special taxes levied on property. **Table 3** identifies the improvements that are eligible for CFD funding. The possible bonding capacity through an infrastructure CFD is detailed further below.
- **Developer Credits or Reimbursements:**  
Developers will be conditioned through development agreements (DAs) to construct and fund most of the backbone infrastructure needed at the outset of development before the collection of sufficient fees or other funds to construct the improvements. The developers may receive credits or reimbursements for advance-funded facilities included in existing or new fee programs (including the proposed Campus Fee Program), depending on credit/reimbursement eligibility and policy requirements of the appropriate agencies.

### **Proposed Campus Fee Program and Cost Allocation**

This Financing Analysis proposes use of a plan area development impact fee program, the Campus Fee Program, that will fund the backbone infrastructure and public facilities needed to serve the Project. The Campus Fee Program is proposed to fund construction of backbone infrastructure and public facilities necessary to accommodate new residents generated by The Campus development after taking into consideration a variety of other funding sources for the improvements. The costs to be funded through the Campus Fee Program were summarized in **Table 3**.

The proposed Campus Fee Program, if formed, would include fees that would need to be established in accordance with the procedural requirements of the Mitigation Fee Act, as codified in California Government Section 66000 et seq.

Note that this Financing Analysis does not calculate or provide legal justification for development impact fees in accordance with the requirements of the Mitigation Fee Act, but rather provides cost allocations that are used to estimate the Campus Fee Program cost burden for each land use and improvement type. These cost allocations approximate Campus Fee Program rates and are used in an overall financial feasibility analysis of the total cost burden on residential and commercial development, after accounting for existing development fees and the new proposed Campus Fee Program cost allocations.

It is proposed that the Campus Fee Program include fees for the following categories of backbone infrastructure. The cost allocation methodology is described below:

- Earthwork
- Roads
- Storm Drainage
- Sewer
- Water
- Dry Utilities
- Roadway Landscaping

### ***Cost Allocation***

To ensure developed land uses fund their pro-rata share of backbone infrastructure, the cost of each of the above improvement types is allocated across all land uses, based on the relative need for the improvements generated by each land use as measured by appropriate measures of benefit for each improvement type (e.g., developable acres for Earthwork).

The purpose of allocating certain improvement costs among the various land uses is to provide an equitable method of funding required infrastructure. The key to apportioning the cost of improvements to different land uses is the assumption that the demands placed on backbone infrastructure improvements are related to land use types and that such demands can be stated in relative terms for all land uses.

The costs allocation bases for each improvement type proposed for the Campus Fee Program are summarized below.

Improvement	Cost Allocation Basis
Earthwork	Developable Acres
Roads	PM Peak Hour Trips
Drainage	Impervious Acres
Sewer	Sewage Gallons per Day
Water	Water Gallons per Day
Dry Utilities	Developable Acres
Roadway Landscaping	Developable Acres

**Table 4** summarizes the estimated cost allocations for the proposed Campus Fee Program. It includes the total fee-funded cost by improvement type and the cost allocation per unit and 1,000 building square foot by improvement type and land use. A fee program administration component is estimated for each land use as three percent of the sum of the cost allocations across all improvement types. **Appendix B** provides the detailed cost allocations for each improvement type.

*Note that in addition to the cost allocations for the Campus Fee Program, cost allocations are also provided in this memorandum for developer funded costs (parks and agricultural and biological mitigation) so that the associated cost burdens for each land use can be included in the overall feasibility analysis. The cost burden for parks for each residential land use is equal to the City Park fee for that land use, and the cost burden for agricultural and biological mitigation is based on developable acres for each land use. The agricultural and biological mitigation cost allocation is included in **Appendix B**, and the residential Park fees used for the Parks cost allocation is included in **Appendix C** with the other fee estimates.*

**Table 4**  
**Northeast Quadrant Specific Plan - The Campus**  
**Estimated Cost Allocation for Proposed Plan Area Fee Program (2024\$)**

Item	Total Fee-Funded Cost	Cost Allocation				
		Low Density	per Unit Medium Density	High Density	per 1,000 Bldg. Sq. Ft.	
					DOC	Retail
<b>Improvement</b>						
Earthwork	\$2,158,304	\$2,138	\$1,261	\$516	\$843	\$1,003
Roads	\$8,584,379	\$5,025	\$5,025	\$2,726	\$5,239	\$23,250
Drainage	\$7,155,845	\$5,609	\$3,970	\$2,032	\$3,979	\$4,737
Sewer	\$1,390,876	\$1,026	\$1,026	\$931	\$516	\$922
Water	\$3,493,108	\$3,443	\$3,092	\$1,701	\$617	\$808
Dry Utilities (Electrical)	\$9,208,628	\$9,123	\$5,380	\$2,203	\$3,595	\$4,280
Roadway Landscaping	\$3,173,751	\$3,144	\$1,854	\$759	\$1,239	\$1,475
<b>Subtotal</b>	<b>\$35,164,890</b>	<b>\$29,508</b>	<b>\$21,608</b>	<b>\$10,868</b>	<b>\$16,028</b>	<b>\$36,475</b>
Administration (3%)	\$1,054,947	\$885	\$648	\$326	\$481	\$1,094
<b>Total</b>	<b>\$36,219,837</b>	<b>\$30,393</b>	<b>\$22,257</b>	<b>\$11,194</b>	<b>\$16,508</b>	<b>\$37,569</b>

Source: Morton & Pitalo, Inc.

## Proposed Infrastructure CFD

This Financing Analysis includes the potential use of land-secured financing for a portion of the backbone infrastructure costs. Although this analysis identifies sources of funding for all the included backbone infrastructure, major facility oversizing and substantial up-front capital outlays may be required for certain projects. Land-secured financing may be used to provide debt financing for some of these oversized facilities. This financing will most likely be provided through an infrastructure Mello-Roos CFD.

The proceeds from a CFD bond sale can be used for direct funding of improvements, to acquire facilities constructed by the developer, to reimburse developers for advance-funding improvements, or to pay certain development fees. The annual special tax can be used toward bond debt service or to build or reimburse for infrastructure as needed. The proceeds of the Mello-Roos special tax can be used for direct funding of facilities or to service bond debt.

**Tables 5 and 6** show a preliminary estimate of the Mello-Roos CFD bonding capacity of the Project, based on assumptions regarding tax rates, reserve fund requirements, and interest rates. The estimates included in this document assume only the Project's residential components will carry the Mello-Roos CFD burden to help advance-fund required infrastructure. Keeping the CFD burden off of nonresidential development will assist in making the DOC more marketable because it won't have an ongoing special tax carry for infrastructure.

Based on current assumptions, which are estimates for purposes of example in this document, the Project is estimated to have capacity to bond for approximately \$51.5 million, of which \$44.2 million could be available to fund Project infrastructure costs. Actual tax rates and related bond capacity will be established at the time of formation of the CFD.

## Feasibility of Project

This Financing Analysis reviews the overall financial feasibility of Project development. The financial feasibility is addressed by reviewing a total infrastructure burden analysis, as well as bond issuance guidelines, to ensure the financing districts will meet the required financial tests. Specifically, this analysis includes the following methods for evaluating the financial feasibility of the Project:

- Total Backbone Infrastructure and Public Facilities Cost Burden.
- Total Taxes and Assessments as a Percentage of Sales Price.

**Table 5**  
**Northeast Quadrant Specific Plan - The Campus**  
**Estimated Bond Sizing (2024\$)**

Item	Assumption	Estimated Bond Sizing
<b>Maximum Special Taxes Available for Debt Service</b>		
<b>Estimated Annual Maximum Special Taxes [1]</b>		<b>\$3,427,000</b>
Less Estimated Administration Costs	4.00%	(\$138,000)
Less Delinquency Coverage	10.00%	(\$343,000)
Adjustment for Rounding		\$4,000
<b>Estimated Gross Debt Service (Rounded)</b>		<b>\$2,950,000</b>
<b>Total Bond Size</b>		
<b>Total Bond Size without Tax Escalation</b>		<b>\$42,875,000</b>
Adjustment for Rounding		\$25,000
<b>Total Bond Size (Rounded)</b>		<b>\$42,900,000</b>
Increase for Annual Escalation [2]	20%	\$8,580,000
<b>Total Bond Size (Rounded)</b>		<b>\$51,480,000</b>
<b>Estimated Bond Proceeds</b>		
<b>Total Bond Size (Rounded)</b>		<b>\$51,480,000</b>
Less Capitalized Interest	12 months	(\$2,831,000)
Less Bond Reserve Fund	1-yr. debt service	(\$2,950,000)
Less Issuance Cost	3.00%	(\$1,544,000)
<b>Estimated Bond Proceeds</b>		<b>\$44,155,000</b>
<b>Assumptions [3]</b>		
Interest Rate	5.50%	
Term	30 years	
Annual Escalation	2%	

Source: EPS.

[1] See Table 6.

[2] Assumes special taxes are escalated 2.0% annually for 30 years, which increases total bond size by approximately 20%.

[3] Estimated bond sizing based on conservative assumptions. The interest rate will be determined at the time of the bond sale.

**Table 6**  
**Northeast Quadrant Specific Plan - The Campus**  
**Estimated Maximum Special Tax Revenue and Bond Proceeds per Unit (2024\$)**

Item	Units	Prelim. Max. Special Tax Rate [1]	Maximum Special Tax		Bond Size		Bond Proceeds		Bond Proceeds per Land Sq. Ft.		
			Amount	% of Total	Amount	Per Unit	Amount	Per Unit	Dev. Acres	Sq. Ft.	Per Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C = A * B</i>	<i>D = C / Total Max Tax</i>	<i>E = D x total bond</i>	<i>F = E / A</i>	<i>G = D x total bond proceeds</i>	<i>G / A</i>	<i>H</i>	<i>I = H * 43,560</i>	<i>G / I</i>
<b>Land Uses</b>		<i>per unit</i>				<i>per unit</i>		<i>per unit</i>			
Low Density	530	\$3,800	\$2,014,000	58.77%	\$30,254,076	\$57,083	\$25,949,276	\$48,961	104.18	4,538,081	\$5.72
Medium Density	285	\$3,300	\$940,500	27.44%	\$14,128,083	\$49,572	\$12,117,822	\$42,519	33.04	1,439,222	\$8.42
High Density	225	\$2,100	\$472,500	13.79%	\$7,097,841	\$31,546	\$6,087,901	\$27,057	10.68	465,221	\$13.09
<b>Total [2]</b>	<b>1,040</b>		<b>\$3,427,000</b>	<b>100.00%</b>	<b>\$51,480,000</b>		<b>\$44,155,000</b>		<b>147.90</b>	<b>6,442,524</b>	<b>\$6.85</b>

Source: EPS.

[1] See Table 8.

[2] See Table 5 for total bond size and total bond proceeds.

Each of these methods is based on a static financial feasibility evaluation. To be considered financially feasible, the Project should meet each of the static feasibility tests.

It is important to note that these feasibility metrics, described in detail below, should be considered initial diagnostics, offering a general indicator of whether or not a project is likely to meet financial feasibility criteria or whether measures should be taken to improve viability, either through a reduction in cost burdens, identification of other funding sources, or other approaches. None of the indicators, by themselves, should be considered absolute determinations regarding Project feasibility.

### **Total Backbone Infrastructure and Public Facilities Cost Burden**

It is common for developers of major development projects to advance-fund and carry infrastructure costs for some period. The impact of the land developer's cost burden depends on several factors, including the timeframe for the reimbursements and the extent to which full reimbursement is received, either through public funding programs or through adjustments in land sales prices.

The purpose of the total backbone infrastructure and public facilities cost burden feasibility test is to assess the financial feasibility of the Project, given all current and proposed fees and the additional burden of Project-specific infrastructure costs. This feasibility test assesses the total cost burden on residential dwelling units associated with the proposed backbone infrastructure and public facilities.

For each residential land use, the total cost burden per dwelling unit is expressed as a percentage of the finished sales price. Project feasibility is evaluated based on the following general guidelines or benchmarks:

- Burdens below 15 percent of the sales price generally are considered financially feasible.
- Burdens between 15 and 20 percent of the sales price may be feasible depending on the specific circumstances of the project.
- Burdens above 20 percent of the sales price suggest a project may not be financially feasible unless other components of the project pro forma are particularly advantageous to the developer, thus allowing the project to bear unusually high backbone infrastructure and public facilities costs.<sup>1</sup>

---

<sup>1</sup> Such other components may include extraordinarily low land basis (e.g., land has been in the family for a long time, land acquired during severe real estate market downturn, etc.), development phasing (e.g., fast early absorption ahead of a major infrastructure cost such as a new water treatment plant), or low or no environmental mitigation requirements (e.g., through avoidance or on-site preservation).



These static feasibility benchmarks are based on EPS’s experience conducting financial feasibility analyses for numerous projects throughout the Sacramento Region and Central Valley over the last 3 decades. This feasibility diagnostic is merely a tool that can be used—along with other tools—as a general measure of financial feasibility. This measure should not automatically be interpreted to mean that if one land use type exceeds the threshold, the project definitely is infeasible. In certain circumstances, there are ways in which a development project can mitigate against a high cost burden. In addition, the backbone infrastructure and public facilities costs will be fine-tuned and possibly reduced as engineering studies are completed closer to actual construction.

As summarized in **Table 7** (and further detailed in **Appendix C**), the total backbone infrastructure and public facilities cost burden accounts for between approximately 19.8 percent and 20.5 percent of the estimated sales price of single-family residential units in the Project and for approximately 15.1 percent of the estimated sales price of multifamily units.<sup>2</sup> These percentages are mostly within the feasibility ranges outlined above, with the single-family percentages at the upper end of or just outside of the diagnostic range, indicating that the Project may be financially feasible if home sales values do not taper or if infrastructure costs don’t continue to escalate rapidly. Other factors such as the magnitude of advance funding requirements within each development phase, anticipated reimbursement timeframes, and development absorption would also factor into the feasibility of individual development phases.

The infrastructure cost burden could change for several reasons, including a re-allocation of costs among land uses and cost reductions resulting from fine-tuning the estimates as engineering studies are completed and the Project development becomes closer to implementation. The cost burden estimates will continue to be examined and may be refined as the Project development is implemented.

### **Total Taxes and Assessments as a Percentage of Sales Price**

The Total Taxes and Assessments as a Percentage of Sales Price feasibility test often is referred to as a “two-percent test.” This test provides another measure of the financial feasibility of a project that is used by land developers, builders, and municipal governments to evaluate development projects. The Total Taxes and Assessments as a Percentage of Sales Price test provides a general rule for the feasibility of proposed annual taxes and assessments. In general, if the sum

---

<sup>2</sup> **Table 7** also includes the cost burden for the nonresidential uses for informational purposes, but the cost burden test does not apply to nonresidential uses.

**Table 7**  
**Northeast Quadrant Specific Plan - The Campus**  
**Estimated Development Cost Burden Summary (2024\$)**

Item	Estimated Fees by Land Use				
	Residential			Nonresidential	
	Low Density	Medium Density	High Density	DOC	Retail
	per Dwelling Unit			per 1,000 Bldg. Sq. Ft.	
<b>Estimated Value per Unit</b>	<b>\$671,000</b>	<b>\$586,000</b>	<b>\$394,000</b>	<b>\$345,000</b>	<b>\$382,000</b>
Building Permit Processing Fees	\$8,463	\$8,463	\$3,969	\$991	\$2,138
City and County Fees	\$59,129	\$56,735	\$22,959	\$14,984	\$29,803
School District Fees	\$11,689	\$11,689	\$4,653	\$840	\$840
Plan Area Fees	\$30,393	\$22,257	\$11,194	\$16,508	\$37,569
Developer Funding	\$23,502	\$21,226	\$16,595	\$2,186	\$2,603
<b>Total Cost Burden</b>	<b>\$133,176</b>	<b>\$120,370</b>	<b>\$59,370</b>	<b>\$35,510</b>	<b>\$72,952</b>
<b>Fees as Pct. Of Value</b>	19.8%	20.5%	15.1%	10.3%	19.1%

Source: City of Dixon; Solano County; EPS.

of general property taxes, other ad valorem taxes, and all annual special taxes and assessments is less than 2 percent of the average finished home sales price, then the burden of annual taxes and assessments is considered financially feasible. In the Sacramento Region, jurisdictions and developers typically target total taxes and assessments at levels no greater than approximately 1.6 percent to 1.8 percent of the finished home sales price.

**Table 8** shows the estimated taxes and assessments as a percentage of home sales prices for the three Project residential land uses. The total annual amount includes the following taxes and assessments:

- Countywide ad valorem taxes (1%)
- Other general ad valorem taxes (e.g., school General Obligation bonds)
- Services CFD taxes
- Infrastructure CFD taxes (proposed in this Financing Analysis)

The potential infrastructure CFD taxes range from \$2,100 to \$3,800 per unit, which results in Project total taxes and assessments equal to approximately 1.80 percent of the home sales prices for all residential categories.

## Implementation

Implementation of the Project financing plan ensures that new development will construct facilities to meet the service-level specification set out in the Project and will pay its fair share of the cost of backbone infrastructure and public facilities required to serve the Project. The City will implement the components of the financing plan, which may include the following actions:

- Update relevant existing fee programs to include Project land uses and facilities when appropriate.
- Implement the Campus Fee Program.
- Update the Campus Fee Program annually for inflation.
- Periodically, update and adjust the Campus Fee Program as new infrastructure cost, land use, and revenue information becomes available.
- Establish reimbursement policies and parameters. Reimbursements will be controlled by reimbursement agreements between the City and the developers. The timeframe for reimbursements will be limited through the terms of the reimbursement agreement.

**Table 8**  
**Northeast Quadrant Specific Plan - The Campus**  
**2% Test (2024\$)**

Item	Assumption	TRA 2026 and 2027		
		LDR	MDR	HDR
<b>Assumptions</b>				
Units		530	285	225
<b>Estimated Avg. Sales Price</b>		\$671,000	\$586,000	\$394,000
Less Homeowners Property Tax Exemption		(\$7,000)	(\$6,999)	(\$6,998)
<b>Net Assessed Value</b> (for use in calculating ad valorem taxes)		<b>\$664,000</b>	<b>\$579,001</b>	<b>\$387,002</b>
<b>Ad Valorem Taxes (FY 2023-24)</b>				
Countywide	1.000000%	\$6,640	\$5,790	\$3,870
Dixon USD GOB	0.063525%	\$422	\$368	\$246
Solano Community College GOB	0.032696%	\$217	\$189	\$127
Solano County Water Agency	0.020000%	\$133	\$116	\$77
<b>Subtotal</b>	<b>1.116221%</b>	<b>\$7,412</b>	<b>\$6,463</b>	<b>\$4,320</b>
<b>Services Taxes</b>				
SF Bay Restoration Authority - Measure AA [1]		\$12	\$12	\$1
CFD 2024-1 (Citywide Services) [2]		\$770	\$770	\$600
<b>Subtotal</b>		<b>\$782</b>	<b>\$782</b>	<b>\$601</b>
<b>Capacity for Infrastructure CFD Special Tax per Unit [3]</b>		<b>\$3,800</b>	<b>\$3,300</b>	<b>\$2,100</b>
<b>Total Taxes and Assessments per Unit</b>		<b>\$11,994</b>	<b>\$10,545</b>	<b>\$7,021</b>
<b>Taxes &amp; Assessments as % of Sales Price</b>		1.79%	1.80%	1.78%

Source: Solano County; EPS.

[1] \$12 per parcel; HDR rate assumes 10 units per parcel.

[2] Services include public safety; maintenance of public spaces and property; operations of City Property; flood and storm drainage protection and operations.

[6] Assumes maximum total taxes and assessments of 1.8% of sales price for project feasibility.

- Form one or more CFDs to help finance the construction of infrastructure and public facilities and administer subsequent bond sales and tax collection.
- Account for fee payments, fee credits, or reimbursements.
- Coordinate closely with all appropriate City departments and other service providers to implement components of the financing plan.
- Work with property owners and the development community during the Project's buildout to resolve specific infrastructure construction responsibility and financing issues that may arise as part of the individual land development application process.

The cost estimates presented in this Finance Plan are in 2024 dollars because the estimates were prepared in 2024. The City may adjust the costs and fees annually.



## APPENDICES:

Appendix A: Backbone Infrastructure  
Cost Estimates

Appendix B: Backbone Infrastructure  
Cost Allocations

Appendix C: Estimated Fees and  
Fee Revenue



## APPENDIX A:

### Backbone Infrastructure Cost Estimates

Table A-1	Summary of Estimated Infrastructure Costs.....	A-1
Table A-2	Potential Plan Area Fee Program Reimbursements .....	A-2
	Backbone Infrastructure Cost Estimate, Prepared by Morton & Pitalo, Inc. ....	A-3

**Table A-1**  
**Northeast Quadrant Specific Plan - The Campus**  
**Summary of Estimated Infrastructure Costs (2024\$)**

Item	Pct.	Total	Improvement Type						
			Earthwork	Roads	Drainage	Sewer	Water	Electrical	Landscaping
<b>NEQSP Finance Plan Improvements</b>									
Professional Drive - Phase 1		\$4,495,560	\$319,498	\$1,232,456	\$913,034	\$757,055	\$584,110	\$381,775	\$307,632
Professional Drive - Phase 2		\$2,730,268	\$211,878	\$816,300	\$469,640	\$4,500	\$391,950	\$836,000	-
Pedrick Road - Phase 1		\$2,885,533	\$176,120	\$758,600	\$736,968	-	\$325,625	\$715,500	\$172,720
Pedrick Road - Phase 2		\$1,721,085	\$67,960	\$292,200	\$425,810	-	\$130,475	\$738,000	\$66,640
Vaughn Road Bypass		\$4,022,935	\$282,558	\$923,458	\$1,030,274	-	\$378,875	\$1,211,250	\$196,520
<b>Subtotal Construction Cost</b>		<b>\$15,855,381</b>	<b>\$1,058,014</b>	<b>\$4,023,014</b>	<b>\$3,575,726</b>	<b>\$761,555</b>	<b>\$1,811,035</b>	<b>\$3,882,525</b>	<b>\$743,512</b>
Contingency	15.0%	\$2,378,307	\$158,702	\$603,452	\$536,359	\$114,233	\$271,655	\$582,379	\$111,527
<b>Total Construction Cost and Contingency</b>		<b>\$18,233,688</b>	<b>\$1,216,716</b>	<b>\$4,626,466</b>	<b>\$4,112,085</b>	<b>\$875,788</b>	<b>\$2,082,690</b>	<b>\$4,464,904</b>	<b>\$855,039</b>
Soft Costs	17.8%	\$3,236,480	\$215,967	\$821,198	\$729,895	\$155,452	\$369,678	\$792,520	\$151,769
PG&E and Electric Fees (pct. of const. cost)	1.00%	\$38,825	-	-	-	-	-	\$38,825	\$0
<b>Total</b>		<b>\$21,508,993</b>	<b>\$1,432,683</b>	<b>\$5,447,663</b>	<b>\$4,841,980</b>	<b>\$1,031,241</b>	<b>\$2,452,368</b>	<b>\$5,296,249</b>	<b>\$1,006,808</b>
<b>Campus Infrastructure</b>									
Entrance Road		\$1,751,432	\$120,147	\$515,750	\$133,710	\$69,750	\$176,275	\$377,000	\$358,800
Campus Parkway - Phase 1		\$4,115,472	\$159,889	\$693,625	\$1,269,703	-	\$224,025	\$1,290,750	\$477,480
Campus Parkway - Phase 2		\$2,064,028	\$121,998	\$528,400	\$89,660	-	\$178,150	\$781,500	\$364,320
Dorset Drive		\$2,132,548	\$133,825	\$578,640	\$215,680	\$195,835	\$190,120	\$418,800	\$399,648
<b>Subtotal Construction Cost</b>		<b>\$10,063,480</b>	<b>\$535,859</b>	<b>\$2,316,415</b>	<b>\$1,708,753</b>	<b>\$265,585</b>	<b>\$768,570</b>	<b>\$2,868,050</b>	<b>\$1,600,248</b>
Contingency	15.0%	\$1,509,522	\$80,379	\$347,462	\$256,313	\$39,838	\$115,286	\$430,208	\$240,037
<b>Total Construction Cost and Contingency</b>		<b>\$11,573,002</b>	<b>\$616,238</b>	<b>\$2,663,877</b>	<b>\$1,965,066</b>	<b>\$305,423</b>	<b>\$883,856</b>	<b>\$3,298,258</b>	<b>\$1,840,285</b>
Soft Costs	17.8%	\$2,054,208	\$109,382	\$472,838	\$348,799	\$54,213	\$156,884	\$585,441	\$326,651
PG&E and Electric Fees (pct. of const. cost)	1.00%	\$28,688	\$0	\$0	\$0	\$0	\$0	\$28,681	\$7
<b>Total</b>		<b>\$13,655,897</b>	<b>\$725,620</b>	<b>\$3,136,715</b>	<b>\$2,313,865</b>	<b>\$359,635</b>	<b>\$1,040,740</b>	<b>\$3,912,379</b>	<b>\$2,166,943</b>
<b>Improvements in City CIP - Fee Creditable</b>									
Rough Grading and Drainage Basin		\$4,131,413	-	-	\$4,131,413	-	-	-	-
Domestic Water Well - Phase 1		\$3,700,000	-	-	-	-	\$3,700,000	-	-
Traffic Signal at Pedrick/EB I-80		\$800,000	-	\$800,000	-	-	-	-	-
Traffic Signal at Pedrick/WB I-80		\$800,000	-	\$800,000	-	-	-	-	-
<b>Subtotal Construction Cost</b>		<b>\$9,431,413</b>	<b>\$0</b>	<b>\$1,600,000</b>	<b>\$4,131,413</b>	<b>\$0</b>	<b>\$3,700,000</b>	<b>\$0</b>	<b>\$0</b>
Contingency	15.0%	\$619,712	-	-	\$619,712	-	-	-	-
<b>Total Construction Cost and Contingency</b>		<b>\$10,051,125</b>	<b>\$0</b>	<b>\$1,600,000</b>	<b>\$4,751,125</b>	<b>\$0</b>	<b>\$3,700,000</b>	<b>\$0</b>	<b>\$0</b>
Soft Costs		\$1,883,325	-	\$240,000	\$843,325	-	\$800,000	-	-
<b>Total</b>		<b>\$11,934,450</b>	<b>-</b>	<b>\$1,840,000</b>	<b>\$5,594,450</b>	<b>-</b>	<b>\$4,500,000</b>	<b>-</b>	<b>-</b>
<b>Total</b>		<b>\$47,099,340</b>	<b>\$2,158,304</b>	<b>\$10,424,379</b>	<b>\$12,750,295</b>	<b>\$1,390,876</b>	<b>\$7,993,108</b>	<b>\$9,208,628</b>	<b>\$3,173,751</b>

Source: Morton & Pitalo, Inc.



**Table A-2**  
**Northeast Quadrant Specific Plan - The Campus**  
**Potential Plan Area Fee Program Reimbursements (2024\$)**

Item	Amount	
	NEQFD [1]	2024\$ [2]
<b>NEQSP Improvements</b>		
<b>The Campus Construction Responsibility [3]</b>		<b>\$21,508,993</b>
<b>Less The Campus Obligation</b>		
<i>Escalation Factor [2]</i>		1.13
P-3	(\$3,334,799)	(\$3,753,346)
P-4	(\$1,339,172)	(\$1,507,250)
P-5	(\$2,876,511)	(\$3,237,538)
P-6	(\$3,385,002)	(\$3,809,850)
P-7	(\$6,422,454)	(\$7,228,529)
<b>Subtotal</b>	<b>(\$17,357,938)</b>	<b>(\$19,536,512)</b>
<b>Total Reimbursable from Others</b>		<b>\$1,972,480</b>

Source: Morton & Pitalo, Inc.

- [1] Original obligation for The Campus obtained from Northeast Quadrant Finance District (NEQFD) Infrastructure Phasing & Reimbursement Schedule (prepared by Morton & Pitalo, Inc.)
- [2] The Campus obligation in 2024\$ estimated by Morton & Pitalo using an escalation factor based on 3% cost inflation annually for 4 years.
- [3] From Dixon NEQSP - The Campus cost estimates prepared by Morton & Pitalo (2/24/2024). Cost of improvements in the NEQFD only.

**Morton & Pitalo, Inc.**  
 Planning-Engineering-Surveying  
 600 Coolidge Drive, Suite 140  
 Folsom, CA 95630  
 Telephone (916) 927-2400

Job Number: 20-0024-00  
 Date: 2/24/2024  
 Prepared By: GJB  
 Revised Date:  
 Revised By:

## PRE-DESIGN QUANTITY ESTIMATE - UNIT COSTS DIXON NEQSP - THE CAMPUS

### *Summary*

	Estimated Construction		Estimated Total
* ROUGH GRADING AND DRAINAGE BASIN	\$ 4,751,125.41	\$	5,594,450.17
PROFESSIONAL DRIVE, Phases 1	\$ 5,169,894.07	\$	6,091,368.01
PEDRICK ROAD, Phase 1	\$ 3,318,362.61	\$	3,914,526.98
DORSET DRIVE	\$ 2,452,430.53	\$	2,891,924.95
CAMPUS PARKWAY, Phase 1	\$ 4,732,792.71	\$	5,585,770.91
ENTRANCE ROAD	\$ 2,014,146.38	\$	2,375,427.36
* DOMESTIC WATER WELL, Phase 1	\$ 3,700,000.00	\$	4,500,000.00
* TRAFFIC SIGNAL AT PEDRICK / EB I-80	\$ 800,000.00	\$	920,000.00
	<b>\$ 26,938,751.71</b>	<b>\$</b>	<b>31,873,468.39</b>
PROFESSIONAL DRIVE, Phases 2	<b>\$ 3,139,808.24</b>	<b>\$</b>	<b>3,705,484.20</b>
PEDRICK ROAD, Phase 2	\$ 1,979,247.95	\$	2,337,944.46
VAUGHN ROAD BYPASS	\$ 4,626,374.92	\$	5,459,668.97
CAMPUS PARKWAY, Phase 2	\$ 2,373,632.41	\$	2,802,767.16
* TRAFFIC SIGNAL AT PEDRICK / WB I-80	\$ 800,000.00	\$	920,000.00
	<b>\$ 9,779,255.28</b>	<b>\$</b>	<b>11,520,380.59</b>
<b>Project Total:</b>	<b>\$ 39,857,815.23</b>	<b>\$</b>	<b>47,099,333.18</b>

\* Improvement included in City CIP, Fee Creditable

**Morton & Pitalo, Inc.**  
 Planning-Engineering-Surveying  
 600 Coolidge Drive, Suite 140  
 Folsom, CA 95630  
 Telephone (916) 927-2400

Job Number: 20-0024-00  
 Date: 2/24/2024  
 Prepared By: GJB  
 Revised Date:  
 Revised By:

## PRE-DESIGN QUANTITY ESTIMATE - UNIT COSTS DIXON NEQSP - THE CAMPUS

**PROFESSIONAL DRIVE, Phases 1**

Segment Lenth

4,524

No.	Description	Quantity	Unit	Unit Price	Cost
<b>General Earthwork</b>					
1	CLEARING & GRUBBING	4.78	AC	\$ 750.00	\$ 3,583.06
2	EARTHWORK (CUT-FILL)		CY	\$ 4.50	\$ -
3	EARTHWORK - SOIL IMPORT		CY	\$ 12.00	\$ -
4	EATHWORK - SOIL EXPORT		CY	\$ 8.00	\$ -
5	POND EXCAVATION		CY	\$ 5.50	\$ -
6	DRAINAGE SWALE GRADING	1,275	CY	\$ 20.00	\$ 25,500.00
7	ROADWAY EXCAVATION	14,661	CY	\$ 6.00	\$ 87,966.00
8	LIME TREAT SUBGRADE	158,340	SF	\$ 1.00	\$ 158,340.00
9	FINISH GRADING-LANDSCAPE / BASINS	135,720	SF	\$ 0.15	\$ 20,358.00
10	FINISH GRADING - ROADWAYS	158,340	SF	\$ 0.15	\$ 23,751.00
					<b>\$ 319,498.06</b>

**General Roadwork**

101	AC PAVING - ARTERIAL (5"AC/10"AB/CTB) TI=10	135,720	SF	\$ 5.50	\$ 746,460.00
102	AC PAVING - COLLECTOR (5"AC/5"AB/CTB) TI=8	0	SF	\$ 4.25	\$ -
103	AC PAVING - LOCAL (3.5"AC/4"AB/CTB) TI=6	0	SF	\$ 3.50	\$ -
104	AC OVERLAY	0	SF	\$ 1.50	\$ -
105	AB ACCESS ROAD - 6"AB	0	SF	\$ 1.50	\$ -
106	VERTICAL CURB & GUTTER	4,524	LF	\$ 28.00	\$ 126,672.00
107	RAISED MEDIAN CURB	4,524	LF	\$ 28.00	\$ 126,672.00
108	SIDEWALKS	0	SF	\$ 8.00	\$ -
109	AC TRAIL (3"AC/8"AB)	45,240	SF	\$ 4.00	\$ 180,960.00
110	ADA RAMPS (LABOR ONLY)	5	EA	\$ 1,200.00	\$ 6,000.00
					<b>\$ 1,186,764.00</b>

**Drainage System**

201	12" DRAIN	1,119	LF	\$ 72.00	\$ 80,568.00
202	15" DRAIN	0	LF	\$ 90.00	\$ -
203	18" DRAIN	452	LF	\$ 108.00	\$ 48,816.00
204	21" DRAIN	0	LF	\$ 126.00	\$ -
205	24" DRAIN	452	LF	\$ 144.00	\$ 65,088.00
206	27" DRAIN	0	LF	\$ 162.00	\$ -
207	30" DRAIN	679	LF	\$ 180.00	\$ 122,220.00
208	33" DRAIN	0	LF	\$ 198.00	\$ -
209	36" DRAIN	452	LF	\$ 216.00	\$ 97,632.00
210	42" DRAIN	679	LF	\$ 230.00	\$ 156,170.00
211	48" DRAIN	679	LF	\$ 260.00	\$ 176,540.00
212	54" DRAIN	0	LF	\$ 297.00	\$ -
213	60" DRAIN	0	LF	\$ 330.00	\$ -
214	66" DRAIN	0	LF	\$ 363.00	\$ -
215	72" DRAIN	0	LF	\$ 396.00	\$ -
216	84" DRAIN	0	LF	\$ 462.00	\$ -
217	48" DRAIN MANHOLES	5	EA	\$ 8,500.00	\$ 42,500.00
218	60" DRAIN MANHOLES	6	EA	\$ 10,500.00	\$ 63,000.00
219	72" DRAIN MANHOLES	0	EA	\$ 12,500.00	\$ -
220	84" DRAIN MANHOLES	0	EA	\$ 15,500.00	\$ -
221	SADDLE MANHOLES	0	EA	\$ 7,500.00	\$ -
222	FIELD INLET		EA	\$ 5,500.00	\$ -
223	DRAINAGE INLET	11	EA	\$ 5,500.00	\$ 60,500.00
224	ROAD CROSSING STRUCTURE		EA	\$ 120,000.00	\$ -
225	DETENTION BASIN IMPROVEMENTS		SF	\$ 3.00	\$ -
226	DRAINAGE OUTFALL STRUCTURE (<30")		EA	\$ 110,000.00	\$ -
227	DRAINAGE OUTFALL STRUCTURE (>30")		EA	\$ 133,250.00	\$ -
					<b>\$ 913,034.00</b>

**Morton & Pitalo, Inc.**  
 Planning-Engineering-Surveying  
 600 Coolidge Drive, Suite 140  
 Folsom, CA 95630  
 Telephone (916) 927-2400

Job Number: 20-0024-00  
 Date: 2/24/2024  
 Prepared By: GJB  
 Revised Date:  
 Revised By:

## PRE-DESIGN QUANTITY ESTIMATE - UNIT COSTS DIXON NEQSP - THE CAMPUS

**PROFESSIONAL DRIVE, Phases 1**

Segment Lenth

4,524

No.	Description	Quantity	Unit	Unit Price	Cost
<b>Sewer System</b>					
301	CONNECT TO EXISTING SEWER	1	EA	\$ 4,500.00	\$ 4,500.00
302	6" SEWER	0	LF	\$ 50.00	\$ -
303	8" SEWER	0	LF	\$ 75.00	\$ -
304	10" SEWER	226	LF	\$ 95.00	\$ 21,470.00
305	12" SEWER	1,131	LF	\$ 100.00	\$ 113,100.00
306	15" SEWER	0	LF	\$ 120.00	\$ -
307	18" SEWER	3,393	LF	\$ 145.00	\$ 491,985.00
308	21" SEWER	0	LF	\$ 170.00	\$ -
309	24" SEWER	0	LF	\$ 200.00	\$ -
310	27" SEWER	0	LF	\$ 250.00	\$ -
311	30" SEWER	0	LF	\$ 300.00	\$ -
312	8" SEWER FORCE MAIN		LF	\$ 50.00	\$ -
313	SEWER FORCE MAIN CLEANOUTS		EA	\$ 1,200.00	\$ -
314	MANHOLES	12	EA	\$ 10,500.00	\$ 126,000.00
315	LIFT STATION		EA	\$ 600,000.00	\$ -
316	EMERGENCY GENERATOR		EA	\$ 75,000.00	\$ -
					<b>\$ 757,055.00</b>

**Water System**

401	CONNECT TO WATER	1	EA	\$ 3,500.00	\$ 3,500.00
402	6" WATER	0	LF	\$ 60.00	\$ -
403	8" WATER	226	LF	\$ 75.00	\$ 16,950.00
404	10" WATER	0	LF	\$ 85.00	\$ -
405	12" WATER	4,524	LF	\$ 90.00	\$ 407,160.00
406	14" WATER	0	LF	\$ 120.00	\$ -
407	6" WATER VALVES	0	EA	\$ 1,200.00	\$ -
408	8" WATER VALVES	2	EA	\$ 2,800.00	\$ 5,600.00
409	12" WATER VALVES	8	EA	\$ 3,200.00	\$ 25,600.00
410	14" BUTTERFLY VALVES	0	EA	\$ 4,200.00	\$ -
411	WATER SERVICES	1	EA	\$ 2,000.00	\$ 2,000.00
412	1" ARV	4	EA	\$ 4,200.00	\$ 16,800.00
413	2" BOV	6	EA	\$ 3,500.00	\$ 21,000.00
414	FIRE HYDRANT ASSEMBLY	9	EA	\$ 9,500.00	\$ 85,500.00
415	BOOSTER PUMP		GPM	\$ 110.00	\$ -
416	POTABLE WATER TANK		GAL	\$ 2.50	\$ -
417	DOMESTIC WELL		GPM	\$ 225.00	\$ -
					<b>\$ 584,110.00</b>

**Raw Water System**

501	CONNECT TO WATER		EA	\$ 3,500.00	\$ -
502	30" IRRIGATION PIPE		LF	\$ 360.00	\$ -
503	36" IRRIGATION PIPE		LF	\$ 432.00	\$ -
504	42" IRRIGATION PIPE		LF	\$ 504.00	\$ -
505	42" IRRIGATION GATE VALVE		EA	\$ 12,000.00	\$ -
506	IRRIGATION STANDPIPE		EA	\$ 8,500.00	\$ -
507	24" IRRIGATION ARV ASSEMBLY		EA	\$ 7,500.00	\$ -
508	24" IRRIGATION MANHOLE		EA	\$ 5,500.00	\$ -
509	BOV		EA	\$ 4,500.00	\$ -
					<b>\$ -</b>

**Morton & Pitalo, Inc.**  
 Planning-Engineering-Surveying  
 600 Coolidge Drive, Suite 140  
 Folsom, CA 95630  
 Telephone (916) 927-2400

Job Number: 20-0024-00  
 Date: 2/24/2024  
 Prepared By: GJB  
 Revised Date:  
 Revised By:

## PRE-DESIGN QUANTITY ESTIMATE - UNIT COSTS DIXON NEQSP - THE CAMPUS

**PROFESSIONAL DRIVE, Phases 1**

Segment Lenth 4,524

No.	Description	Quantity	Unit	Unit Price	Cost
<b>Electrical System</b>					
601	STREET LIGHTS	24	EA	\$ 8,500.00	\$ 204,000.00
602	TRAFFIC SIGNAL - CITY		EA	\$ 450,000.00	\$ -
603	TRAFFIC SIGNAL - STATE		EA	\$ 650,000.00	\$ -
604	ROUNDABOUT		EA	\$ 400,000.00	\$ -
605	SERVICE PEDISTAL	1	EA	\$ 25,000.00	\$ 25,000.00
606	DRY UTILITIES	679	LF	\$ 225.00	\$ 152,775.00
607	UNDERGROUND EXISTING OVERHEAD	0	LF	\$ 50.00	\$ -
<b>\$</b>					<b>381,775.00</b>

**Landscape Improvements**

701	LANDSCAPE & IRRIGATION - MEDIANS	0	SF	\$ 10.00	\$ -
702	LANDSCAPE & IRRIGATION - COORIDORS	36,192	SF	\$ 8.50	\$ 307,632.00
703	BASIN HYDROSEEDING		SF	\$ 0.20	\$ -
704	COMMUNITY ENTRY MONUMENTATION		EA	\$ 50,000.00	\$ -
705	VILLAGE ENTRY MONUMENTATION		EA	\$ 15,000.00	\$ -
706	6' MASONRY WALLS (INCL PILASTERS)		LF	\$ 125.00	\$ -
707	6' CHAIN LINK FENCE		LF	\$ 22.00	\$ -
708	WOOD FENCE		LF	\$ 15.00	\$ -
<b>\$</b>					<b>307,632.00</b>

**Misc. Improvements**

801	BUS SHELTER PAD		EA	\$ 1,000.00	\$ -
802	ROADWAY STRIPING	4,524	LF	\$ 4.00	\$ 18,096.00
803	ROADWAY SIGNAGE	4,524	LF	\$ 4.00	\$ 18,096.00
804	STREET BARRICADE	5	EA	\$ 1,500.00	\$ 7,500.00
805	SURVEY MONUMENTS	5	EA	\$ 400.00	\$ 2,000.00
806	TRAFFIC CONTROL SIGN		EA	\$ 800.00	\$ -
807	BRIDGE STRUCTURE		SF	\$ 320.00	\$ -
<b>\$</b>					<b>45,692.00</b>

**ESTIMATED CONSTRUCTION:** \$ 4,495,560.06  
 15% CONTINGENCY: \$ 674,334.01  
**ESTIMATED CONSTRUCTION TOTAL:** \$ 5,169,894.07

Plan Check & Inspections:	5.00%	\$ 258,494.70
PG&E:	0.25%	\$ 1,908.88
Electric Fees:	0.50%	\$ 1,908.88
Geotechnical:	1.50%	\$ 77,548.41
Surveying:	0.25%	\$ 12,924.74
Engineering:	4.50%	\$ 232,645.23
Landscape Arch.	1.50%	\$ 77,548.41
Dry Utility Consultant:	1.00%	\$ 51,698.94
Construction Surveys:	1.50%	\$ 77,548.41
Construction Management:	2.50%	\$ 129,247.35

**ESTIMATED SOFT COSTS:** \$ 921,473.95  
**ESTIMATED PROJECT TOTAL:** \$ 6,091,368.01

**Morton & Pitalo, Inc.**  
 Planning-Engineering-Surveying  
 600 Coolidge Drive, Suite 140  
 Folsom, CA 95630  
 Telephone (916) 927-2400

Job Number: 20-0024-00  
 Date: 2/24/2024  
 Prepared By: GJB  
 Revised Date:  
 Revised By:

## PRE-DESIGN QUANTITY ESTIMATE - UNIT COSTS DIXON NEQSP - THE CAMPUS

**PEDRICK ROAD, Phase 1**

Segment Lenth 2,540

No.	Description	Quantity	Unit	Unit Price	Cost
<b>General Earthwork</b>					
1	CLEARING & GRUBBING	2.68	AC	\$ 750.00	\$ 2,011.71
2	EARTHWORK (CUT-FILL)		CY	\$ 4.50	\$ -
3	EARTHWORK - SOIL IMPORT		CY	\$ 12.00	\$ -
4	EATHWORK - SOIL EXPORT		CY	\$ 8.00	\$ -
5	POND EXCAVATION		CY	\$ 5.50	\$ -
6	DRAINAGE SWALE GRADING	336	CY	\$ 20.00	\$ 6,720.00
7	ROADWAY EXCAVATION	8,467	CY	\$ 6.00	\$ 50,802.00
8	LIME TREAT SUBGRADE	91,440	SF	\$ 1.00	\$ 91,440.00
9	FINISH GRADING-LANDSCAPE / BASINS	76,200	SF	\$ 0.15	\$ 11,430.00
10	FINISH GRADING - ROADWAYS	91,440	SF	\$ 0.15	\$ 13,716.00
					<b>\$ 176,119.71</b>

**General Roadwork**

101	AC PAVING - ARTERIAL (5"AC/10"AB/CTB) TI=10	83,820	SF	\$ 5.50	\$ 461,010.00
102	AC PAVING - COLLECTOR (5"AC/5"AB/CTB) TI=8	0	SF	\$ 4.25	\$ -
103	AC PAVING - LOCAL (3.5"AC/4"AB/CTB) TI=6	0	SF	\$ 3.50	\$ -
104	AC OVERLAY	63,500	SF	\$ 1.50	\$ 95,250.00
105	AB ACCESS ROAD - 6"AB	0	SF	\$ 1.50	\$ -
106	VERTICAL CURB & GUTTER	2,540	LF	\$ 28.00	\$ 71,120.00
107	RAISED MEDIAN CURB	0	LF	\$ 28.00	\$ -
108	SIDEWALKS	0	SF	\$ 8.00	\$ -
109	AC TRAIL (3"AC/8"AB)	25,400	SF	\$ 4.00	\$ 101,600.00
110	ADA RAMPS (LABOR ONLY)	3	EA	\$ 1,200.00	\$ 3,600.00
					<b>\$ 732,580.00</b>

**Drainage System**

201	12" DRAIN	240	LF	\$ 72.00	\$ 17,280.00
202	15" DRAIN	0	LF	\$ 90.00	\$ -
203	18" DRAIN	0	LF	\$ 108.00	\$ -
204	21" DRAIN	0	LF	\$ 126.00	\$ -
205	24" DRAIN	0	LF	\$ 144.00	\$ -
206	27" DRAIN	0	LF	\$ 162.00	\$ -
207	30" DRAIN	0	LF	\$ 180.00	\$ -
208	33" DRAIN	0	LF	\$ 198.00	\$ -
209	36" DRAIN	508	LF	\$ 216.00	\$ 109,728.00
210	42" DRAIN	762	LF	\$ 230.00	\$ 175,260.00
211	48" DRAIN	1,270	LF	\$ 260.00	\$ 330,200.00
212	54" DRAIN	0	LF	\$ 297.00	\$ -
213	60" DRAIN	0	LF	\$ 330.00	\$ -
214	66" DRAIN	0	LF	\$ 363.00	\$ -
215	72" DRAIN	0	LF	\$ 396.00	\$ -
216	84" DRAIN	0	LF	\$ 462.00	\$ -
217	48" DRAIN MANHOLES	1	EA	\$ 8,500.00	\$ 8,500.00
218	60" DRAIN MANHOLES	6	EA	\$ 10,500.00	\$ 63,000.00
219	72" DRAIN MANHOLES	0	EA	\$ 12,500.00	\$ -
220	84" DRAIN MANHOLES	0	EA	\$ 15,500.00	\$ -
221	SADDLE MANHOLES	0	EA	\$ 7,500.00	\$ -
222	FIELD INLET		EA	\$ 5,500.00	\$ -
223	DRAINAGE INLET	6	EA	\$ 5,500.00	\$ 33,000.00
224	ROAD CROSSING STRUCTURE		EA	\$ 120,000.00	\$ -
225	DETENTION BASIN IMPROVEMENTS		SF	\$ 3.00	\$ -
226	DRAINAGE OUTFALL STRUCTURE (<30")		EA	\$ 110,000.00	\$ -
227	DRAINAGE OUTFALL STRUCTURE (>30")		EA	\$ 133,250.00	\$ -
					<b>\$ 736,968.00</b>

**Morton & Pitalo, Inc.**  
 Planning-Engineering-Surveying  
 600 Coolidge Drive, Suite 140  
 Folsom, CA 95630  
 Telephone (916) 927-2400

Job Number: 20-0024-00  
 Date: 2/24/2024  
 Prepared By: GJB  
 Revised Date:  
 Revised By:

## PRE-DESIGN QUANTITY ESTIMATE - UNIT COSTS DIXON NEQSP - THE CAMPUS

**PEDRICK ROAD, Phase 1**

Segment Lenth 2,540

No.	Description	Quantity	Unit	Unit Price	Cost
<b>Sewer System</b>					
301	CONNECT TO EXISTING SEWER	0	EA	\$ 4,500.00	\$ -
302	6" SEWER	0	LF	\$ 50.00	\$ -
303	8" SEWER	0	LF	\$ 75.00	\$ -
304	10" SEWER	0	LF	\$ 95.00	\$ -
305	12" SEWER	0	LF	\$ 100.00	\$ -
306	15" SEWER	0	LF	\$ 120.00	\$ -
307	18" SEWER	0	LF	\$ 145.00	\$ -
308	21" SEWER	0	LF	\$ 170.00	\$ -
309	24" SEWER	0	LF	\$ 200.00	\$ -
310	27" SEWER	0	LF	\$ 250.00	\$ -
311	30" SEWER	0	LF	\$ 300.00	\$ -
312	8" SEWER FORCE MAIN		LF	\$ 50.00	\$ -
313	SEWER FORCE MAIN CLEANOUTS		EA	\$ 1,200.00	\$ -
314	MANHOLES	0	EA	\$ 10,500.00	\$ -
315	LIFT STATION		EA	\$ 600,000.00	\$ -
316	EMERGENCY GENERATOR		EA	\$ 75,000.00	\$ -
				\$	-

**Water System**

401	CONNECT TO WATER	1	EA	\$ 3,500.00	\$ 3,500.00
402	6" WATER	0	LF	\$ 60.00	\$ -
403	8" WATER	127	LF	\$ 75.00	\$ 9,525.00
404	10" WATER	0	LF	\$ 85.00	\$ -
405	12" WATER	2,540	LF	\$ 90.00	\$ 228,600.00
406	14" WATER	0	LF	\$ 120.00	\$ -
407	6" WATER VALVES	0	EA	\$ 1,200.00	\$ -
408	8" WATER VALVES	1	EA	\$ 2,800.00	\$ 2,800.00
409	12" WATER VALVES	4	EA	\$ 3,200.00	\$ 12,800.00
410	14" BUTTERFLY VALVES	0	EA	\$ 4,200.00	\$ -
411	WATER SERVICES	1	EA	\$ 2,000.00	\$ 2,000.00
412	1" ARV	2	EA	\$ 4,200.00	\$ 8,400.00
413	2" BOV	3	EA	\$ 3,500.00	\$ 10,500.00
414	FIRE HYDRANT ASSEMBLY	5	EA	\$ 9,500.00	\$ 47,500.00
415	BOOSTER PUMP		GPM	\$ 110.00	\$ -
416	POTABLE WATER TANK		GAL	\$ 2.50	\$ -
417	DOMESTIC WELL		GPM	\$ 225.00	\$ -
				\$	<b>325,625.00</b>

**Raw Water System**

501	CONNECT TO WATER		EA	\$ 3,500.00	\$ -
502	30" IRRIGATION PIPE		LF	\$ 360.00	\$ -
503	36" IRRIGATION PIPE		LF	\$ 432.00	\$ -
504	42" IRRIGATION PIPE		LF	\$ 504.00	\$ -
505	42" IRRIGATION GATE VALVE		EA	\$ 12,000.00	\$ -
506	IRRIGATION STANDPIPE		EA	\$ 8,500.00	\$ -
507	24" IRRIGATION ARV ASSEMBLY		EA	\$ 7,500.00	\$ -
508	24" IRRIGATION MANHOLE		EA	\$ 5,500.00	\$ -
509	BOV		EA	\$ 4,500.00	\$ -
				\$	-

**Morton & Pitalo, Inc.**  
 Planning-Engineering-Surveying  
 600 Coolidge Drive, Suite 140  
 Folsom, CA 95630  
 Telephone (916) 927-2400

Job Number: 20-0024-00  
 Date: 2/24/2024  
 Prepared By: GJB  
 Revised Date:  
 Revised By:

## PRE-DESIGN QUANTITY ESTIMATE - UNIT COSTS DIXON NEQSP - THE CAMPUS

**PEDRICK ROAD, Phase 1** Segment Lenth 2,540

No.	Description	Quantity	Unit	Unit Price	Cost
<b>Electrical System</b>					
601	STREET LIGHTS	14	EA	\$ 8,500.00	\$ 119,000.00
602	TRAFFIC SIGNAL - CITY		EA	\$ 450,000.00	\$ -
603	TRAFFIC SIGNAL - STATE		EA	\$ 650,000.00	\$ -
604	ROUNDAABOUT		EA	\$ 400,000.00	\$ -
605	SERVICE PEDISTAL	1	EA	\$ 25,000.00	\$ 25,000.00
606	DRY UTILITIES	2,540	LF	\$ 225.00	\$ 571,500.00
607	UNDERGROUND EXISTING OVERHEAD	0	LF	\$ 50.00	\$ -
<b>\$</b>					<b>715,500.00</b>

<b>Landscape Improvements</b>					
701	LANDSCAPE & IRRIGATION - MEDIANS	0	SF	\$ 10.00	\$ -
702	LANDSCAPE & IRRIGATION - COORIDORS	20,320	SF	\$ 8.50	\$ 172,720.00
703	BASIN HYDROSEEDING		SF	\$ 0.20	\$ -
704	COMMUNITY ENTRY MONUMENTATION		EA	\$ 50,000.00	\$ -
705	VILLAGE ENTRY MONUMENTATION		EA	\$ 15,000.00	\$ -
706	6' MASONRY WALLS (INCL PILASTERS)		LF	\$ 125.00	\$ -
707	6' CHAIN LINK FENCE		LF	\$ 22.00	\$ -
708	WOOD FENCE		LF	\$ 15.00	\$ -
<b>\$</b>					<b>172,720.00</b>

<b>Misc. Improvements</b>					
801	BUS SHELTER PAD		EA	\$ 1,000.00	\$ -
802	ROADWAY STRIPING	2,540	LF	\$ 4.00	\$ 10,160.00
803	ROADWAY SIGNAGE	2,540	LF	\$ 4.00	\$ 10,160.00
804	STREET BARRICADE	3	EA	\$ 1,500.00	\$ 4,500.00
805	SURVEY MONUMENTS	3	EA	\$ 400.00	\$ 1,200.00
806	TRAFFIC CONTROL SIGN		EA	\$ 800.00	\$ -
807	BRIDGE STRUCTURE		SF	\$ 320.00	\$ -
<b>\$</b>					<b>26,020.00</b>

ESTIMATED CONSTRUCTION: \$ 2,885,532.71  
 15% CONTINGENCY: \$ 432,829.91  
**ESTIMATED CONSTRUCTION TOTAL: \$ 3,318,362.61**

Plan Check & Inspections:	5.00%	\$ 165,918.13
PG&E:	0.25%	\$ 3,577.50
Electric Fees:	0.50%	\$ 3,577.50
Geotechnical:	1.50%	\$ 49,775.44
Surveying:	0.25%	\$ 8,295.91
Engineering:	4.50%	\$ 149,326.32
Landscape Arch.	1.50%	\$ 49,775.44
Dry Utility Consultant:	1.00%	\$ 33,183.63
Construction Surveys:	1.50%	\$ 49,775.44
Construction Management:	2.50%	\$ 82,959.07

ESTIMATED SOFT COSTS: \$ 596,164.36  
**ESTIMATED PROJECT TOTAL: \$ 3,914,526.98**



**Morton & Pitalo, Inc.**  
 Planning-Engineering-Surveying  
 600 Coolidge Drive, Suite 140  
 Folsom, CA 95630  
 Telephone (916) 927-2400

Job Number: 20-0024-00  
 Date: 2/24/2024  
 Prepared By: GJB  
 Revised Date:  
 Revised By:

## PRE-DESIGN QUANTITY ESTIMATE - UNIT COSTS DIXON NEQSP - THE CAMPUS

**ENTRANCE ROAD** Segment Lenth 1,300

No.	Description	Quantity	Unit	Unit Price	Cost
<b>General Earthwork</b>					
1	CLEARING & GRUBBING	2.39	AC	\$ 750.00	\$ 1,790.63
2	EARTHWORK (CUT-FILL)		CY	\$ 4.50	-
3	EARTHWORK - SOIL IMPORT		CY	\$ 12.00	-
4	EATHWORK - SOIL EXPORT		CY	\$ 8.00	-
5	POND EXCAVATION		CY	\$ 5.50	-
6	DRAINAGE SWALE GRADING	0	CY	\$ 20.00	-
7	ROADWAY EXCAVATION	5,296	CY	\$ 6.00	\$ 31,776.00
8	LIME TREAT SUBGRADE	78,000	SF	\$ 1.00	\$ 78,000.00
9	FINISH GRADING-LANDSCAPE / BASINS	0	SF	\$ 0.15	-
10	FINISH GRADING - ROADWAYS	57,200	SF	\$ 0.15	\$ 8,580.00
<b>\$</b>					<b>120,146.63</b>

<b>General Roadwork</b>					
101	AC PAVING - ARTERIAL (5"AC/10"AB/CTB) TI=10	0	SF	\$ 5.50	-
102	AC PAVING - COLLECTOR (5"AC/5"AB/CTB) TI=8	44,200	SF	\$ 4.25	\$ 187,850.00
103	AC PAVING - LOCAL (3.5"AC/4"AB/CTB) TI=6	0	SF	\$ 3.50	-
104	AC OVERLAY	0	SF	\$ 1.50	-
105	AB ACCESS ROAD - 6"AB	0	SF	\$ 1.50	-
106	VERTICAL CURB & GUTTER	2,600	LF	\$ 28.00	\$ 72,800.00
107	RAISED MEDIAN CURB	2,600	LF	\$ 28.00	\$ 72,800.00
108	SIDEWALKS	20,800	SF	\$ 8.00	\$ 166,400.00
109	AC TRAIL (3"AC/8"AB)	0	SF	\$ 4.00	-
110	ADA RAMPS (LABOR ONLY)	3	EA	\$ 1,200.00	\$ 3,600.00
<b>\$</b>					<b>503,450.00</b>

<b>Drainage System</b>					
201	12" DRAIN	380	LF	\$ 72.00	\$ 27,360.00
202	15" DRAIN	325	LF	\$ 90.00	\$ 29,250.00
203	18" DRAIN	325	LF	\$ 108.00	\$ 35,100.00
204	21" DRAIN	0	LF	\$ 126.00	-
205	24" DRAIN	0	LF	\$ 144.00	-
206	27" DRAIN	0	LF	\$ 162.00	-
207	30" DRAIN	0	LF	\$ 180.00	-
208	33" DRAIN	0	LF	\$ 198.00	-
209	36" DRAIN	0	LF	\$ 216.00	-
210	42" DRAIN	0	LF	\$ 230.00	-
211	48" DRAIN	0	LF	\$ 260.00	-
212	54" DRAIN	0	LF	\$ 297.00	-
213	60" DRAIN	0	LF	\$ 330.00	-
214	66" DRAIN	0	LF	\$ 363.00	-
215	72" DRAIN	0	LF	\$ 396.00	-
216	84" DRAIN	0	LF	\$ 462.00	-
217	48" DRAIN MANHOLES	3	EA	\$ 8,500.00	\$ 25,500.00
218	60" DRAIN MANHOLES	0	EA	\$ 10,500.00	-
219	72" DRAIN MANHOLES	0	EA	\$ 12,500.00	-
220	84" DRAIN MANHOLES	0	EA	\$ 15,500.00	-
221	SADDLE MANHOLES	0	EA	\$ 7,500.00	-
222	FIELD INLET		EA	\$ 5,500.00	-
223	DRAINAGE INLET	3	EA	\$ 5,500.00	\$ 16,500.00
224	ROAD CROSSING STRUCTURE		EA	\$ 120,000.00	-
225	DETENTION BASIN IMPROVEMENTS		SF	\$ 3.00	-
226	DRAINAGE OUTFALL STRUCTURE (<30")		EA	\$ 110,000.00	-
227	DRAINAGE OUTFALL STRUCTURE (>30")		EA	\$ 133,250.00	-
<b>\$</b>					<b>133,710.00</b>

**Morton & Pitalo, Inc.**  
 Planning-Engineering-Surveying  
 600 Coolidge Drive, Suite 140  
 Folsom, CA 95630  
 Telephone (916) 927-2400

Job Number: 20-0024-00  
 Date: 2/24/2024  
 Prepared By: GJB  
 Revised Date:  
 Revised By:

## PRE-DESIGN QUANTITY ESTIMATE - UNIT COSTS DIXON NEQSP - THE CAMPUS

**ENTRANCE ROAD** Segment Lenth 1,300

No.	Description	Quantity	Unit	Unit Price	Cost
<b>Sewer System</b>					
301	CONNECT TO EXISTING SEWER	0	EA	\$ 4,500.00	\$ -
302	6" SEWER	0	LF	\$ 50.00	\$ -
303	8" SEWER	650	LF	\$ 75.00	\$ 48,750.00
304	10" SEWER	0	LF	\$ 95.00	\$ -
305	12" SEWER	0	LF	\$ 100.00	\$ -
306	15" SEWER	0	LF	\$ 120.00	\$ -
307	18" SEWER	0	LF	\$ 145.00	\$ -
308	21" SEWER	0	LF	\$ 170.00	\$ -
309	24" SEWER	0	LF	\$ 200.00	\$ -
310	27" SEWER	0	LF	\$ 250.00	\$ -
311	30" SEWER	0	LF	\$ 300.00	\$ -
312	8" SEWER FORCE MAIN		LF	\$ 50.00	\$ -
313	SEWER FORCE MAIN CLEANOUTS		EA	\$ 1,200.00	\$ -
314	MANHOLES	2	EA	\$ 10,500.00	\$ 21,000.00
315	LIFT STATION		EA	\$ 600,000.00	\$ -
316	EMERGENCY GENERATOR		EA	\$ 75,000.00	\$ -
<b>\$</b>					<b>69,750.00</b>

<b>Water System</b>					
401	CONNECT TO WATER	1	EA	\$ 3,500.00	\$ 3,500.00
402	6" WATER	0	LF	\$ 60.00	\$ -
403	8" WATER	65	LF	\$ 75.00	\$ 4,875.00
404	10" WATER	0	LF	\$ 85.00	\$ -
405	12" WATER	1,300	LF	\$ 90.00	\$ 117,000.00
406	14" WATER	0	LF	\$ 120.00	\$ -
407	6" WATER VALVES	0	EA	\$ 1,200.00	\$ -
408	8" WATER VALVES	1	EA	\$ 2,800.00	\$ 2,800.00
409	12" WATER VALVES	2	EA	\$ 3,200.00	\$ 6,400.00
410	14" BUTTERFLY VALVES	0	EA	\$ 4,200.00	\$ -
411	WATER SERVICES	1	EA	\$ 2,000.00	\$ 2,000.00
412	1" ARV	1	EA	\$ 4,200.00	\$ 4,200.00
413	2" BOV	2	EA	\$ 3,500.00	\$ 7,000.00
414	FIRE HYDRANT ASSEMBLY	3	EA	\$ 9,500.00	\$ 28,500.00
415	BOOSTER PUMP		GPM	\$ 110.00	\$ -
416	POTABLE WATER TANK		GAL	\$ 2.50	\$ -
417	DOMESTIC WELL		GPM	\$ 225.00	\$ -
<b>\$</b>					<b>176,275.00</b>

<b>Raw Water System</b>					
501	CONNECT TO WATER		EA	\$ 3,500.00	\$ -
502	30" IRRIGATION PIPE		LF	\$ 360.00	\$ -
503	36" IRRIGATION PIPE		LF	\$ 432.00	\$ -
504	42" IRRIGATION PIPE		LF	\$ 504.00	\$ -
505	42" IRRIGATION GATE VALVE		EA	\$ 12,000.00	\$ -
506	IRRIGATION STANDPIPE		EA	\$ 8,500.00	\$ -
507	24" IRRIGATION ARV ASSEMBLY		EA	\$ 7,500.00	\$ -
508	24" IRRIGATION MANHOLE		EA	\$ 5,500.00	\$ -
509	BOV		EA	\$ 4,500.00	\$ -
<b>\$</b>					<b>-</b>

**Morton & Pitalo, Inc.**  
 Planning-Engineering-Surveying  
 600 Coolidge Drive, Suite 140  
 Folsom, CA 95630  
 Telephone (916) 927-2400

Job Number: 20-0024-00  
 Date: 2/24/2024  
 Prepared By: GJB  
 Revised Date:  
 Revised By:

## PRE-DESIGN QUANTITY ESTIMATE - UNIT COSTS DIXON NEQSP - THE CAMPUS

**ENTRANCE ROAD** Segment Lenth 1,300

No.	Description	Quantity	Unit	Unit Price	Cost
<b>Electrical System</b>					
601	STREET LIGHTS	7	EA	\$ 8,500.00	\$ 59,500.00
602	TRAFFIC SIGNAL - CITY		EA	\$ 450,000.00	\$ -
603	TRAFFIC SIGNAL - STATE		EA	\$ 650,000.00	\$ -
604	ROUNDAABOUT		EA	\$ 400,000.00	\$ -
605	SERVICE PEDISTAL	1	EA	\$ 25,000.00	\$ 25,000.00
606	DRY UTILITIES	1,300	LF	\$ 225.00	\$ 292,500.00
607	UNDERGROUND EXISTING OVERHEAD	0	LF	\$ 50.00	\$ -
<b>\$</b>					<b>377,000.00</b>

<b>Landscape Improvements</b>					
701	LANDSCAPE & IRRIGATION - MEDIANS	18,200	SF	\$ 10.00	\$ 182,000.00
702	LANDSCAPE & IRRIGATION - COORIDORS	20,800	SF	\$ 8.50	\$ 176,800.00
703	BASIN HYDROSEEDING		SF	\$ 0.20	\$ -
704	COMMUNITY ENTRY MONUMENTATION		EA	\$ 50,000.00	\$ -
705	VILLAGE ENTRY MONUMENTATION		EA	\$ 15,000.00	\$ -
706	6' MASONRY WALLS (INCL PILASTERS)		LF	\$ 125.00	\$ -
707	6' CHAIN LINK FENCE		LF	\$ 22.00	\$ -
708	WOOD FENCE		LF	\$ 15.00	\$ -
<b>\$</b>					<b>358,800.00</b>

<b>Misc. Improvements</b>					
801	BUS SHELTER PAD		EA	\$ 1,000.00	\$ -
802	ROADWAY STRIPING	1,300	LF	\$ 4.00	\$ 5,200.00
803	ROADWAY SIGNAGE	1,300	LF	\$ 4.00	\$ 5,200.00
804	STREET BARRICADE	1	EA	\$ 1,500.00	\$ 1,500.00
805	SURVEY MONUMENTS	1	EA	\$ 400.00	\$ 400.00
806	TRAFFIC CONTROL SIGN		EA	\$ 800.00	\$ -
807	BRIDGE STRUCTURE		SF	\$ 320.00	\$ -
<b>\$</b>					<b>12,300.00</b>

**ESTIMATED CONSTRUCTION:** \$ 1,751,431.63  
 15% CONTINGENCY: \$ 262,714.75  
**ESTIMATED CONSTRUCTION TOTAL:** \$ 2,014,146.38

Plan Check & Inspections:	5.00%	\$ 100,707.32
PG&E:	0.25%	\$ 1,885.00
Electric Fees:	0.50%	\$ 1,885.00
Geotechnical:	1.50%	\$ 30,212.20
Surveying:	0.25%	\$ 5,035.37
Engineering:	4.50%	\$ 90,636.59
Landscape Arch.	1.50%	\$ 30,212.20
Dry Utility Consultant:	1.00%	\$ 20,141.46
Construction Surveys:	1.50%	\$ 30,212.20
Construction Management:	2.50%	\$ 50,353.66

**ESTIMATED SOFT COSTS:** \$ 361,280.98  
**ESTIMATED PROJECT TOTAL:** \$ 2,375,427.36

**Morton & Pitalo, Inc.**  
 Planning-Engineering-Surveying  
 600 Coolidge Drive, Suite 140  
 Folsom, CA 95630  
 Telephone (916) 927-2400

Job Number: 20-0024-00  
 Date: 2/24/2024  
 Prepared By: GJB  
 Revised Date:  
 Revised By:

## PRE-DESIGN QUANTITY ESTIMATE - UNIT COSTS DIXON NEQSP - THE CAMPUS

**CAMPUS PARKWAY, Phase 1**

Segment Lenth 1,730

No.	Description	Quantity	Unit	Unit Price	Cost
<b>General Earthwork</b>					
1	CLEARING & GRUBBING	3.18	AC	\$ 750.00	\$ 2,382.92
2	EARTHWORK (CUT-FILL)		CY	\$ 4.50	\$ -
3	EARTHWORK - SOIL IMPORT		CY	\$ 12.00	\$ -
4	EATHWORK - SOIL EXPORT		CY	\$ 8.00	\$ -
5	POND EXCAVATION		CY	\$ 5.50	\$ -
6	DRAINAGE SWALE GRADING	0	CY	\$ 20.00	\$ -
7	ROADWAY EXCAVATION	7,048	CY	\$ 6.00	\$ 42,288.00
8	LIME TREAT SUBGRADE	103,800	SF	\$ 1.00	\$ 103,800.00
9	FINISH GRADING-LANDSCAPE / BASINS	0	SF	\$ 0.15	\$ -
10	FINISH GRADING - ROADWAYS	76,120	SF	\$ 0.15	\$ 11,418.00
<b>\$</b>					<b>159,888.92</b>

**General Roadwork**

101	AC PAVING - ARTERIAL (5"AC/10"AB/CTB) TI=10	0	SF	\$ 5.50	\$ -
102	AC PAVING - COLLECTOR (5"AC/5"AB/CTB) TI=8	58,820	SF	\$ 4.25	\$ 249,985.00
103	AC PAVING - LOCAL (3.5"AC/4"AB/CTB) TI=6	0	SF	\$ 3.50	\$ -
104	AC OVERLAY	0	SF	\$ 1.50	\$ -
105	AB ACCESS ROAD - 6"AB	0	SF	\$ 1.50	\$ -
106	VERTICAL CURB & GUTTER	3,460	LF	\$ 28.00	\$ 96,880.00
107	RAISED MEDIAN CURB	3,460	LF	\$ 28.00	\$ 96,880.00
108	SIDEWALKS	27,680	SF	\$ 8.00	\$ 221,440.00
109	AC TRAIL (3"AC/8"AB)	0	SF	\$ 4.00	\$ -
110	ADA RAMPS (LABOR ONLY)	9	EA	\$ 1,200.00	\$ 10,800.00
<b>\$</b>					<b>675,985.00</b>

**Drainage System**

201	12" DRAIN	506	LF	\$ 72.00	\$ 36,432.00
202	15" DRAIN	0	LF	\$ 90.00	\$ -
203	18" DRAIN	0	LF	\$ 108.00	\$ -
204	21" DRAIN	0	LF	\$ 126.00	\$ -
205	24" DRAIN	0	LF	\$ 144.00	\$ -
206	27" DRAIN	0	LF	\$ 162.00	\$ -
207	30" DRAIN	0	LF	\$ 180.00	\$ -
208	33" DRAIN	0	LF	\$ 198.00	\$ -
209	36" DRAIN	433	LF	\$ 216.00	\$ 93,528.00
210	42" DRAIN	0	LF	\$ 230.00	\$ -
211	48" DRAIN	433	LF	\$ 260.00	\$ 112,580.00
212	54" DRAIN	0	LF	\$ 297.00	\$ -
213	60" DRAIN	865	LF	\$ 330.00	\$ 285,450.00
214	66" DRAIN	865	LF	\$ 363.00	\$ 313,995.00
215	72" DRAIN	433	LF	\$ 396.00	\$ 171,468.00
216	84" DRAIN	0	LF	\$ 462.00	\$ -
217	48" DRAIN MANHOLES	1	EA	\$ 8,500.00	\$ 8,500.00
218	60" DRAIN MANHOLES	2	EA	\$ 10,500.00	\$ 21,000.00
219	72" DRAIN MANHOLES	2	EA	\$ 12,500.00	\$ 25,000.00
220	84" DRAIN MANHOLES	3	EA	\$ 15,500.00	\$ 46,500.00
221	SADDLE MANHOLES	0	EA	\$ 7,500.00	\$ -
222	FIELD INLET		EA	\$ 5,500.00	\$ -
223	DRAINAGE INLET	4	EA	\$ 5,500.00	\$ 22,000.00
224	ROAD CROSSING STRUCTURE		EA	\$ 120,000.00	\$ -
225	DETENTION BASIN IMPROVEMENTS		SF	\$ 3.00	\$ -
226	DRAINAGE OUTFALL STRUCTURE (<30")		EA	\$ 110,000.00	\$ -
227	DRAINAGE OUTFALL STRUCTURE (>30")	1	EA	\$ 133,250.00	\$ 133,250.00
<b>\$</b>					<b>1,269,703.00</b>

**Morton & Pitalo, Inc.**  
 Planning-Engineering-Surveying  
 600 Coolidge Drive, Suite 140  
 Folsom, CA 95630  
 Telephone (916) 927-2400

Job Number: 20-0024-00  
 Date: 2/24/2024  
 Prepared By: GJB  
 Revised Date:  
 Revised By:

## PRE-DESIGN QUANTITY ESTIMATE - UNIT COSTS DIXON NEQSP - THE CAMPUS

**CAMPUS PARKWAY, Phase 1**

Segment Lenth 1,730

No.	Description	Quantity	Unit	Unit Price	Cost
<b>Sewer System</b>					
301	CONNECT TO EXISTING SEWER	0	EA	\$ 4,500.00	\$ -
302	6" SEWER	0	LF	\$ 50.00	\$ -
303	8" SEWER	0	LF	\$ 75.00	\$ -
304	10" SEWER	0	LF	\$ 95.00	\$ -
305	12" SEWER	0	LF	\$ 100.00	\$ -
306	15" SEWER	0	LF	\$ 120.00	\$ -
307	18" SEWER	0	LF	\$ 145.00	\$ -
308	21" SEWER	0	LF	\$ 170.00	\$ -
309	24" SEWER	0	LF	\$ 200.00	\$ -
310	27" SEWER	0	LF	\$ 250.00	\$ -
311	30" SEWER	0	LF	\$ 300.00	\$ -
312	8" SEWER FORCE MAIN		LF	\$ 50.00	\$ -
313	SEWER FORCE MAIN CLEANOUTS		EA	\$ 1,200.00	\$ -
314	MANHOLES	0	EA	\$ 10,500.00	\$ -
315	LIFT STATION		EA	\$ 600,000.00	\$ -
316	EMERGENCY GENERATOR		EA	\$ 75,000.00	\$ -
				\$	-

**Water System**

401	CONNECT TO WATER	1	EA	\$ 3,500.00	\$ 3,500.00
402	6" WATER	0	LF	\$ 60.00	\$ -
403	8" WATER	87	LF	\$ 75.00	\$ 6,525.00
404	10" WATER	0	LF	\$ 85.00	\$ -
405	12" WATER	1,730	LF	\$ 90.00	\$ 155,700.00
406	14" WATER	0	LF	\$ 120.00	\$ -
407	6" WATER VALVES	0	EA	\$ 1,200.00	\$ -
408	8" WATER VALVES	1	EA	\$ 2,800.00	\$ 2,800.00
409	12" WATER VALVES	3	EA	\$ 3,200.00	\$ 9,600.00
410	14" BUTTERFLY VALVES	0	EA	\$ 4,200.00	\$ -
411	WATER SERVICES	1	EA	\$ 2,000.00	\$ 2,000.00
412	1" ARV	2	EA	\$ 4,200.00	\$ 8,400.00
413	2" BOV	2	EA	\$ 3,500.00	\$ 7,000.00
414	FIRE HYDRANT ASSEMBLY	3	EA	\$ 9,500.00	\$ 28,500.00
415	BOOSTER PUMP		GPM	\$ 110.00	\$ -
416	POTABLE WATER TANK		GAL	\$ 2.50	\$ -
417	DOMESTIC WELL		GPM	\$ 225.00	\$ -
				\$	<b>224,025.00</b>

**Raw Water System**

501	CONNECT TO WATER		EA	\$ 3,500.00	\$ -
502	30" IRRIGATION PIPE		LF	\$ 360.00	\$ -
503	36" IRRIGATION PIPE		LF	\$ 432.00	\$ -
504	42" IRRIGATION PIPE		LF	\$ 504.00	\$ -
505	42" IRRIGATION GATE VALVE		EA	\$ 12,000.00	\$ -
506	IRRIGATION STANDPIPE		EA	\$ 8,500.00	\$ -
507	24" IRRIGATION ARV ASSEMBLY		EA	\$ 7,500.00	\$ -
508	24" IRRIGATION MANHOLE		EA	\$ 5,500.00	\$ -
509	BOV		EA	\$ 4,500.00	\$ -
				\$	-

**Morton & Pitalo, Inc.**  
 Planning-Engineering-Surveying  
 600 Coolidge Drive, Suite 140  
 Folsom, CA 95630  
 Telephone (916) 927-2400

Job Number: 20-0024-00  
 Date: 2/24/2024  
 Prepared By: GJB  
 Revised Date:  
 Revised By:

## PRE-DESIGN QUANTITY ESTIMATE - UNIT COSTS DIXON NEQSP - THE CAMPUS

**CAMPUS PARKWAY, Phase 1** Segment Lenth 1,730

No.	Description	Quantity	Unit	Unit Price	Cost
<b>Electrical System</b>					
601	STREET LIGHTS	9	EA	\$ 8,500.00	\$ 76,500.00
602	TRAFFIC SIGNAL - CITY		EA	\$ 450,000.00	\$ -
603	TRAFFIC SIGNAL - STATE		EA	\$ 650,000.00	\$ -
604	ROUNDABOUT	2	EA	\$ 400,000.00	\$ 800,000.00
605	SERVICE PEDISTAL	1	EA	\$ 25,000.00	\$ 25,000.00
606	DRY UTILITIES	1,730	LF	\$ 225.00	\$ 389,250.00
607	UNDERGROUND EXISTING OVERHEAD	0	LF	\$ 50.00	\$ -
<b>\$</b>					<b>1,290,750.00</b>

<b>Landscape Improvements</b>					
701	LANDSCAPE & IRRIGATION - MEDIANS	24,220	SF	\$ 10.00	\$ 242,200.00
702	LANDSCAPE & IRRIGATION - COORIDORS	27,680	SF	\$ 8.50	\$ 235,280.00
703	BASIN HYDROSEEDING		SF	\$ 0.20	\$ -
704	COMMUNITY ENTRY MONUMENTATION		EA	\$ 50,000.00	\$ -
705	VILLAGE ENTRY MONUMENTATION		EA	\$ 15,000.00	\$ -
706	6' MASONRY WALLS (INCL PILASTERS)		LF	\$ 125.00	\$ -
707	6' CHAIN LINK FENCE		LF	\$ 22.00	\$ -
708	WOOD FENCE		LF	\$ 15.00	\$ -
<b>\$</b>					<b>477,480.00</b>

<b>Misc. Improvements</b>					
801	BUS SHELTER PAD		EA	\$ 1,000.00	\$ -
802	ROADWAY STRIPING	1,730	LF	\$ 4.00	\$ 6,920.00
803	ROADWAY SIGNAGE	1,730	LF	\$ 4.00	\$ 6,920.00
804	STREET BARRICADE	2	EA	\$ 1,500.00	\$ 3,000.00
805	SURVEY MONUMENTS	2	EA	\$ 400.00	\$ 800.00
806	TRAFFIC CONTROL SIGN		EA	\$ 800.00	\$ -
807	BRIDGE STRUCTURE		SF	\$ 320.00	\$ -
<b>\$</b>					<b>17,640.00</b>

**ESTIMATED CONSTRUCTION: \$ 4,115,471.92**  
 15% CONTINGENCY: \$ 617,320.79  
**ESTIMATED CONSTRUCTION TOTAL: \$ 4,732,792.71**

Plan Check & Inspections:	5.00%	\$ 236,639.64
PG&E:	0.25%	\$ 6,453.75
Electric Fees:	0.50%	\$ 6,453.75
Geotechnical:	1.50%	\$ 70,991.89
Surveying:	0.25%	\$ 11,831.98
Engineering:	4.50%	\$ 212,975.67
Landscape Arch.	1.50%	\$ 70,991.89
Dry Utility Consultant:	1.00%	\$ 47,327.93
Construction Surveys:	1.50%	\$ 70,991.89
Construction Management:	2.50%	\$ 118,319.82

**ESTIMATED SOFT COSTS: \$ 852,978.21**  
**ESTIMATED PROJECT TOTAL: \$ 5,585,770.91**

**Morton & Pitalo, Inc.**  
 Planning-Engineering-Surveying  
 600 Coolidge Drive, Suite 140  
 Folsom, CA 95630  
 Telephone (916) 927-2400

Job Number: 20-0024-00  
 Date: 2/24/2024  
 Prepared By: GJB  
 Revised Date:  
 Revised By:

## PRE-DESIGN QUANTITY ESTIMATE - UNIT COSTS DIXON NEQSP - THE CAMPUS

**DORSET DRIVE** Segment Lenth 1,448

No.	Description	Quantity	Unit	Unit Price	Cost
<b>General Earthwork</b>					
1	CLEARING & GRUBBING	2.66	AC	\$ 750.00	\$ 1,994.49
2	EARTHWORK (CUT-FILL)		CY	\$ 4.50	\$ -
3	EARTHWORK - SOIL IMPORT		CY	\$ 12.00	\$ -
4	EARTHWORK - SOIL EXPORT		CY	\$ 8.00	\$ -
5	POND EXCAVATION		CY	\$ 5.50	\$ -
6	DRAINAGE SWALE GRADING	0	CY	\$ 20.00	\$ -
7	ROADWAY EXCAVATION	5,899	CY	\$ 6.00	\$ 35,394.00
8	LIME TREAT SUBGRADE	86,880	SF	\$ 1.00	\$ 86,880.00
9	FINISH GRADING-LANDSCAPE / BASINS	0	SF	\$ 0.15	\$ -
10	FINISH GRADING - ROADWAYS	63,712	SF	\$ 0.15	\$ 9,556.80
					<b>\$ 133,825.29</b>

<b>General Roadwork</b>					
101	AC PAVING - ARTERIAL (5"AC/10"AB/CTB) TI=10	0	SF	\$ 5.50	\$ -
102	AC PAVING - COLLECTOR (5"AC/5"AB/CTB) TI=8	49,232	SF	\$ 4.25	\$ 209,236.00
103	AC PAVING - LOCAL (3.5"AC/4"AB/CTB) TI=6	0	SF	\$ 3.50	\$ -
104	AC OVERLAY	0	SF	\$ 1.50	\$ -
105	AB ACCESS ROAD - 6"AB	0	SF	\$ 1.50	\$ -
106	VERTICAL CURB & GUTTER	2,896	LF	\$ 28.00	\$ 81,088.00
107	RAISED MEDIAN CURB	2,896	LF	\$ 28.00	\$ 81,088.00
108	SIDEWALKS	23,168	SF	\$ 8.00	\$ 185,344.00
109	AC TRAIL (3"AC/8"AB)	0	SF	\$ 4.00	\$ -
110	ADA RAMPS (LABOR ONLY)	7	EA	\$ 1,200.00	\$ 8,400.00
					<b>\$ 565,156.00</b>

<b>Drainage System</b>					
201	12" DRAIN	450	LF	\$ 72.00	\$ 32,400.00
202	15" DRAIN	0	LF	\$ 90.00	\$ -
203	18" DRAIN	290	LF	\$ 108.00	\$ 31,320.00
204	21" DRAIN	0	LF	\$ 126.00	\$ -
205	24" DRAIN	290	LF	\$ 144.00	\$ 41,760.00
206	27" DRAIN	0	LF	\$ 162.00	\$ -
207	30" DRAIN	290	LF	\$ 180.00	\$ 52,200.00
208	33" DRAIN	0	LF	\$ 198.00	\$ -
209	36" DRAIN	0	LF	\$ 216.00	\$ -
210	42" DRAIN	0	LF	\$ 230.00	\$ -
211	48" DRAIN	0	LF	\$ 260.00	\$ -
212	54" DRAIN	0	LF	\$ 297.00	\$ -
213	60" DRAIN	0	LF	\$ 330.00	\$ -
214	66" DRAIN	0	LF	\$ 363.00	\$ -
215	72" DRAIN	0	LF	\$ 396.00	\$ -
216	84" DRAIN	0	LF	\$ 462.00	\$ -
217	48" DRAIN MANHOLES	3	EA	\$ 8,500.00	\$ 25,500.00
218	60" DRAIN MANHOLES	1	EA	\$ 10,500.00	\$ 10,500.00
219	72" DRAIN MANHOLES	0	EA	\$ 12,500.00	\$ -
220	84" DRAIN MANHOLES	0	EA	\$ 15,500.00	\$ -
221	SADDLE MANHOLES	0	EA	\$ 7,500.00	\$ -
222	FIELD INLET		EA	\$ 5,500.00	\$ -
223	DRAINAGE INLET	4	EA	\$ 5,500.00	\$ 22,000.00
224	ROAD CROSSING STRUCTURE		EA	\$ 120,000.00	\$ -
225	DETENTION BASIN IMPROVEMENTS		SF	\$ 3.00	\$ -
226	DRAINAGE OUTFALL STRUCTURE (<30")		EA	\$ 110,000.00	\$ -
227	DRAINAGE OUTFALL STRUCTURE (>30")		EA	\$ 133,250.00	\$ -
					<b>\$ 215,680.00</b>

**Morton & Pitalo, Inc.**  
 Planning-Engineering-Surveying  
 600 Coolidge Drive, Suite 140  
 Folsom, CA 95630  
 Telephone (916) 927-2400

Job Number: 20-0024-00  
 Date: 2/24/2024  
 Prepared By: GJB  
 Revised Date:  
 Revised By:

## PRE-DESIGN QUANTITY ESTIMATE - UNIT COSTS DIXON NEQSP - THE CAMPUS

**DORSET DRIVE** Segment Lenth 1,448

No.	Description	Quantity	Unit	Unit Price	Cost
<b>Sewer System</b>					
301	CONNECT TO EXISTING SEWER	0	EA	\$ 4,500.00	\$ -
302	6" SEWER	0	LF	\$ 50.00	\$ -
303	8" SEWER	217	LF	\$ 75.00	\$ 16,275.00
304	10" SEWER	1,448	LF	\$ 95.00	\$ 137,560.00
305	12" SEWER	0	LF	\$ 100.00	\$ -
306	15" SEWER	0	LF	\$ 120.00	\$ -
307	18" SEWER	0	LF	\$ 145.00	\$ -
308	21" SEWER	0	LF	\$ 170.00	\$ -
309	24" SEWER	0	LF	\$ 200.00	\$ -
310	27" SEWER	0	LF	\$ 250.00	\$ -
311	30" SEWER	0	LF	\$ 300.00	\$ -
312	8" SEWER FORCE MAIN		LF	\$ 50.00	\$ -
313	SEWER FORCE MAIN CLEANOUTS		EA	\$ 1,200.00	\$ -
314	MANHOLES	4	EA	\$ 10,500.00	\$ 42,000.00
315	LIFT STATION		EA	\$ 600,000.00	\$ -
316	EMERGENCY GENERATOR		EA	\$ 75,000.00	\$ -
<b>\$</b>					<b>195,835.00</b>

<b>Water System</b>					
401	CONNECT TO WATER	1	EA	\$ 3,500.00	\$ 3,500.00
402	6" WATER	0	LF	\$ 60.00	\$ -
403	8" WATER	72	LF	\$ 75.00	\$ 5,400.00
404	10" WATER	0	LF	\$ 85.00	\$ -
405	12" WATER	1,448	LF	\$ 90.00	\$ 130,320.00
406	14" WATER	0	LF	\$ 120.00	\$ -
407	6" WATER VALVES	0	EA	\$ 1,200.00	\$ -
408	8" WATER VALVES	1	EA	\$ 2,800.00	\$ 2,800.00
409	12" WATER VALVES	2	EA	\$ 3,200.00	\$ 6,400.00
410	14" BUTTERFLY VALVES	0	EA	\$ 4,200.00	\$ -
411	WATER SERVICES	1	EA	\$ 2,000.00	\$ 2,000.00
412	1" ARV	1	EA	\$ 4,200.00	\$ 4,200.00
413	2" BOV	2	EA	\$ 3,500.00	\$ 7,000.00
414	FIRE HYDRANT ASSEMBLY	3	EA	\$ 9,500.00	\$ 28,500.00
415	BOOSTER PUMP		GPM	\$ 110.00	\$ -
416	POTABLE WATER TANK		GAL	\$ 2.50	\$ -
417	DOMESTIC WELL		GPM	\$ 225.00	\$ -
<b>\$</b>					<b>190,120.00</b>

<b>Raw Water System</b>					
501	CONNECT TO WATER		EA	\$ 3,500.00	\$ -
502	30" IRRIGATION PIPE		LF	\$ 360.00	\$ -
503	36" IRRIGATION PIPE		LF	\$ 432.00	\$ -
504	42" IRRIGATION PIPE		LF	\$ 504.00	\$ -
505	42" IRRIGATION GATE VALVE		EA	\$ 12,000.00	\$ -
506	IRRIGATION STANDPIPE		EA	\$ 8,500.00	\$ -
507	24" IRRIGATION ARV ASSEMBLY		EA	\$ 7,500.00	\$ -
508	24" IRRIGATION MANHOLE		EA	\$ 5,500.00	\$ -
509	BOV		EA	\$ 4,500.00	\$ -
<b>\$</b>					<b>-</b>



**Morton & Pitalo, Inc.**  
 Planning-Engineering-Surveying  
 600 Coolidge Drive, Suite 140  
 Folsom, CA 95630  
 Telephone (916) 927-2400

Job Number: 20-0024-00  
 Date: 2/24/2024  
 Prepared By: GJB  
 Revised Date:  
 Revised By:

## PRE-DESIGN QUANTITY ESTIMATE - UNIT COSTS DIXON NEQSP - THE CAMPUS

**DORSET DRIVE** Segment Lenth 1,448

No.	Description	Quantity	Unit	Unit Price	Cost
<b>Electrical System</b>					
601	STREET LIGHTS	8	EA	\$ 8,500.00	\$ 68,000.00
602	TRAFFIC SIGNAL - CITY		EA	\$ 450,000.00	\$ -
603	TRAFFIC SIGNAL - STATE		EA	\$ 650,000.00	\$ -
604	ROUNDAABOUT		EA	\$ 400,000.00	\$ -
605	SERVICE PEDISTAL	1	EA	\$ 25,000.00	\$ 25,000.00
606	DRY UTILITIES	1,448	LF	\$ 225.00	\$ 325,800.00
607	UNDERGROUND EXISTING OVERHEAD	0	LF	\$ 50.00	\$ -
<b>\$</b>					<b>418,800.00</b>

<b>Landscape Improvements</b>					
701	LANDSCAPE & IRRIGATION - MEDIANS	20,272	SF	\$ 10.00	\$ 202,720.00
702	LANDSCAPE & IRRIGATION - COORIDORS	23,168	SF	\$ 8.50	\$ 196,928.00
703	BASIN HYDROSEEDING		SF	\$ 0.20	\$ -
704	COMMUNITY ENTRY MONUMENTATION		EA	\$ 50,000.00	\$ -
705	VILLAGE ENTRY MONUMENTATION		EA	\$ 15,000.00	\$ -
706	6' MASONRY WALLS (INCL PILASTERS)		LF	\$ 125.00	\$ -
707	6' CHAIN LINK FENCE		LF	\$ 22.00	\$ -
708	WOOD FENCE		LF	\$ 15.00	\$ -
<b>\$</b>					<b>399,648.00</b>

<b>Misc. Improvements</b>					
801	BUS SHELTER PAD		EA	\$ 1,000.00	\$ -
802	ROADWAY STRIPING	1,448	LF	\$ 4.00	\$ 5,792.00
803	ROADWAY SIGNAGE	1,448	LF	\$ 4.00	\$ 5,792.00
804	STREET BARRICADE	1	EA	\$ 1,500.00	\$ 1,500.00
805	SURVEY MONUMENTS	1	EA	\$ 400.00	\$ 400.00
806	TRAFFIC CONTROL SIGN		EA	\$ 800.00	\$ -
807	BRIDGE STRUCTURE		SF	\$ 320.00	\$ -
<b>\$</b>					<b>13,484.00</b>

**ESTIMATED CONSTRUCTION: \$ 2,132,548.29**  
 15% CONTINGENCY: \$ 319,882.24  
**ESTIMATED CONSTRUCTION TOTAL: \$ 2,452,430.53**

Plan Check & Inspections:	5.00%	\$ 122,621.53
PG&E:	0.25%	\$ 2,094.00
Electric Fees:	0.50%	\$ 2,094.00
Geotechnical:	1.50%	\$ 36,786.46
Surveying:	0.25%	\$ 6,131.08
Engineering:	4.50%	\$ 110,359.37
Landscape Arch.	1.50%	\$ 36,786.46
Dry Utility Consultant:	1.00%	\$ 24,524.31
Construction Surveys:	1.50%	\$ 36,786.46
Construction Management:	2.50%	\$ 61,310.76

**ESTIMATED SOFT COSTS: \$ 439,494.42**  
**ESTIMATED PROJECT TOTAL: \$ 2,891,924.95**

**Morton & Pitalo, Inc.**  
 Planning-Engineering-Surveying  
 600 Coolidge Drive, Suite 140  
 Folsom, CA 95630  
 Telephone (916) 927-2400

Job Number: 20-0024-00  
 Date: 2/24/2024  
 Prepared By: GJB  
 Revised Date:  
 Revised By:

## PRE-DESIGN QUANTITY ESTIMATE - UNIT COSTS DIXON NEQSP - THE CAMPUS

**PROFESSIONAL DRIVE, Phases 2**

Segment Lenth

3,000

No.	Description	Quantity	Unit	Unit Price	Cost
<b>General Earthwork</b>					
1	CLEARING & GRUBBING	3.17	AC	\$ 750.00	\$ 2,376.03
2	EARTHWORK (CUT-FILL)		CY	\$ 4.50	\$ -
3	EARTHWORK - SOIL IMPORT		CY	\$ 12.00	\$ -
4	EATHWORK - SOIL EXPORT		CY	\$ 8.00	\$ -
5	POND EXCAVATION		CY	\$ 5.50	\$ -
6	DRAINAGE SWALE GRADING	846	CY	\$ 20.00	\$ 16,920.00
7	ROADWAY EXCAVATION	9,722	CY	\$ 6.00	\$ 58,332.00
8	LIME TREAT SUBGRADE	105,000	SF	\$ 1.00	\$ 105,000.00
9	FINISH GRADING-LANDSCAPE / BASINS	90,000	SF	\$ 0.15	\$ 13,500.00
10	FINISH GRADING - ROADWAYS	105,000	SF	\$ 0.15	\$ 15,750.00
					<b>\$ 211,878.03</b>

**General Roadwork**

101	AC PAVING - ARTERIAL (5"AC/10"AB/CTB) TI=10	90,000	SF	\$ 5.50	\$ 495,000.00
102	AC PAVING - COLLECTOR (5"AC/5"AB/CTB) TI=8	0	SF	\$ 4.25	\$ -
103	AC PAVING - LOCAL (3.5"AC/4"AB/CTB) TI=6	0	SF	\$ 3.50	\$ -
104	AC OVERLAY	0	SF	\$ 1.50	\$ -
105	AB ACCESS ROAD - 6"AB	0	SF	\$ 1.50	\$ -
106	VERTICAL CURB & GUTTER	3,000	LF	\$ 28.00	\$ 84,000.00
107	RAISED MEDIAN CURB	3,000	LF	\$ 28.00	\$ 84,000.00
108	SIDEWALKS	0	SF	\$ 8.00	\$ -
109	AC TRAIL (3"AC/8"AB)	30,000	SF	\$ 4.00	\$ 120,000.00
110	ADA RAMPS (LABOR ONLY)	3	EA	\$ 1,200.00	\$ 3,600.00
					<b>\$ 786,600.00</b>

**Drainage System**

201	12" DRAIN	770	LF	\$ 72.00	\$ 55,440.00
202	15" DRAIN	0	LF	\$ 90.00	\$ -
203	18" DRAIN	300	LF	\$ 108.00	\$ 32,400.00
204	21" DRAIN	0	LF	\$ 126.00	\$ -
205	24" DRAIN	300	LF	\$ 144.00	\$ 43,200.00
206	27" DRAIN	0	LF	\$ 162.00	\$ -
207	30" DRAIN	600	LF	\$ 180.00	\$ 108,000.00
208	33" DRAIN	0	LF	\$ 198.00	\$ -
209	36" DRAIN	600	LF	\$ 216.00	\$ 129,600.00
210	42" DRAIN	0	LF	\$ 230.00	\$ -
211	48" DRAIN	0	LF	\$ 260.00	\$ -
212	54" DRAIN	0	LF	\$ 297.00	\$ -
213	60" DRAIN	0	LF	\$ 330.00	\$ -
214	66" DRAIN	0	LF	\$ 363.00	\$ -
215	72" DRAIN	0	LF	\$ 396.00	\$ -
216	84" DRAIN	0	LF	\$ 462.00	\$ -
217	48" DRAIN MANHOLES	3	EA	\$ 8,500.00	\$ 25,500.00
218	60" DRAIN MANHOLES	3	EA	\$ 10,500.00	\$ 31,500.00
219	72" DRAIN MANHOLES	0	EA	\$ 12,500.00	\$ -
220	84" DRAIN MANHOLES	0	EA	\$ 15,500.00	\$ -
221	SADDLE MANHOLES	0	EA	\$ 7,500.00	\$ -
222	FIELD INLET		EA	\$ 5,500.00	\$ -
223	DRAINAGE INLET	8	EA	\$ 5,500.00	\$ 44,000.00
224	ROAD CROSSING STRUCTURE		EA	\$ 120,000.00	\$ -
225	DETENTION BASIN IMPROVEMENTS		SF	\$ 3.00	\$ -
226	DRAINAGE OUTFALL STRUCTURE (<30")		EA	\$ 110,000.00	\$ -
227	DRAINAGE OUTFALL STRUCTURE (>30")		EA	\$ 133,250.00	\$ -
					<b>\$ 469,640.00</b>

**Morton & Pitalo, Inc.**  
 Planning-Engineering-Surveying  
 600 Coolidge Drive, Suite 140  
 Folsom, CA 95630  
 Telephone (916) 927-2400

Job Number: 20-0024-00  
 Date: 2/24/2024  
 Prepared By: GJB  
 Revised Date:  
 Revised By:

## PRE-DESIGN QUANTITY ESTIMATE - UNIT COSTS DIXON NEQSP - THE CAMPUS

**PROFESSIONAL DRIVE, Phases 2**

Segment Lenth

3,000

No.	Description	Quantity	Unit	Unit Price	Cost
<b>Sewer System</b>					
301	CONNECT TO EXISTING SEWER	1	EA	\$ 4,500.00	\$ 4,500.00
302	6" SEWER	0	LF	\$ 50.00	\$ -
303	8" SEWER	0	LF	\$ 75.00	\$ -
304	10" SEWER	0	LF	\$ 95.00	\$ -
305	12" SEWER	0	LF	\$ 100.00	\$ -
306	15" SEWER	0	LF	\$ 120.00	\$ -
307	18" SEWER	0	LF	\$ 145.00	\$ -
308	21" SEWER	0	LF	\$ 170.00	\$ -
309	24" SEWER	0	LF	\$ 200.00	\$ -
310	27" SEWER	0	LF	\$ 250.00	\$ -
311	30" SEWER	0	LF	\$ 300.00	\$ -
312	8" SEWER FORCE MAIN		LF	\$ 50.00	\$ -
313	SEWER FORCE MAIN CLEANOUTS		EA	\$ 1,200.00	\$ -
314	MANHOLES	0	EA	\$ 10,500.00	\$ -
315	LIFT STATION		EA	\$ 600,000.00	\$ -
316	EMERGENCY GENERATOR		EA	\$ 75,000.00	\$ -
					<b>\$ 4,500.00</b>

**Water System**

401	CONNECT TO WATER	1	EA	\$ 3,500.00	\$ 3,500.00
402	6" WATER	0	LF	\$ 60.00	\$ -
403	8" WATER	150	LF	\$ 75.00	\$ 11,250.00
404	10" WATER	0	LF	\$ 85.00	\$ -
405	12" WATER	3,000	LF	\$ 90.00	\$ 270,000.00
406	14" WATER	0	LF	\$ 120.00	\$ -
407	6" WATER VALVES	0	EA	\$ 1,200.00	\$ -
408	8" WATER VALVES	2	EA	\$ 2,800.00	\$ 5,600.00
409	12" WATER VALVES	5	EA	\$ 3,200.00	\$ 16,000.00
410	14" BUTTERFLY VALVES	0	EA	\$ 4,200.00	\$ -
411	WATER SERVICES	1	EA	\$ 2,000.00	\$ 2,000.00
412	1" ARV	3	EA	\$ 4,200.00	\$ 12,600.00
413	2" BOV	4	EA	\$ 3,500.00	\$ 14,000.00
414	FIRE HYDRANT ASSEMBLY	6	EA	\$ 9,500.00	\$ 57,000.00
415	BOOSTER PUMP		GPM	\$ 110.00	\$ -
416	POTABLE WATER TANK		GAL	\$ 2.50	\$ -
417	DOMESTIC WELL		GPM	\$ 225.00	\$ -
					<b>\$ 391,950.00</b>

**Raw Water System**

501	CONNECT TO WATER		EA	\$ 3,500.00	\$ -
502	30" IRRIGATION PIPE		LF	\$ 360.00	\$ -
503	36" IRRIGATION PIPE		LF	\$ 432.00	\$ -
504	42" IRRIGATION PIPE		LF	\$ 504.00	\$ -
505	42" IRRIGATION GATE VALVE		EA	\$ 12,000.00	\$ -
506	IRRIGATION STANDPIPE		EA	\$ 8,500.00	\$ -
507	24" IRRIGATION ARV ASSEMBLY		EA	\$ 7,500.00	\$ -
508	24" IRRIGATION MANHOLE		EA	\$ 5,500.00	\$ -
509	BOV		EA	\$ 4,500.00	\$ -
					<b>\$ -</b>

**Morton & Pitalo, Inc.**  
 Planning-Engineering-Surveying  
 600 Coolidge Drive, Suite 140  
 Folsom, CA 95630  
 Telephone (916) 927-2400

Job Number: 20-0024-00  
 Date: 2/24/2024  
 Prepared By: GJB  
 Revised Date:  
 Revised By:

## PRE-DESIGN QUANTITY ESTIMATE - UNIT COSTS DIXON NEQSP - THE CAMPUS

**PROFESSIONAL DRIVE, Phases 2** Segment Lenth 3,000

No.	Description	Quantity	Unit	Unit Price	Cost
<b>Electrical System</b>					
601	STREET LIGHTS	16	EA	\$ 8,500.00	\$ 136,000.00
602	TRAFFIC SIGNAL - CITY		EA	\$ 450,000.00	\$ -
603	TRAFFIC SIGNAL - STATE		EA	\$ 650,000.00	\$ -
604	ROUNDAABOUT		EA	\$ 400,000.00	\$ -
605	SERVICE PEDISTAL	1	EA	\$ 25,000.00	\$ 25,000.00
606	DRY UTILITIES	3,000	LF	\$ 225.00	\$ 675,000.00
607	UNDERGROUND EXISTING OVERHEAD	0	LF	\$ 50.00	\$ -
<b>\$</b>					<b>836,000.00</b>

<b>Landscape Improvements</b>					
701	LANDSCAPE & IRRIGATION - MEDIANS	0	SF	\$ 10.00	\$ -
702	LANDSCAPE & IRRIGATION - COORIDORS	0	SF	\$ 8.50	\$ -
703	BASIN HYDROSEEDING		SF	\$ 0.20	\$ -
704	COMMUNITY ENTRY MONUMENTATION		EA	\$ 50,000.00	\$ -
705	VILLAGE ENTRY MONUMENTATION		EA	\$ 15,000.00	\$ -
706	6' MASONRY WALLS (INCL PILASTERS)		LF	\$ 125.00	\$ -
707	6' CHAIN LINK FENCE		LF	\$ 22.00	\$ -
708	WOOD FENCE		LF	\$ 15.00	\$ -
<b>\$</b>					<b>-</b>

<b>Misc. Improvements</b>					
801	BUS SHELTER PAD		EA	\$ 1,000.00	\$ -
802	ROADWAY STRIPING	3,000	LF	\$ 4.00	\$ 12,000.00
803	ROADWAY SIGNAGE	3,000	LF	\$ 4.00	\$ 12,000.00
804	STREET BARRICADE	3	EA	\$ 1,500.00	\$ 4,500.00
805	SURVEY MONUMENTS	3	EA	\$ 400.00	\$ 1,200.00
806	TRAFFIC CONTROL SIGN		EA	\$ 800.00	\$ -
807	BRIDGE STRUCTURE		SF	\$ 320.00	\$ -
<b>\$</b>					<b>29,700.00</b>

**ESTIMATED CONSTRUCTION: \$ 2,730,268.03**  
 15% CONTINGENCY: \$ 409,540.20  
**ESTIMATED CONSTRUCTION TOTAL: \$ 3,139,808.24**

Plan Check & Inspections:	5.00%	\$ 156,990.41
PG&E:	0.25%	\$ 4,180.00
Electric Fees:	0.50%	\$ 4,180.00
Geotechnical:	1.50%	\$ 47,097.12
Surveying:	0.25%	\$ 7,849.52
Engineering:	4.50%	\$ 141,291.37
Landscape Arch.	1.50%	\$ 47,097.12
Dry Utility Consultant:	1.00%	\$ 31,398.08
Construction Surveys:	1.50%	\$ 47,097.12
Construction Management:	2.50%	\$ 78,495.21

**ESTIMATED SOFT COSTS: \$ 565,675.96**  
**ESTIMATED PROJECT TOTAL: \$ 3,705,484.20**

**Morton & Pitalo, Inc.**  
 Planning-Engineering-Surveying  
 600 Coolidge Drive, Suite 140  
 Folsom, CA 95630  
 Telephone (916) 927-2400

Job Number: 20-0024-00  
 Date: 2/24/2024  
 Prepared By: GJB  
 Revised Date:  
 Revised By:

## PRE-DESIGN QUANTITY ESTIMATE - UNIT COSTS DIXON NEQSP - THE CAMPUS

**PEDRICK ROAD, Phase 2**

Segment Lenth

980

No.	Description	Quantity	Unit	Unit Price	Cost
<b>General Earthwork</b>					
1	CLEARING & GRUBBING	1.03	AC	\$ 750.00	\$ 776.17
2	EARTHWORK (CUT-FILL)		CY	\$ 4.50	\$ -
3	EARTHWORK - SOIL IMPORT		CY	\$ 12.00	\$ -
4	EATHWORK - SOIL EXPORT		CY	\$ 8.00	\$ -
5	POND EXCAVATION		CY	\$ 5.50	\$ -
6	DRAINAGE SWALE GRADING	130	CY	\$ 20.00	\$ 2,600.00
7	ROADWAY EXCAVATION	3,267	CY	\$ 6.00	\$ 19,602.00
8	LIME TREAT SUBGRADE	35,280	SF	\$ 1.00	\$ 35,280.00
9	FINISH GRADING-LANDSCAPE / BASINS	29,400	SF	\$ 0.15	\$ 4,410.00
10	FINISH GRADING - ROADWAYS	35,280	SF	\$ 0.15	\$ 5,292.00
					<b>\$ 67,960.17</b>

**General Roadwork**

101	AC PAVING - ARTERIAL (5"AC/10"AB/CTB) TI=10	32,340	SF	\$ 5.50	\$ 177,870.00
102	AC PAVING - COLLECTOR (5"AC/5"AB/CTB) TI=8	0	SF	\$ 4.25	\$ -
103	AC PAVING - LOCAL (3.5"AC/4"AB/CTB) TI=6	0	SF	\$ 3.50	\$ -
104	AC OVERLAY	24,500	SF	\$ 1.50	\$ 36,750.00
105	AB ACCESS ROAD - 6"AB	0	SF	\$ 1.50	\$ -
106	VERTICAL CURB & GUTTER	980	LF	\$ 28.00	\$ 27,440.00
107	RAISED MEDIAN CURB	0	LF	\$ 28.00	\$ -
108	SIDEWALKS	0	SF	\$ 8.00	\$ -
109	AC TRAIL (3"AC/8"AB)	9,800	SF	\$ 4.00	\$ 39,200.00
110	ADA RAMPS (LABOR ONLY)	1	EA	\$ 1,200.00	\$ 1,200.00
					<b>\$ 282,460.00</b>

**Drainage System**

201	12" DRAIN	80	LF	\$ 72.00	\$ 5,760.00
202	15" DRAIN	0	LF	\$ 90.00	\$ -
203	18" DRAIN	0	LF	\$ 108.00	\$ -
204	21" DRAIN	0	LF	\$ 126.00	\$ -
205	24" DRAIN	0	LF	\$ 144.00	\$ -
206	27" DRAIN	0	LF	\$ 162.00	\$ -
207	30" DRAIN	0	LF	\$ 180.00	\$ -
208	33" DRAIN	0	LF	\$ 198.00	\$ -
209	36" DRAIN	0	LF	\$ 216.00	\$ -
210	42" DRAIN	0	LF	\$ 230.00	\$ -
211	48" DRAIN	980	LF	\$ 260.00	\$ 254,800.00
212	54" DRAIN	0	LF	\$ 297.00	\$ -
213	60" DRAIN	0	LF	\$ 330.00	\$ -
214	66" DRAIN	0	LF	\$ 363.00	\$ -
215	72" DRAIN	0	LF	\$ 396.00	\$ -
216	84" DRAIN	0	LF	\$ 462.00	\$ -
217	48" DRAIN MANHOLES	0	EA	\$ 8,500.00	\$ -
218	60" DRAIN MANHOLES	2	EA	\$ 10,500.00	\$ 21,000.00
219	72" DRAIN MANHOLES	0	EA	\$ 12,500.00	\$ -
220	84" DRAIN MANHOLES	0	EA	\$ 15,500.00	\$ -
221	SADDLE MANHOLES	0	EA	\$ 7,500.00	\$ -
222	FIELD INLET		EA	\$ 5,500.00	\$ -
223	DRAINAGE INLET	2	EA	\$ 5,500.00	\$ 11,000.00
224	ROAD CROSSING STRUCTURE		EA	\$ 120,000.00	\$ -
225	DETENTION BASIN IMPROVEMENTS		SF	\$ 3.00	\$ -
226	DRAINAGE OUTFALL STRUCTURE (<30")		EA	\$ 110,000.00	\$ -
227	DRAINAGE OUTFALL STRUCTURE (>30")	1	EA	\$ 133,250.00	\$ 133,250.00
					<b>\$ 425,810.00</b>

**Morton & Pitalo, Inc.**  
 Planning-Engineering-Surveying  
 600 Coolidge Drive, Suite 140  
 Folsom, CA 95630  
 Telephone (916) 927-2400

Job Number: 20-0024-00  
 Date: 2/24/2024  
 Prepared By: GJB  
 Revised Date:  
 Revised By:

## PRE-DESIGN QUANTITY ESTIMATE - UNIT COSTS DIXON NEQSP - THE CAMPUS

**PEDRICK ROAD, Phase 2**

Segment Lenth

980

No.	Description	Quantity	Unit	Unit Price	Cost
<b>Sewer System</b>					
301	CONNECT TO EXISTING SEWER	0	EA	\$ 4,500.00	\$ -
302	6" SEWER	0	LF	\$ 50.00	\$ -
303	8" SEWER	0	LF	\$ 75.00	\$ -
304	10" SEWER	0	LF	\$ 95.00	\$ -
305	12" SEWER	0	LF	\$ 100.00	\$ -
306	15" SEWER	0	LF	\$ 120.00	\$ -
307	18" SEWER	0	LF	\$ 145.00	\$ -
308	21" SEWER	0	LF	\$ 170.00	\$ -
309	24" SEWER	0	LF	\$ 200.00	\$ -
310	27" SEWER	0	LF	\$ 250.00	\$ -
311	30" SEWER	0	LF	\$ 300.00	\$ -
312	8" SEWER FORCE MAIN		LF	\$ 50.00	\$ -
313	SEWER FORCE MAIN CLEANOUTS		EA	\$ 1,200.00	\$ -
314	MANHOLES	0	EA	\$ 10,500.00	\$ -
315	LIFT STATION		EA	\$ 600,000.00	\$ -
316	EMERGENCY GENERATOR		EA	\$ 75,000.00	\$ -
				\$	-

**Water System**

401	CONNECT TO WATER	1	EA	\$ 3,500.00	\$ 3,500.00
402	6" WATER	0	LF	\$ 60.00	\$ -
403	8" WATER	49	LF	\$ 75.00	\$ 3,675.00
404	10" WATER	0	LF	\$ 85.00	\$ -
405	12" WATER	980	LF	\$ 90.00	\$ 88,200.00
406	14" WATER	0	LF	\$ 120.00	\$ -
407	6" WATER VALVES	0	EA	\$ 1,200.00	\$ -
408	8" WATER VALVES	0	EA	\$ 2,800.00	\$ -
409	12" WATER VALVES	2	EA	\$ 3,200.00	\$ 6,400.00
410	14" BUTTERFLY VALVES	0	EA	\$ 4,200.00	\$ -
411	WATER SERVICES	1	EA	\$ 2,000.00	\$ 2,000.00
412	1" ARV	1	EA	\$ 4,200.00	\$ 4,200.00
413	2" BOV	1	EA	\$ 3,500.00	\$ 3,500.00
414	FIRE HYDRANT ASSEMBLY	2	EA	\$ 9,500.00	\$ 19,000.00
415	BOOSTER PUMP		GPM	\$ 110.00	\$ -
416	POTABLE WATER TANK		GAL	\$ 2.50	\$ -
417	DOMESTIC WELL		GPM	\$ 225.00	\$ -
				\$	<b>130,475.00</b>

**Raw Water System**

501	CONNECT TO WATER		EA	\$ 3,500.00	\$ -
502	30" IRRIGATION PIPE		LF	\$ 360.00	\$ -
503	36" IRRIGATION PIPE		LF	\$ 432.00	\$ -
504	42" IRRIGATION PIPE		LF	\$ 504.00	\$ -
505	42" IRRIGATION GATE VALVE		EA	\$ 12,000.00	\$ -
506	IRRIGATION STANDPIPE		EA	\$ 8,500.00	\$ -
507	24" IRRIGATION ARV ASSEMBLY		EA	\$ 7,500.00	\$ -
508	24" IRRIGATION MANHOLE		EA	\$ 5,500.00	\$ -
509	BOV		EA	\$ 4,500.00	\$ -
				\$	-

**Morton & Pitalo, Inc.**  
 Planning-Engineering-Surveying  
 600 Coolidge Drive, Suite 140  
 Folsom, CA 95630  
 Telephone (916) 927-2400

Job Number: 20-0024-00  
 Date: 2/24/2024  
 Prepared By: GJB  
 Revised Date:  
 Revised By:

## PRE-DESIGN QUANTITY ESTIMATE - UNIT COSTS DIXON NEQSP - THE CAMPUS

**PEDRICK ROAD, Phase 2**

Segment Lenth

980

No.	Description	Quantity	Unit	Unit Price	Cost
<b>Electrical System</b>					
601	STREET LIGHTS	5	EA	\$ 8,500.00	\$ 42,500.00
602	TRAFFIC SIGNAL - CITY	1	EA	\$ 450,000.00	\$ 450,000.00
603	TRAFFIC SIGNAL - STATE		EA	\$ 650,000.00	\$ -
604	ROUNDABOUT		EA	\$ 400,000.00	\$ -
605	SERVICE PEDISTAL	1	EA	\$ 25,000.00	\$ 25,000.00
606	DRY UTILITIES	980	LF	\$ 225.00	\$ 220,500.00
607	UNDERGROUND EXISTING OVERHEAD	0	LF	\$ 50.00	\$ -
					<b>\$ 738,000.00</b>

**Landscape Improvements**

701	LANDSCAPE & IRRIGATION - MEDIANS	0	SF	\$ 10.00	\$ -
702	LANDSCAPE & IRRIGATION - COORIDORS	7,840	SF	\$ 8.50	\$ 66,640.00
703	BASIN HYDROSEEDING		SF	\$ 0.20	\$ -
704	COMMUNITY ENTRY MONUMENTATION		EA	\$ 50,000.00	\$ -
705	VILLAGE ENTRY MONUMENTATION		EA	\$ 15,000.00	\$ -
706	6' MASONRY WALLS (INCL PILASTERS)		LF	\$ 125.00	\$ -
707	6' CHAIN LINK FENCE		LF	\$ 22.00	\$ -
708	WOOD FENCE		LF	\$ 15.00	\$ -
					<b>\$ 66,640.00</b>

**Misc. Improvements**

801	BUS SHELTER PAD		EA	\$ 1,000.00	\$ -
802	ROADWAY STRIPING	980	LF	\$ 4.00	\$ 3,920.00
803	ROADWAY SIGNAGE	980	LF	\$ 4.00	\$ 3,920.00
804	STREET BARRICADE	1	EA	\$ 1,500.00	\$ 1,500.00
805	SURVEY MONUMENTS	1	EA	\$ 400.00	\$ 400.00
806	TRAFFIC CONTROL SIGN		EA	\$ 800.00	\$ -
807	BRIDGE STRUCTURE		SF	\$ 320.00	\$ -
					<b>\$ 9,740.00</b>

**ESTIMATED CONSTRUCTION: \$ 1,721,085.17**

15% CONTINGENCY: \$ 258,162.78

**ESTIMATED CONSTRUCTION TOTAL: \$ 1,979,247.95**

Plan Check & Inspections:	5.00%	\$ 98,962.40
PG&E:	0.25%	\$ 3,690.00
Electric Fees:	0.50%	\$ 3,690.00
Geotechnical:	1.50%	\$ 29,688.72
Surveying:	0.25%	\$ 4,948.12
Engineering:	4.50%	\$ 89,066.16
Landscape Arch.	1.50%	\$ 29,688.72
Dry Utility Consultant:	1.00%	\$ 19,792.48
Construction Surveys:	1.50%	\$ 29,688.72
Construction Management:	2.50%	\$ 49,481.20

**ESTIMATED SOFT COSTS: \$ 358,696.51**

**ESTIMATED PROJECT TOTAL: \$ 2,337,944.46**

**Morton & Pitalo, Inc.**  
 Planning-Engineering-Surveying  
 600 Coolidge Drive, Suite 140  
 Folsom, CA 95630  
 Telephone (916) 927-2400

Job Number: 20-0024-00  
 Date: 2/24/2024  
 Prepared By: GJB  
 Revised Date:  
 Revised By:

## PRE-DESIGN QUANTITY ESTIMATE - UNIT COSTS DIXON NEQSP - THE CAMPUS

**VAUGHN ROAD BYPASS**

Segment Lenth

2,890

No.	Description	Quantity	Unit	Unit Price	Cost
<b>General Earthwork</b>					
1	CLEARING & GRUBBING	5.31	AC	\$ 750.00	\$ 3,980.72
2	EARTHWORK (CUT-FILL)		CY	\$ 4.50	\$ -
3	EARTHWORK - SOIL IMPORT		CY	\$ 12.00	\$ -
4	EATHWORK - SOIL EXPORT		CY	\$ 8.00	\$ -
5	POND EXCAVATION		CY	\$ 5.50	\$ -
6	DRAINAGE SWALE GRADING	0	CY	\$ 20.00	\$ -
7	ROADWAY EXCAVATION	14,182	CY	\$ 6.00	\$ 85,092.00
8	LIME TREAT SUBGRADE	170,510	SF	\$ 1.00	\$ 170,510.00
9	FINISH GRADING-LANDSCAPE / BASINS	0	SF	\$ 0.15	\$ -
10	FINISH GRADING - ROADWAYS	153,170	SF	\$ 0.15	\$ 22,975.50
					<b>\$ 282,558.22</b>

**General Roadwork**

101	AC PAVING - ARTERIAL (5"AC/10"AB/CTB) TI=10	0	SF	\$ 5.50	\$ -
102	AC PAVING - COLLECTOR (5"AC/5"AB/CTB) TI=8	135,830	SF	\$ 4.25	\$ 577,277.50
103	AC PAVING - LOCAL (3.5"AC/4"AB/CTB) TI=6	0	SF	\$ 3.50	\$ -
104	AC OVERLAY	0	SF	\$ 1.50	\$ -
105	AB ACCESS ROAD - 6"AB	0	SF	\$ 1.50	\$ -
106	VERTICAL CURB & GUTTER	5,780	LF	\$ 28.00	\$ 161,840.00
107	RAISED MEDIAN CURB	0	LF	\$ 28.00	\$ -
108	SIDEWALKS	17,340	SF	\$ 8.00	\$ 138,720.00
109	AC TRAIL (3"AC/8"AB)	0	SF	\$ 4.00	\$ -
110	ADA RAMPS (LABOR ONLY)	14	EA	\$ 1,200.00	\$ 16,800.00
					<b>\$ 894,637.50</b>

**Drainage System**

201	12" DRAIN	858	LF	\$ 72.00	\$ 61,776.00
202	15" DRAIN	0	LF	\$ 90.00	\$ -
203	18" DRAIN	0	LF	\$ 108.00	\$ -
204	21" DRAIN	0	LF	\$ 126.00	\$ -
205	24" DRAIN	0	LF	\$ 144.00	\$ -
206	27" DRAIN	0	LF	\$ 162.00	\$ -
207	30" DRAIN	0	LF	\$ 180.00	\$ -
208	33" DRAIN	0	LF	\$ 198.00	\$ -
209	36" DRAIN	723	LF	\$ 216.00	\$ 156,168.00
210	42" DRAIN	0	LF	\$ 230.00	\$ -
211	48" DRAIN	723	LF	\$ 260.00	\$ 187,980.00
212	54" DRAIN	0	LF	\$ 297.00	\$ -
213	60" DRAIN	1,445	LF	\$ 330.00	\$ 476,850.00
214	66" DRAIN	0	LF	\$ 363.00	\$ -
215	72" DRAIN	0	LF	\$ 396.00	\$ -
216	84" DRAIN	0	LF	\$ 462.00	\$ -
217	48" DRAIN MANHOLES	2	EA	\$ 8,500.00	\$ 17,000.00
218	60" DRAIN MANHOLES	4	EA	\$ 10,500.00	\$ 42,000.00
219	72" DRAIN MANHOLES	4	EA	\$ 12,500.00	\$ 50,000.00
220	84" DRAIN MANHOLES	0	EA	\$ 15,500.00	\$ -
221	SADDLE MANHOLES	0	EA	\$ 7,500.00	\$ -
222	FIELD INLET		EA	\$ 5,500.00	\$ -
223	DRAINAGE INLET	7	EA	\$ 5,500.00	\$ 38,500.00
224	ROAD CROSSING STRUCTURE		EA	\$ 120,000.00	\$ -
225	DETENTION BASIN IMPROVEMENTS		SF	\$ 3.00	\$ -
226	DRAINAGE OUTFALL STRUCTURE (<30")		EA	\$ 110,000.00	\$ -
227	DRAINAGE OUTFALL STRUCTURE (>30")		EA	\$ 133,250.00	\$ -
					<b>\$ 1,030,274.00</b>



**Morton & Pitalo, Inc.**  
 Planning-Engineering-Surveying  
 600 Coolidge Drive, Suite 140  
 Folsom, CA 95630  
 Telephone (916) 927-2400

Job Number: 20-0024-00  
 Date: 2/24/2024  
 Prepared By: GJB  
 Revised Date:  
 Revised By:

## PRE-DESIGN QUANTITY ESTIMATE - UNIT COSTS DIXON NEQSP - THE CAMPUS

**VAUGHN ROAD BYPASS**

Segment Lenth

2,890

No.	Description	Quantity	Unit	Unit Price	Cost
<b>Sewer System</b>					
301	CONNECT TO EXISTING SEWER	0	EA	\$ 4,500.00	\$ -
302	6" SEWER	0	LF	\$ 50.00	\$ -
303	8" SEWER	0	LF	\$ 75.00	\$ -
304	10" SEWER	0	LF	\$ 95.00	\$ -
305	12" SEWER	0	LF	\$ 100.00	\$ -
306	15" SEWER	0	LF	\$ 120.00	\$ -
307	18" SEWER	0	LF	\$ 145.00	\$ -
308	21" SEWER	0	LF	\$ 170.00	\$ -
309	24" SEWER	0	LF	\$ 200.00	\$ -
310	27" SEWER	0	LF	\$ 250.00	\$ -
311	30" SEWER	0	LF	\$ 300.00	\$ -
312	8" SEWER FORCE MAIN		LF	\$ 50.00	\$ -
313	SEWER FORCE MAIN CLEANOUTS		EA	\$ 1,200.00	\$ -
314	MANHOLES	0	EA	\$ 10,500.00	\$ -
315	LIFT STATION		EA	\$ 600,000.00	\$ -
316	EMERGENCY GENERATOR		EA	\$ 75,000.00	\$ -
				\$	-

**Water System**

401	CONNECT TO WATER	1	EA	\$ 3,500.00	\$ 3,500.00
402	6" WATER	0	LF	\$ 60.00	\$ -
403	8" WATER	145	LF	\$ 75.00	\$ 10,875.00
404	10" WATER	0	LF	\$ 85.00	\$ -
405	12" WATER	2,890	LF	\$ 90.00	\$ 260,100.00
406	14" WATER	0	LF	\$ 120.00	\$ -
407	6" WATER VALVES	0	EA	\$ 1,200.00	\$ -
408	8" WATER VALVES	1	EA	\$ 2,800.00	\$ 2,800.00
409	12" WATER VALVES	5	EA	\$ 3,200.00	\$ 16,000.00
410	14" BUTTERFLY VALVES	0	EA	\$ 4,200.00	\$ -
411	WATER SERVICES	1	EA	\$ 2,000.00	\$ 2,000.00
412	1" ARV	3	EA	\$ 4,200.00	\$ 12,600.00
413	2" BOV	4	EA	\$ 3,500.00	\$ 14,000.00
414	FIRE HYDRANT ASSEMBLY	6	EA	\$ 9,500.00	\$ 57,000.00
415	BOOSTER PUMP		GPM	\$ 110.00	\$ -
416	POTABLE WATER TANK		GAL	\$ 2.50	\$ -
417	DOMESTIC WELL		GPM	\$ 225.00	\$ -
				\$	378,875.00

**Raw Water System**

501	CONNECT TO WATER		EA	\$ 3,500.00	\$ -
502	30" IRRIGATION PIPE		LF	\$ 360.00	\$ -
503	36" IRRIGATION PIPE		LF	\$ 432.00	\$ -
504	42" IRRIGATION PIPE		LF	\$ 504.00	\$ -
505	42" IRRIGATION GATE VALVE		EA	\$ 12,000.00	\$ -
506	IRRIGATION STANDPIPE		EA	\$ 8,500.00	\$ -
507	24" IRRIGATION ARV ASSEMBLY		EA	\$ 7,500.00	\$ -
508	24" IRRIGATION MANHOLE		EA	\$ 5,500.00	\$ -
509	BOV		EA	\$ 4,500.00	\$ -
				\$	-

**Morton & Pitalo, Inc.**  
 Planning-Engineering-Surveying  
 600 Coolidge Drive, Suite 140  
 Folsom, CA 95630  
 Telephone (916) 927-2400

Job Number: 20-0024-00  
 Date: 2/24/2024  
 Prepared By: GJB  
 Revised Date:  
 Revised By:

## PRE-DESIGN QUANTITY ESTIMATE - UNIT COSTS DIXON NEQSP - THE CAMPUS

**VAUGHN ROAD BYPASS** Segment Lenth 2,890

No.	Description	Quantity	Unit	Unit Price	Cost
<b>Electrical System</b>					
601	STREET LIGHTS	16	EA	\$ 8,500.00	\$ 136,000.00
602	TRAFFIC SIGNAL - CITY		EA	\$ 450,000.00	\$ -
603	TRAFFIC SIGNAL - STATE		EA	\$ 650,000.00	\$ -
604	ROUNDABOUT	1	EA	\$ 400,000.00	\$ 400,000.00
605	SERVICE PEDISTAL	1	EA	\$ 25,000.00	\$ 25,000.00
606	DRY UTILITIES	2,890	LF	\$ 225.00	\$ 650,250.00
607	UNDERGROUND EXISTING OVERHEAD	0	LF	\$ 50.00	\$ -
<b>\$</b>					<b>1,211,250.00</b>

<b>Landscape Improvements</b>					
701	LANDSCAPE & IRRIGATION - MEDIANS	0	SF	\$ 10.00	\$ -
702	LANDSCAPE & IRRIGATION - COORIDORS	23,120	SF	\$ 8.50	\$ 196,520.00
703	BASIN HYDROSEEDING		SF	\$ 0.20	\$ -
704	COMMUNITY ENTRY MONUMENTATION		EA	\$ 50,000.00	\$ -
705	VILLAGE ENTRY MONUMENTATION		EA	\$ 15,000.00	\$ -
706	6' MASONRY WALLS (INCL PILASTERS)		LF	\$ 125.00	\$ -
707	6' CHAIN LINK FENCE		LF	\$ 22.00	\$ -
708	WOOD FENCE		LF	\$ 15.00	\$ -
<b>\$</b>					<b>196,520.00</b>

<b>Misc. Improvements</b>					
801	BUS SHELTER PAD		EA	\$ 1,000.00	\$ -
802	ROADWAY STRIPING	2,890	LF	\$ 4.00	\$ 11,560.00
803	ROADWAY SIGNAGE	2,890	LF	\$ 4.00	\$ 11,560.00
804	STREET BARRICADE	3	EA	\$ 1,500.00	\$ 4,500.00
805	SURVEY MONUMENTS	3	EA	\$ 400.00	\$ 1,200.00
806	TRAFFIC CONTROL SIGN		EA	\$ 800.00	\$ -
807	BRIDGE STRUCTURE		SF	\$ 320.00	\$ -
<b>\$</b>					<b>28,820.00</b>

**ESTIMATED CONSTRUCTION: \$ 4,022,934.72**  
 15% CONTINGENCY: \$ 603,440.21  
**ESTIMATED CONSTRUCTION TOTAL: \$ 4,626,374.92**

Plan Check & Inspections:	5.00%	\$ 231,318.75
PG&E:	0.25%	\$ 6,056.25
Electric Fees:	0.50%	\$ 6,056.25
Geotechnical:	1.50%	\$ 69,395.62
Surveying:	0.25%	\$ 11,565.94
Engineering:	4.50%	\$ 208,186.87
Landscape Arch.	1.50%	\$ 69,395.62
Dry Utility Consultant:	1.00%	\$ 46,263.75
Construction Surveys:	1.50%	\$ 69,395.62
Construction Management:	2.50%	\$ 115,659.37

**ESTIMATED SOFT COSTS: \$ 833,294.05**  
**ESTIMATED PROJECT TOTAL: \$ 5,459,668.97**

**Morton & Pitalo, Inc.**  
 Planning-Engineering-Surveying  
 600 Coolidge Drive, Suite 140  
 Folsom, CA 95630  
 Telephone (916) 927-2400

Job Number: 20-0024-00  
 Date: 2/24/2024  
 Prepared By: GJB  
 Revised Date:  
 Revised By:

## PRE-DESIGN QUANTITY ESTIMATE - UNIT COSTS DIXON NEQSP - THE CAMPUS

**CAMPUS PARKWAY, Phase 2**

Segment Lenth 1,320

No.	Description	Quantity	Unit	Unit Price	Cost
<b>General Earthwork</b>					
1	CLEARING & GRUBBING	2.42	AC	\$ 750.00	\$ 1,818.18
2	EARTHWORK (CUT-FILL)		CY	\$ 4.50	\$ -
3	EARTHWORK - SOIL IMPORT		CY	\$ 12.00	\$ -
4	EATHWORK - SOIL EXPORT		CY	\$ 8.00	\$ -
5	POND EXCAVATION		CY	\$ 5.50	\$ -
6	DRAINAGE SWALE GRADING	0	CY	\$ 20.00	\$ -
7	ROADWAY EXCAVATION	5,378	CY	\$ 6.00	\$ 32,268.00
8	LIME TREAT SUBGRADE	79,200	SF	\$ 1.00	\$ 79,200.00
9	FINISH GRADING-LANDSCAPE / BASINS	0	SF	\$ 0.15	\$ -
10	FINISH GRADING - ROADWAYS	58,080	SF	\$ 0.15	\$ 8,712.00
<b>\$</b>					<b>121,998.18</b>

**General Roadwork**

101	AC PAVING - ARTERIAL (5"AC/10"AB/CTB) TI=10	0	SF	\$ 5.50	\$ -
102	AC PAVING - COLLECTOR (5"AC/5"AB/CTB) TI=8	44,880	SF	\$ 4.25	\$ 190,740.00
103	AC PAVING - LOCAL (3.5"AC/4"AB/CTB) TI=6	0	SF	\$ 3.50	\$ -
104	AC OVERLAY	0	SF	\$ 1.50	\$ -
105	AB ACCESS ROAD - 6"AB	0	SF	\$ 1.50	\$ -
106	VERTICAL CURB & GUTTER	2,640	LF	\$ 28.00	\$ 73,920.00
107	RAISED MEDIAN CURB	2,640	LF	\$ 28.00	\$ 73,920.00
108	SIDEWALKS	21,120	SF	\$ 8.00	\$ 168,960.00
109	AC TRAIL (3"AC/8"AB)	0	SF	\$ 4.00	\$ -
110	ADA RAMPS (LABOR ONLY)	7	EA	\$ 1,200.00	\$ 8,400.00
<b>\$</b>					<b>515,940.00</b>

**Drainage System**

201	12" DRAIN	384	LF	\$ 72.00	\$ 27,648.00
202	15" DRAIN	0	LF	\$ 90.00	\$ -
203	18" DRAIN	264	LF	\$ 108.00	\$ 28,512.00
204	21" DRAIN	0	LF	\$ 126.00	\$ -
205	24" DRAIN	0	LF	\$ 144.00	\$ -
206	27" DRAIN	0	LF	\$ 162.00	\$ -
207	30" DRAIN	0	LF	\$ 180.00	\$ -
208	33" DRAIN	0	LF	\$ 198.00	\$ -
209	36" DRAIN	0	LF	\$ 216.00	\$ -
210	42" DRAIN	0	LF	\$ 230.00	\$ -
211	48" DRAIN	0	LF	\$ 260.00	\$ -
212	54" DRAIN	0	LF	\$ 297.00	\$ -
213	60" DRAIN	0	LF	\$ 330.00	\$ -
214	66" DRAIN	0	LF	\$ 363.00	\$ -
215	72" DRAIN	0	LF	\$ 396.00	\$ -
216	84" DRAIN	0	LF	\$ 462.00	\$ -
217	48" DRAIN MANHOLES	2	EA	\$ 8,500.00	\$ 17,000.00
218	60" DRAIN MANHOLES	0	EA	\$ 10,500.00	\$ -
219	72" DRAIN MANHOLES	0	EA	\$ 12,500.00	\$ -
220	84" DRAIN MANHOLES	0	EA	\$ 15,500.00	\$ -
221	SADDLE MANHOLES	0	EA	\$ 7,500.00	\$ -
222	FIELD INLET		EA	\$ 5,500.00	\$ -
223	DRAINAGE INLET	3	EA	\$ 5,500.00	\$ 16,500.00
224	ROAD CROSSING STRUCTURE		EA	\$ 120,000.00	\$ -
225	DETENTION BASIN IMPROVEMENTS		SF	\$ 3.00	\$ -
226	DRAINAGE OUTFALL STRUCTURE (<30")		EA	\$ 110,000.00	\$ -
227	DRAINAGE OUTFALL STRUCTURE (>30")		EA	\$ 133,250.00	\$ -
<b>\$</b>					<b>89,660.00</b>

**Morton & Pitalo, Inc.**  
 Planning-Engineering-Surveying  
 600 Coolidge Drive, Suite 140  
 Folsom, CA 95630  
 Telephone (916) 927-2400

Job Number: 20-0024-00  
 Date: 2/24/2024  
 Prepared By: GJB  
 Revised Date:  
 Revised By:

## PRE-DESIGN QUANTITY ESTIMATE - UNIT COSTS DIXON NEQSP - THE CAMPUS

**CAMPUS PARKWAY, Phase 2**

Segment Lenth 1,320

No.	Description	Quantity	Unit	Unit Price	Cost
<b>Sewer System</b>					
301	CONNECT TO EXISTING SEWER	0	EA	\$ 4,500.00	\$ -
302	6" SEWER	0	LF	\$ 50.00	\$ -
303	8" SEWER	0	LF	\$ 75.00	\$ -
304	10" SEWER	0	LF	\$ 95.00	\$ -
305	12" SEWER	0	LF	\$ 100.00	\$ -
306	15" SEWER	0	LF	\$ 120.00	\$ -
307	18" SEWER	0	LF	\$ 145.00	\$ -
308	21" SEWER	0	LF	\$ 170.00	\$ -
309	24" SEWER	0	LF	\$ 200.00	\$ -
310	27" SEWER	0	LF	\$ 250.00	\$ -
311	30" SEWER	0	LF	\$ 300.00	\$ -
312	8" SEWER FORCE MAIN		LF	\$ 50.00	\$ -
313	SEWER FORCE MAIN CLEANOUTS		EA	\$ 1,200.00	\$ -
314	MANHOLES	0	EA	\$ 10,500.00	\$ -
315	LIFT STATION		EA	\$ 600,000.00	\$ -
316	EMERGENCY GENERATOR		EA	\$ 75,000.00	\$ -
					\$ -

**Water System**

401	CONNECT TO WATER	1	EA	\$ 3,500.00	\$ 3,500.00
402	6" WATER	0	LF	\$ 60.00	\$ -
403	8" WATER	66	LF	\$ 75.00	\$ 4,950.00
404	10" WATER	0	LF	\$ 85.00	\$ -
405	12" WATER	1,320	LF	\$ 90.00	\$ 118,800.00
406	14" WATER	0	LF	\$ 120.00	\$ -
407	6" WATER VALVES	0	EA	\$ 1,200.00	\$ -
408	8" WATER VALVES	1	EA	\$ 2,800.00	\$ 2,800.00
409	12" WATER VALVES	2	EA	\$ 3,200.00	\$ 6,400.00
410	14" BUTTERFLY VALVES	0	EA	\$ 4,200.00	\$ -
411	WATER SERVICES	1	EA	\$ 2,000.00	\$ 2,000.00
412	1" ARV	1	EA	\$ 4,200.00	\$ 4,200.00
413	2" BOV	2	EA	\$ 3,500.00	\$ 7,000.00
414	FIRE HYDRANT ASSEMBLY	3	EA	\$ 9,500.00	\$ 28,500.00
415	BOOSTER PUMP		GPM	\$ 110.00	\$ -
416	POTABLE WATER TANK		GAL	\$ 2.50	\$ -
417	DOMESTIC WELL		GPM	\$ 225.00	\$ -
					\$ 178,150.00

**Raw Water System**

501	CONNECT TO WATER		EA	\$ 3,500.00	\$ -
502	30" IRRIGATION PIPE		LF	\$ 360.00	\$ -
503	36" IRRIGATION PIPE		LF	\$ 432.00	\$ -
504	42" IRRIGATION PIPE		LF	\$ 504.00	\$ -
505	42" IRRIGATION GATE VALVE		EA	\$ 12,000.00	\$ -
506	IRRIGATION STANDPIPE		EA	\$ 8,500.00	\$ -
507	24" IRRIGATION ARV ASSEMBLY		EA	\$ 7,500.00	\$ -
508	24" IRRIGATION MANHOLE		EA	\$ 5,500.00	\$ -
509	BOV		EA	\$ 4,500.00	\$ -
					\$ -

**Morton & Pitalo, Inc.**  
 Planning-Engineering-Surveying  
 600 Coolidge Drive, Suite 140  
 Folsom, CA 95630  
 Telephone (916) 927-2400

Job Number: 20-0024-00  
 Date: 2/24/2024  
 Prepared By: GJB  
 Revised Date:  
 Revised By:

## PRE-DESIGN QUANTITY ESTIMATE - UNIT COSTS DIXON NEQSP - THE CAMPUS

**CAMPUS PARKWAY, Phase 2**

Segment Lenth 1,320

No.	Description	Quantity	Unit	Unit Price	Cost
<b>Electrical System</b>					
601	STREET LIGHTS	7	EA	\$ 8,500.00	\$ 59,500.00
602	TRAFFIC SIGNAL - CITY		EA	\$ 450,000.00	\$ -
603	TRAFFIC SIGNAL - STATE		EA	\$ 650,000.00	\$ -
604	ROUNDABOUT	1	EA	\$ 400,000.00	\$ 400,000.00
605	SERVICE PEDISTAL	1	EA	\$ 25,000.00	\$ 25,000.00
606	DRY UTILITIES	1,320	LF	\$ 225.00	\$ 297,000.00
607	UNDERGROUND EXISTING OVERHEAD	0	LF	\$ 50.00	\$ -
<b>\$</b>					<b>781,500.00</b>

**Landscape Improvements**

701	LANDSCAPE & IRRIGATION - MEDIANS	18,480	SF	\$ 10.00	\$ 184,800.00
702	LANDSCAPE & IRRIGATION - COORIDORS	21,120	SF	\$ 8.50	\$ 179,520.00
703	BASIN HYDROSEEDING		SF	\$ 0.20	\$ -
704	COMMUNITY ENTRY MONUMENTATION		EA	\$ 50,000.00	\$ -
705	VILLAGE ENTRY MONUMENTATION		EA	\$ 15,000.00	\$ -
706	6' MASONRY WALLS (INCL PILASTERS)		LF	\$ 125.00	\$ -
707	6' CHAIN LINK FENCE		LF	\$ 22.00	\$ -
708	WOOD FENCE		LF	\$ 15.00	\$ -
<b>\$</b>					<b>364,320.00</b>

**Misc. Improvements**

801	BUS SHELTER PAD		EA	\$ 1,000.00	\$ -
802	ROADWAY STRIPING	1,320	LF	\$ 4.00	\$ 5,280.00
803	ROADWAY SIGNAGE	1,320	LF	\$ 4.00	\$ 5,280.00
804	STREET BARRICADE	1	EA	\$ 1,500.00	\$ 1,500.00
805	SURVEY MONUMENTS	1	EA	\$ 400.00	\$ 400.00
806	TRAFFIC CONTROL SIGN		EA	\$ 800.00	\$ -
807	BRIDGE STRUCTURE		SF	\$ 320.00	\$ -
<b>\$</b>					<b>12,460.00</b>

**ESTIMATED CONSTRUCTION: \$ 2,064,028.18**  
 15% CONTINGENCY: \$ 309,604.23  
**ESTIMATED CONSTRUCTION TOTAL: \$ 2,373,632.41**

Plan Check & Inspections:	5.00%	\$ 118,681.62
PG&E:	0.25%	\$ 3,907.50
Electric Fees:	0.50%	\$ 3,907.50
Geotechnical:	1.50%	\$ 35,604.49
Surveying:	0.25%	\$ 5,934.08
Engineering:	4.50%	\$ 106,813.46
Landscape Arch.	1.50%	\$ 35,604.49
Dry Utility Consultant:	1.00%	\$ 23,736.32
Construction Surveys:	1.50%	\$ 35,604.49
Construction Management:	2.50%	\$ 59,340.81

**ESTIMATED SOFT COSTS: \$ 429,134.75**  
**ESTIMATED PROJECT TOTAL: \$ 2,802,767.16**

**Morton & Pitalo, Inc.**  
 Planning-Engineering-Surveying  
 600 Coolidge Drive, Suite 140  
 Folsom, CA 95630  
 Telephone (916) 927-2400

Job Number: 20-0024-00  
 Date: 2/24/2024  
 Prepared By: GJB  
 Revised Date:  
 Revised By:

## PRE-DESIGN QUANTITY ESTIMATE - UNIT COSTS DIXON NEQSP - THE CAMPUS

### UNIT COSTS - TOTALS

No.	Description	Quantity	Unit	Unit Price	Cost
<b>General Earthwork</b>					
1	CLEARING & GRUBBING	28	AC	\$ 750.00	\$ 20,713.91
2	EARTHWORK (CUT-FILL)	0	CY	\$ 4.50	\$ -
3	EARTHWORK - SOIL IMPORT	0	CY	\$ 12.00	\$ -
4	EARTHWORK - SOIL EXPORT	0	CY	\$ 8.00	\$ -
5	POND EXCAVATION	0	CY	\$ 5.50	\$ -
6	DRAINAGE SWALE GRADING	2,587	CY	\$ 20.00	\$ 51,740.00
7	ROADWAY EXCAVATION	73,920	CY	\$ 6.00	\$ 443,520.00
8	LIME TREAT SUBGRADE	908,450	SF	\$ 1.00	\$ 908,450.00
9	FINISH GRADING-LANDSCAPE / BASINS	331,320	SF	\$ 0.15	\$ 49,698.00
10	FINISH GRADING - ROADWAYS	798,342	SF	\$ 0.15	\$ 119,751.30
					<b>\$ 1,593,873.21</b>

### General Roadwork

101	AC PAVING - ARTERIAL (5"AC/10"AB/CTB) TI=10	341,880	SF	\$ 5.50	\$ 1,880,340.00
102	AC PAVING - COLLECTOR (5"AC/5"AB/CTB) TI=8	332,962	SF	\$ 4.25	\$ 1,415,088.50
103	AC PAVING - LOCAL (3.5"AC/4"AB/CTB) TI=6	0	SF	\$ 3.50	\$ -
104	AC OVERLAY	88,000	SF	\$ 1.50	\$ 132,000.00
105	AB ACCESS ROAD - 6"AB	0	SF	\$ 1.50	\$ -
106	VERTICAL CURB & GUTTER	28,420	LF	\$ 28.00	\$ 795,760.00
107	RAISED MEDIAN CURB	19,120	LF	\$ 28.00	\$ 535,360.00
108	SIDEWALKS	110,108	SF	\$ 8.00	\$ 880,864.00
109	AC TRAIL (3"AC/8"AB)	110,440	SF	\$ 4.00	\$ 441,760.00
110	ADA RAMPS (LABOR ONLY)	52	EA	\$ 1,200.00	\$ 62,400.00
					<b>\$ 6,143,572.50</b>

### Drainage System

201	12" DRAIN	4,787	LF	\$ 72.00	\$ 344,664.00
202	15" DRAIN	325	LF	\$ 90.00	\$ 29,250.00
203	18" DRAIN	1,631	LF	\$ 108.00	\$ 176,148.00
204	21" DRAIN	0	LF	\$ 126.00	\$ -
205	24" DRAIN	1,042	LF	\$ 144.00	\$ 150,048.00
206	27" DRAIN	0	LF	\$ 162.00	\$ -
207	30" DRAIN	1,569	LF	\$ 180.00	\$ 282,420.00
208	33" DRAIN	0	LF	\$ 198.00	\$ -
209	36" DRAIN	2,716	LF	\$ 216.00	\$ 586,656.00
210	42" DRAIN	1,441	LF	\$ 230.00	\$ 331,430.00
211	48" DRAIN	4,085	LF	\$ 260.00	\$ 1,062,100.00
212	54" DRAIN	0	LF	\$ 297.00	\$ -
213	60" DRAIN	2,310	LF	\$ 330.00	\$ 762,300.00
214	66" DRAIN	865	LF	\$ 363.00	\$ 313,995.00
215	72" DRAIN	433	LF	\$ 396.00	\$ 171,468.00
216	84" DRAIN	0	LF	\$ 462.00	\$ -
217	48" DRAIN MANHOLES	20	EA	\$ 8,500.00	\$ 170,000.00
218	60" DRAIN MANHOLES	24	EA	\$ 10,500.00	\$ 252,000.00
219	72" DRAIN MANHOLES	6	EA	\$ 12,500.00	\$ 75,000.00
220	84" DRAIN MANHOLES	3	EA	\$ 15,500.00	\$ 46,500.00
221	SADDLE MANHOLES	0	EA	\$ 7,500.00	\$ -
222	FIELD INLET	0	EA	\$ 5,500.00	\$ -
223	DRAINAGE INLET	48	EA	\$ 5,500.00	\$ 264,000.00
224	ROAD CROSSING STRUCTURE	0	EA	\$ 120,000.00	\$ -
225	DETENTION BASIN IMPROVEMENTS	0	SF	\$ 3.00	\$ -
226	DRAINAGE OUTFALL STRUCTURE (<30")	0	EA	\$ 110,000.00	\$ -
227	DRAINAGE OUTFALL STRUCTURE (>30")	2	EA	\$ 133,250.00	\$ 266,500.00
					<b>\$ 5,284,479.00</b>

**Morton & Pitalo, Inc.**  
 Planning-Engineering-Surveying  
 600 Coolidge Drive, Suite 140  
 Folsom, CA 95630  
 Telephone (916) 927-2400

Job Number: 20-0024-00  
 Date: 2/24/2024  
 Prepared By: GJB  
 Revised Date:  
 Revised By:

## PRE-DESIGN QUANTITY ESTIMATE - UNIT COSTS DIXON NEQSP - THE CAMPUS

**UNIT COSTS - TOTALS**

No.	Description	Quantity	Unit	Unit Price	Cost
<b>Sewer System</b>					
301	CONNECT TO EXISTING SEWER	2	EA	\$ 4,500.00	\$ 9,000.00
302	6" SEWER	0	LF	\$ 50.00	\$ -
303	8" SEWER	867	LF	\$ 75.00	\$ 65,025.00
304	10" SEWER	1,674	LF	\$ 95.00	\$ 159,030.00
305	12" SEWER	1,131	LF	\$ 100.00	\$ 113,100.00
306	15" SEWER	0	LF	\$ 120.00	\$ -
307	18" SEWER	3,393	LF	\$ 145.00	\$ 491,985.00
308	21" SEWER	0	LF	\$ 170.00	\$ -
309	24" SEWER	0	LF	\$ 200.00	\$ -
310	27" SEWER	0	LF	\$ 250.00	\$ -
311	30" SEWER	0	LF	\$ 300.00	\$ -
312	8" SEWER FORCE MAIN	0	LF	\$ 50.00	\$ -
313	SEWER FORCE MAIN CLEANOUTS	0	EA	\$ 1,200.00	\$ -
314	MANHOLES	18	EA	\$ 10,500.00	\$ 189,000.00
315	LIFT STATION	0	EA	\$ 600,000.00	\$ -
316	EMERGENCY GENERATOR	0	EA	\$ 75,000.00	\$ -
					<b>\$ 1,027,140.00</b>

**Water System**

401	CONNECT TO WATER	9	EA	\$ 3,500.00	\$ 31,500.00
402	6" WATER	0	LF	\$ 60.00	\$ -
403	8" WATER	987	LF	\$ 75.00	\$ 74,025.00
404	10" WATER	0	LF	\$ 85.00	\$ -
405	12" WATER	19,732	LF	\$ 90.00	\$ 1,775,880.00
406	14" WATER	0	LF	\$ 120.00	\$ -
407	6" WATER VALVES	0	EA	\$ 1,200.00	\$ -
408	8" WATER VALVES	10	EA	\$ 2,800.00	\$ 28,000.00
409	12" WATER VALVES	33	EA	\$ 3,200.00	\$ 105,600.00
410	14" BUTTERFLY VALVES	0	EA	\$ 4,200.00	\$ -
411	WATER SERVICES	9	EA	\$ 2,000.00	\$ 18,000.00
412	1" ARV	18	EA	\$ 4,200.00	\$ 75,600.00
413	2" BOV	26	EA	\$ 3,500.00	\$ 91,000.00
414	FIRE HYDRANT ASSEMBLY	40	EA	\$ 9,500.00	\$ 380,000.00
415	BOOSTER PUMP	0	GPM	\$ 110.00	\$ -
416	POTABLE WATER TANK	0	GAL	\$ 2.50	\$ -
417	DOMESTIC WELL	0	GPM	\$ 225.00	\$ -
					<b>\$ 2,579,605.00</b>

**Raw Water System**

501	CONNECT TO WATER	0	EA	\$ 3,500.00	\$ -
502	30" IRRIGATION PIPE	0	LF	\$ 360.00	\$ -
503	36" IRRIGATION PIPE	0	LF	\$ 432.00	\$ -
504	42" IRRIGATION PIPE	0	LF	\$ 504.00	\$ -
505	42" IRRIGATION GATE VALVE	0	EA	\$ 12,000.00	\$ -
506	IRRIGATION STANDPIPE	0	EA	\$ 8,500.00	\$ -
507	24" IRRIGATION ARV ASSEMBLY	0	EA	\$ 7,500.00	\$ -
508	24" IRRIGATION MANHOLE	0	EA	\$ 5,500.00	\$ -
509	BOV	0	EA	\$ 4,500.00	\$ -
					<b>\$ -</b>

**Morton & Pitalo, Inc.**  
 Planning-Engineering-Surveying  
 600 Coolidge Drive, Suite 140  
 Folsom, CA 95630  
 Telephone (916) 927-2400

Job Number: 20-0024-00  
 Date: 2/24/2024  
 Prepared By: GJB  
 Revised Date:  
 Revised By:

## PRE-DESIGN QUANTITY ESTIMATE - UNIT COSTS DIXON NEQSP - THE CAMPUS

**UNIT COSTS - TOTALS**

No.	Description	Quantity	Unit	Unit Price	Cost
<b>Electrical System</b>					
601	STREET LIGHTS	106	EA	\$ 8,500.00	\$ 901,000.00
602	TRAFFIC SIGNAL - CITY	1	EA	\$ 450,000.00	\$ 450,000.00
603	TRAFFIC SIGNAL - STATE	0	EA	\$ 650,000.00	\$ -
604	ROUNDBABOUT	4	EA	\$ 400,000.00	\$ 1,600,000.00
605	SERVICE PEDISTAL	9	EA	\$ 25,000.00	\$ 225,000.00
606	DRY UTILITIES	15,887	LF	\$ 225.00	\$ 3,574,575.00
607	UNDERGROUND EXISTING OVERHEAD	0	LF	\$ 50.00	\$ -
					<b>\$ 6,750,575.00</b>
<b>Landscape Improvements</b>					
701	LANDSCAPE & IRRIGATION - MEDIANS	81,172	SF	\$ 10.00	\$ 811,720.00
702	LANDSCAPE & IRRIGATION - COORIDORS	180,240	SF	\$ 8.50	\$ 1,532,040.00
703	BASIN HYDROSEEDING	0	SF	\$ 0.20	\$ -
704	COMMUNITY ENTRY MONUMENTATION	0	EA	\$ 50,000.00	\$ -
705	VILLAGE ENTRY MONUMENTATION	0	EA	\$ 15,000.00	\$ -
706	6' MASONRY WALLS (INCL PILASTERS)	0	LF	\$ 125.00	\$ -
707	6' CHAIN LINK FENCE	0	LF	\$ 22.00	\$ -
708	WOOD FENCE	0	LF	\$ 15.00	\$ -
					<b>\$ 2,343,760.00</b>
<b>Misc. Improvements</b>					
801	BUS SHELTER PAD	0	EA	\$ 1,000.00	\$ -
802	ROADWAY STRIPING	19,732	LF	\$ 4.00	\$ 78,928.00
803	ROADWAY SIGNAGE	19,732	LF	\$ 4.00	\$ 78,928.00
804	STREET BARRICADE	20	EA	\$ 1,500.00	\$ 30,000.00
805	SURVEY MONUMENTS	20	EA	\$ 400.00	\$ 8,000.00
806	TRAFFIC CONTROL SIGN	0	EA	\$ 800.00	\$ -
807	BRIDGE STRUCTURE	0	SF	\$ 320.00	\$ -
					<b>\$ 195,856.00</b>
					<b>\$ 25,918,860.71</b>
					<b>\$ 3,887,829.11</b>
					<b>\$ 29,806,689.82</b>



**Morton & Pitalo, Inc.**  
 Planning-Engineering-Surveying  
 600 Coolidge Drive, Suite 140  
 Folsom, CA 95630  
 Telephone (916) 927-2400

Job Number: 20-0024-00  
 Date: 2/24/2024  
 Prepared By: GJB  
 Revised Date:  
 Revised By:

## PRE-DESIGN QUANTITY ESTIMATE - UNIT COSTS DIXON NEQSP - THE CAMPUS

**ROUGH GRADING AND DRAINAGE BASIN**

Segment Lenth

No.	Description	Quantity	Unit	Unit Price	Cost
<b>General Earthwork</b>					
1	CLEARING & GRUBBING	25.50	AC	\$ 750.00	\$ 19,125.00
2	EARTHWORK (CUT-FILL)	227,876	CY	\$ 4.50	\$ 1,025,442.00
3	EARTHWORK - SOIL IMPORT		CY	\$ 12.00	\$ -
4	EATHWORK - SOIL EXPORT		CY	\$ 8.00	\$ -
5	POND EXCAVATION	391,956	CY	\$ 5.50	\$ 2,155,758.00
6	DRAINAGE SWALE GRADING	0	CY	\$ 20.00	\$ -
7	ROADWAY EXCAVATION	0	CY	\$ 6.00	\$ -
8	LIME TREAT SUBGRADE	0	SF	\$ 1.00	\$ -
9	FINISH GRADING-LANDSCAPE / BASINS	1,110,780	SF	\$ 0.15	\$ 166,617.00
10	FINISH GRADING PADS / LOTS	10,214,820	SF	\$ 0.02	\$ 204,296.40
					<b>\$ 3,571,238.40</b>

**General Roadwork**

101	AC PAVING - ARTERIAL (5"AC/10"AB/CTB) TI=10	0	SF	\$ 5.50	\$ -
102	AC PAVING - COLLECTOR (5"AC/5"AB/CTB) TI=8	0	SF	\$ 4.25	\$ -
103	AC PAVING - LOCAL (3.5"AC/4"AB/CTB) TI=6	0	SF	\$ 3.50	\$ -
104	AC OVERLAY	0	SF	\$ 1.50	\$ -
105	AB ACCESS ROAD - 6"AB	49,800	SF	\$ 1.50	\$ 74,700.00
106	VERTICAL CURB & GUTTER	0	LF	\$ 28.00	\$ -
107	RAISED MEDIAN CURB	0	LF	\$ 28.00	\$ -
108	SIDEWALKS	0	SF	\$ 8.00	\$ -
109	AC TRAIL (3"AC/8"AB)	0	SF	\$ 4.00	\$ -
110	ADA RAMPS (LABOR ONLY)	0	EA	\$ 1,200.00	\$ -
					<b>\$ 74,700.00</b>

**Drainage System**

201	12" DRAIN	0	LF	\$ 72.00	\$ -
202	15" DRAIN	0	LF	\$ 90.00	\$ -
203	18" DRAIN	0	LF	\$ 108.00	\$ -
204	21" DRAIN	0	LF	\$ 126.00	\$ -
205	24" DRAIN	0	LF	\$ 144.00	\$ -
206	27" DRAIN	0	LF	\$ 162.00	\$ -
207	30" DRAIN	0	LF	\$ 180.00	\$ -
208	33" DRAIN	0	LF	\$ 198.00	\$ -
209	36" DRAIN	0	LF	\$ 216.00	\$ -
210	42" DRAIN	0	LF	\$ 230.00	\$ -
211	48" DRAIN	0	LF	\$ 260.00	\$ -
212	54" DRAIN	0	LF	\$ 297.00	\$ -
213	60" DRAIN	0	LF	\$ 330.00	\$ -
214	66" DRAIN	0	LF	\$ 363.00	\$ -
215	72" DRAIN	0	LF	\$ 396.00	\$ -
216	84" DRAIN	0	LF	\$ 462.00	\$ -
217	48" DRAIN MANHOLES	0	EA	\$ 8,500.00	\$ -
218	60" DRAIN MANHOLES	0	EA	\$ 10,500.00	\$ -
219	72" DRAIN MANHOLES	0	EA	\$ 12,500.00	\$ -
220	84" DRAIN MANHOLES	0	EA	\$ 15,500.00	\$ -
221	SADDLE MANHOLES	0	EA	\$ 7,500.00	\$ -
222	FIELD INLET		EA	\$ 5,500.00	\$ -
223	DRAINAGE INLET	0	EA	\$ 5,500.00	\$ -
224	ROAD CROSSING STRUCTURE		EA	\$ 120,000.00	\$ -
225	DETENTION BASIN IMPROVEMENTS		SF	\$ 3.00	\$ -
226	DRAINAGE OUTFALL STRUCTURE (<30")		EA	\$ 110,000.00	\$ -
227	DRAINAGE OUTFALL STRUCTURE (>30")		EA	\$ 133,250.00	\$ -
					<b>\$ -</b>

**Morton & Pitalo, Inc.**  
 Planning-Engineering-Surveying  
 600 Coolidge Drive, Suite 140  
 Folsom, CA 95630  
 Telephone (916) 927-2400

Job Number: 20-0024-00  
 Date: 2/24/2024  
 Prepared By: GJB  
 Revised Date:  
 Revised By:

## PRE-DESIGN QUANTITY ESTIMATE - UNIT COSTS DIXON NEQSP - THE CAMPUS

**ROUGH GRADING AND DRAINAGE BASIN**

Segment Lenth

No.	Description	Quantity	Unit	Unit Price	Cost
<b>Sewer System</b>					
301	CONNECT TO EXISTING SEWER	0	EA	\$ 4,500.00	\$ -
302	6" SEWER	0	LF	\$ 50.00	\$ -
303	8" SEWER	0	LF	\$ 75.00	\$ -
304	10" SEWER	0	LF	\$ 95.00	\$ -
305	12" SEWER	0	LF	\$ 100.00	\$ -
306	15" SEWER	0	LF	\$ 120.00	\$ -
307	18" SEWER	0	LF	\$ 145.00	\$ -
308	21" SEWER	0	LF	\$ 170.00	\$ -
309	24" SEWER	0	LF	\$ 200.00	\$ -
310	27" SEWER	0	LF	\$ 250.00	\$ -
311	30" SEWER	0	LF	\$ 300.00	\$ -
312	8" SEWER FORCE MAIN		LF	\$ 50.00	\$ -
313	SEWER FORCE MAIN CLEANOUTS		EA	\$ 1,200.00	\$ -
314	MANHOLES	0	EA	\$ 10,500.00	\$ -
315	LIFT STATION		EA	\$ 600,000.00	\$ -
316	EMERGENCY GENERATOR		EA	\$ 75,000.00	\$ -
				\$	-

**Water System**

401	CONNECT TO WATER	0	EA	\$ 3,500.00	\$ -
402	6" WATER	0	LF	\$ 60.00	\$ -
403	8" WATER	0	LF	\$ 75.00	\$ -
404	10" WATER	0	LF	\$ 85.00	\$ -
405	12" WATER	0	LF	\$ 90.00	\$ -
406	14" WATER	0	LF	\$ 120.00	\$ -
407	6" WATER VALVES	0	EA	\$ 1,200.00	\$ -
408	8" WATER VALVES	0	EA	\$ 2,800.00	\$ -
409	12" WATER VALVES	0	EA	\$ 3,200.00	\$ -
410	14" BUTTERFLY VALVES	0	EA	\$ 4,200.00	\$ -
411	WATER SERVICES	0	EA	\$ 2,000.00	\$ -
412	1" ARV	0	EA	\$ 4,200.00	\$ -
413	2" BOV	0	EA	\$ 3,500.00	\$ -
414	FIRE HYDRANT ASSEMBLY	0	EA	\$ 9,500.00	\$ -
415	BOOSTER PUMP		GPM	\$ 110.00	\$ -
416	POTABLE WATER TANK		GAL	\$ 2.50	\$ -
417	DOMESTIC WELL		GPM	\$ 225.00	\$ -
				\$	-

**Raw Water System**

501	CONNECT TO WATER		EA	\$ 3,500.00	\$ -
502	30" IRRIGATION PIPE		LF	\$ 360.00	\$ -
503	36" IRRIGATION PIPE		LF	\$ 432.00	\$ -
504	42" IRRIGATION PIPE		LF	\$ 504.00	\$ -
505	42" IRRIGATION GATE VALVE		EA	\$ 12,000.00	\$ -
506	IRRIGATION STANDPIPE		EA	\$ 8,500.00	\$ -
507	24" IRRIGATION ARV ASSEMBLY		EA	\$ 7,500.00	\$ -
508	24" IRRIGATION MANHOLE		EA	\$ 5,500.00	\$ -
509	BOV		EA	\$ 4,500.00	\$ -
				\$	-

**Morton & Pitalo, Inc.**  
 Planning-Engineering-Surveying  
 600 Coolidge Drive, Suite 140  
 Folsom, CA 95630  
 Telephone (916) 927-2400

Job Number: 20-0024-00  
 Date: 2/24/2024  
 Prepared By: GJB  
 Revised Date:  
 Revised By:

## PRE-DESIGN QUANTITY ESTIMATE - UNIT COSTS DIXON NEQSP - THE CAMPUS

**ROUGH GRADING AND DRAINAGE BASIN**

Segment Lenth

No.	Description	Quantity	Unit	Unit Price	Cost
<b>Electrical System</b>					
601	STREET LIGHTS	0	EA	\$ 8,500.00	\$ -
602	TRAFFIC SIGNAL - CITY		EA	\$ 450,000.00	\$ -
603	TRAFFIC SIGNAL - STATE		EA	\$ 650,000.00	\$ -
604	ROUNDABOUT	0	EA	\$ 400,000.00	\$ -
605	SERVICE PEDISTAL	0	EA	\$ 25,000.00	\$ -
606	DRY UTILITIES	0	LF	\$ 225.00	\$ -
607	UNDERGROUND EXISTING OVERHEAD	0	LF	\$ 50.00	\$ -
<b>\$</b>					<b>-</b>

**Landscape Improvements**

701	LANDSCAPE & IRRIGATION - MEDIANS	0	SF	\$ 10.00	\$ -
702	LANDSCAPE & IRRIGATION - COORIDORS	20,750	SF	\$ 8.50	\$ 176,375.00
703	BASIN HYDROSEEDING	1,089,000	SF	\$ 0.20	\$ 217,800.00
704	COMMUNITY ENTRY MONUMENTATION		EA	\$ 50,000.00	\$ -
705	VILLAGE ENTRY MONUMENTATION		EA	\$ 15,000.00	\$ -
706	6' MASONRY WALLS (INCL PILASTERS)		LF	\$ 125.00	\$ -
707	6' CHAIN LINK FENCE	4,150	LF	\$ 22.00	\$ 91,300.00
708	WOOD FENCE		LF	\$ 15.00	\$ -
<b>\$</b>					<b>485,475.00</b>

**Misc. Improvements**

801	BUS SHELTER PAD		EA	\$ 1,000.00	\$ -
802	ROADWAY STRIPING	0	LF	\$ 4.00	\$ -
803	ROADWAY SIGNAGE	0	LF	\$ 4.00	\$ -
804	STREET BARRICADE	0	EA	\$ 1,500.00	\$ -
805	SURVEY MONUMENTS	0	EA	\$ 400.00	\$ -
806	TRAFFIC CONTROL SIGN		EA	\$ 800.00	\$ -
807	BRIDGE STRUCTURE		SF	\$ 320.00	\$ -
<b>\$</b>					<b>-</b>

**ESTIMATED CONSTRUCTION: \$ 4,131,413.40**  
 15% CONTINGENCY: \$ 619,712.01  
**ESTIMATED CONSTRUCTION TOTAL: \$ 4,751,125.41**

Plan Check & Inspections:	5.00%	\$ 237,556.27
PG&E:	0.25%	\$ -
Electric Fees:	0.50%	\$ -
Geotechnical:	1.50%	\$ 71,266.88
Surveying:	0.25%	\$ 11,877.81
Engineering:	4.50%	\$ 213,800.64
Landscape Arch.	1.50%	\$ 71,266.88
Dry Utility Consultant:	1.00%	\$ 47,511.25
Construction Surveys:	1.50%	\$ 71,266.88
Construction Management:	2.50%	\$ 118,778.14

**ESTIMATED SOFT COSTS: \$ 843,324.76**  
**ESTIMATED PROJECT TOTAL: \$ 5,594,450.17**



## APPENDIX B:

### Backbone Infrastructure Cost Allocations

Table B-1	Earthwork Cost Allocation .....	B-1
Table B-2	Roads Cost Allocation.....	B-2
Table B-3	Drainage Cost Allocation .....	B-3
Table B-4	Sewer Cost Allocation .....	B-4
Table B-5	Water Cost Allocation.....	B-5
Table B-6	Dry Utilities Cost Allocation .....	B-6
Table B-7	Roadway Landscaping Cost Allocation.....	B-7
Table B-8	Agricultural/Biological Resource Mitigation Cost Allocation .....	B-8

**Table B-1  
 Northeast Quadrant Specific Plan - The Campus  
 Earthwork Cost Allocation (2024\$)**

Land Use	Land Uses		Cost Allocation Basis	Cost Allocation	
	Developable Acres	Dwelling Units/ Bldg. Sq. Ft.	Distribution of Dev. Acres	Total Cost	Cost per Unit/1,000 Bldg. Sq. Ft.
<i>Formula-Residential</i>	<i>A</i>	<i>B</i>	<i>C=A/Total Acres</i>	<i>D=C*Total Cost</i>	<i>D/B</i>
<i>Formula-Nonresidential</i>	<i>A</i>	<i>B</i>	<i>C=A/Total Acres</i>	<i>D=C*Total Cost</i>	<i>D/B*1,000</i>
<b>Residential</b>					
Low Density Residential	104.2	530	53%	\$1,133,213	\$2,138
Medium Density Residential	33.0	285	17%	\$359,391	\$1,261
High Density Residential	10.7	225	5%	\$116,171	\$516
<b>Total Residential</b>	<b>147.9</b>	<b>1,040</b>	<b>75%</b>	<b>\$1,608,775</b>	<b>-</b>
<b>Nonresidential</b>					
DOC	48.0	620,000	24%	\$522,444	\$843
Retail	2.5	27,000	1%	\$27,085	\$1,003
<b>Total Nonresidential</b>	<b>50.5</b>	<b>647,000</b>	<b>25%</b>	<b>\$549,529</b>	<b>-</b>
<b>Total</b>	<b>198.4</b>	<b>-</b>	<b>100%</b>	<b>\$2,158,304</b>	<b>-</b>

Source: Roach & Campbell; Morton & Pitalo; Inc.; EPS.

**Table B-2**  
**Northeast Quadrant Specific Plan - The Campus**  
**Roads Cost Allocation (2024\$)**

Land Use	Dwelling Units/ Bldg. Sq. Ft.	Trips					Cost Allocation		
		ITE Code	PM Peak Hour Trip Rate [1]	Pct. of New Trips [1]	Per Unit/ 1K Bldg. Sq. Ft.	PM Peak Hour Trips	Trips Distribution	Total Cost	Cost per Unit/1,000 Bldg. Sq. Ft.
<i>Formula - Residential</i>	<i>A</i>		<i>B</i>	<i>C</i>	<i>D=B*C</i>	<i>E=A*D</i>	<i>F=E/Total Trips</i>	<i>G=F*Total Cost</i>	<i>G/A</i>
<i>Formula - Nonresidential</i>	<i>A</i>		<i>B</i>	<i>C</i>	<i>D=B*C</i>	<i>E=A*D</i>	<i>F=E/Total Trips</i>	<i>G=F*Total Cost</i>	<i>G/A*1,000</i>
<b>Residential</b>	<u>units</u>			<u>per unit</u>					
Low Density Residential	530	210	0.94	100%	0.94	498	31%	\$2,663,167	\$5,025
Medium Density Residential	285	210	0.94	100%	0.94	268	17%	\$1,432,081	\$5,025
High Density Residential	225	220	0.51	100%	0.51	115	7%	\$613,405	\$2,726
<b>Total Residential</b>	<b>1,040</b>					<b>881</b>	<b>55%</b>	<b>\$4,708,653</b>	<b>-</b>
<b>Nonresidential</b>	<u>bldg. sq. ft.</u>			<u>per 1,000 bldg. sq. ft.</u>					
Dixon Opportunity Center	620,000	760	0.98	100%	0.98	608	38%	\$3,247,974	\$5,239
Retail	27,000	822	6.59	66%	4.35	117	7%	\$627,752	\$23,250
<b>Total Nonresidential</b>	<b>647,000</b>					<b>725</b>	<b>45%</b>	<b>\$3,875,725</b>	<b>-</b>
<b>Total</b>	<b>-</b>					<b>1,606</b>	<b>100%</b>	<b>\$8,584,379</b>	<b>-</b>

Source: Traffic Impact Analysis for the Campus 257 NEQSP, Prepared by Flecker Associates, March 6, 2024; Morton and Pitalo, Inc; EPS.

[1] From Traffic Impact Analysis for the Campus 257 NEQSP based on values from ITE publication "Trip Generation, 11th Edition".

**Table B-3  
Northeast Quadrant Specific Plan - The Campus  
Drainage Cost Allocation (2024\$)**

Land Use	Land Uses		Impervious Acres			Cost Allocation	
	Developable Acres	Dwelling Units/ Bldg. Sq. Ft.	Impervious Factor	Impervious Acres	Distribution of Impervious Acres	Total Cost	Cost per Unit/1,000 Bldg. Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D=A*C</i>	<i>E=D/Total Imp. Acres</i>	<i>F=E*Total Cost</i>	<i>F/B</i>
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D=A*C</i>	<i>E=D/Total Imp. Acres</i>	<i>F=E*Total Cost</i>	<i>F/B*1,000</i>
<b>Residential</b>							
Low Density Residential	104.2	530	0.50	52.09	42%	\$2,972,662	\$5,609
Medium Density Residential	33.0	285	0.60	19.82	16%	\$1,131,312	\$3,970
High Density Residential	10.7	225	0.75	8.01	6%	\$457,113	\$2,032
<b>Total Residential</b>	<b>147.9</b>	<b>1,040</b>		<b>79.92</b>	<b>64%</b>	<b>\$4,561,087</b>	<b>-</b>
<b>Nonresidential</b>							
DOC	48.0	620,000	0.90	43.23	34%	\$2,466,870	\$3,979
Retail	2.5	27,000	0.90	2.24	2%	\$127,889	\$4,737
<b>Total Nonresidential</b>	<b>50.5</b>	<b>647,000</b>		<b>45.47</b>	<b>36%</b>	<b>\$2,594,759</b>	<b>-</b>
<b>Total</b>	<b>198.4</b>	<b>-</b>		<b>125.39</b>	<b>100%</b>	<b>\$7,155,845</b>	<b>-</b>

Source: Roach & Campbell; Morton & Pitalo; Inc.; EPS.

**Table B-4  
Northeast Quadrant Specific Plan - The Campus  
Sewer Cost Allocation (2024\$)**

Land Use	Land Uses		Gallons per Day (GPD)				Cost Allocation		
	Developable Acres	Dwelling Units/ Bldg. Sq. Ft.	Persons per Household	GPD per Person/ Acre [1]	GPD per Unit/Bldg. Sq. Ft.	Total GPD	Distribution of GPD	Total Cost	Cost per Unit/1,000 Bldg. Sq. Ft.
<i>Formula</i>	A	B	C	D	E=C*D	F=A*E	G=F/Total GPD	H=G*Total Cost	H/B
<i>Formula</i>	A	B		C	D=A*C/B	E=B*D	F=E/Total GPD	G=F*Total Cost	G/B*1,000
<b>Residential</b>				<i>per person</i>	<i>per unit</i>				
Low Density Residential	104.2	530	2.80	55	154	81,620	39.1%	\$543,935	\$1,026
Medium Density Residential	33.0	285	2.80	55	154	43,890	21.0%	\$292,493	\$1,026
High Density Residential	10.7	225	2.54	55	140	31,433	15.1%	\$209,474	\$931
<b>Total Residential</b>	<b>147.9</b>	<b>1,040</b>				<b>156,943</b>	<b>75.2%</b>	<b>\$1,045,902</b>	-
<b>Nonresidential</b>				<i>per acre</i>	<i>per bldg. sq. ft.</i>				
DOC	48.0	620,000		1,000	0.08	48,030	23.0%	\$320,083	\$516
Retail	2.5	27,000		1,500	0.14	3,735	1.8%	\$24,891	\$922
<b>Total Nonresidential</b>	<b>50.5</b>	<b>647,000</b>				<b>51,765</b>	<b>24.8%</b>	<b>\$344,974</b>	-
<b>Total</b>	<b>198.4</b>	-				<b>208,708</b>	<b>100%</b>	<b>\$1,390,876</b>	-

Source: Roach & Campbell; Morton & Pitalo; Inc; EPS.

[1] Based on Woodland Research and Technology Park factors.



**Table B-5  
Northeast Quadrant Specific Plan - The Campus  
Water Cost Allocation (2024\$)**

Land Use	Land Uses		Maximum Day Water Demand (GPD)				Cost Allocation	
	Developable Acres	Dwelling Units/ Bldg. Sq. Ft.	Max. GPD per Acre [1]	Max. GPD per Unit/Bldg. Sq. Ft.	Total Max GPD	Distribution of Max GPD	Total Cost	Cost per Unit/1,000 Bldg. Sq. Ft.
<i>Formula</i>	A	B	C	$D=A*C/B$	$E=B*D$	$F=E/Total\ GPD$	$G=F*Total\ Cost$	$G/B$
<i>Formula</i>	A	B	C	$D=A*C/B$	$E=B*D$	$F=E/Total\ GPD$	$G=F*Total\ Cost$	$G/B*1,000$
<b>Residential</b>				<i>per unit</i>				
Low Density Residential	104.2	530	6,970	1,370	726,135	52.2%	\$1,824,955	\$3,443
Medium Density Residential	33.0	285	10,613	1,230	350,654	25.2%	\$881,279	\$3,092
High Density Residential	10.7	225	14,256	677	152,254	11.0%	\$382,652	\$1,701
<b>Total Residential</b>	<b>147.9</b>	<b>1,040</b>			<b>1,229,042</b>	<b>88.4%</b>	<b>\$3,088,885</b>	-
<b>Nonresidential</b>				<i>per bldg. sq. ft.</i>				
DOC	48.0	620,000	3,168	0.25	152,159	10.9%	\$382,413	\$617
Retail	2.5	27,000	3,485	0.32	8,678	0.6%	\$21,809	\$808
<b>Total Nonresidential</b>	<b>50.5</b>	<b>647,000</b>			<b>160,837</b>	<b>11.6%</b>	<b>\$404,222</b>	-
<b>Total</b>	<b>198.4</b>	-			<b>1,389,879</b>	<b>100%</b>	<b>\$3,493,108</b>	-

Source: Roach & Campbell; Morton & Pitalo; Inc; EPS.

[1] Based on Woodland Research and Technology Park factors.

**Table B-6  
 Northeast Quadrant Specific Plan - The Campus  
 Dry Utilities Cost Allocation (2024\$)**

Land Use	Land Uses		Cost Allocation Basis	Cost Allocation	
	Developable Acres	Dwelling Units/ Bldg. Sq. Ft.	Distribution of Dev. Acres	Total Cost	Cost per Unit/1,000 Bldg. Sq. Ft.
<i>Formula-Residential</i>	<i>A</i>	<i>B</i>	<i>C=A/Total Acres</i>	<i>D=C*Total Cost</i>	<i>D/B</i>
<i>Formula-Nonresidential</i>	<i>A</i>	<i>B</i>	<i>C=A/Total Acres</i>	<i>D=C*Total Cost</i>	<i>D/B*1,000</i>
<b>Residential</b>					
Low Density Residential	104.2	530	53%	\$4,834,971	\$9,123
Medium Density Residential	33.0	285	17%	\$1,533,379	\$5,380
High Density Residential	10.7	225	5%	\$495,656	\$2,203
<b>Total Residential</b>	<b>147.9</b>	<b>1,040</b>	<b>75%</b>	<b>\$6,864,006</b>	<b>-</b>
<b>Nonresidential</b>					
DOC	48.0	620,000	24%	\$2,229,062	\$3,595
Retail	2.5	27,000	1%	\$115,560	\$4,280
<b>Total Nonresidential</b>	<b>50.5</b>	<b>647,000</b>	<b>25%</b>	<b>\$2,344,622</b>	<b>-</b>
<b>Total</b>	<b>198.4</b>	<b>-</b>	<b>100%</b>	<b>\$9,208,628</b>	<b>-</b>

Source: Roach & Campbell; Morton & Pitalo; Inc.; EPS.

**Table B-7  
 Northeast Quadrant Specific Plan - The Campus  
 Roadway Landscaping Cost Allocation (2024\$)**

Land Use	Land Uses		Cost Allocation Basis	Cost Allocation	
	Developable Acres	Dwelling Units/ Bldg. Sq. Ft.	Distribution of Dev. Acres	Total Cost	Cost per Unit/1,000 Bldg. Sq. Ft.
<i>Formula-Residential</i>	<i>A</i>	<i>B</i>	<i>C=A/Total Acres</i>	<i>D=C*Total Cost</i>	<i>D/B</i>
<i>Formula-Nonresidential</i>	<i>A</i>	<i>B</i>	<i>C=A/Total Acres</i>	<i>D=C*Total Cost</i>	<i>D/B*1,000</i>
<b>Residential</b>					
Low Density Residential	104.2	530	53%	\$1,666,371	\$3,144
Medium Density Residential	33.0	285	17%	\$528,479	\$1,854
High Density Residential	10.7	225	5%	\$170,828	\$759
<b>Total Residential</b>	<b>147.9</b>	<b>1,040</b>	<b>75%</b>	<b>\$2,365,678</b>	<b>-</b>
<b>Nonresidential</b>					
DOC	48.0	620,000	24%	\$768,245	\$1,239
Retail	2.5	27,000	1%	\$39,828	\$1,475
<b>Total Nonresidential</b>	<b>50.5</b>	<b>647,000</b>	<b>25%</b>	<b>\$808,073</b>	<b>-</b>
<b>Total</b>	<b>198.4</b>	<b>-</b>	<b>100%</b>	<b>\$3,173,751</b>	<b>-</b>

Source: Roach & Campbell; Morton & Pitalo; Inc.; EPS.

**Table B-8  
 Northeast Quadrant Specific Plan - The Campus  
 Agricultural/Biological Resource Mitigation Cost Allocation (2024\$) [1]**

Land Use	Land Uses		Cost Allocation Basis	Cost Allocation	
	Developable Acres	Dwelling Units/ Bldg. Sq. Ft.	Distribution of Dev. Acres	Total Cost	Cost per Unit/1,000 Bldg. Sq. Ft.
<i>Formula-Residential</i>	<i>A</i>	<i>B</i>	<i>C=A/Total Acres</i>	<i>D=C*Total Cost</i>	<i>D/B</i>
<i>Formula-Nonresidential</i>	<i>A</i>	<i>B</i>	<i>C=A/Total Acres</i>	<i>D=C*Total Cost</i>	<i>D/B*1,000</i>
<b>Residential</b>					
Low Density Residential	104.2	530	53%	\$2,940,268	\$5,548
Medium Density Residential	33.0	285	17%	\$932,487	\$3,272
High Density Residential	10.7	225	5%	\$301,421	\$1,340
<b>Total Residential</b>	<b>147.9</b>	<b>1,040</b>	<b>75%</b>	<b>\$4,174,176</b>	<b>-</b>
<b>Nonresidential</b>					
DOC	48.0	620,000	24%	\$1,355,549	\$2,186
Retail	2.5	27,000	1%	\$70,275	\$2,603
<b>Total Nonresidential</b>	<b>50.5</b>	<b>647,000</b>	<b>25%</b>	<b>\$1,425,824</b>	<b>-</b>
<b>Total</b>	<b>198.4</b>	<b>-</b>	<b>100%</b>	<b>\$5,600,000</b>	<b>-</b>

Source: Roach & Campbell; Morton & Pitalo; Inc.; EPS.

[1] Agricultural/Biological Resource costs are planned to be developer-funded.



## APPENDIX C:

### Estimated Fees and Fee Revenue

Table C-1	Estimated Development Fees Summary.....	C-1
Table C-2	Estimated Development Fee Revenue.....	C-2
Table C-3	Estimated Development Fees— Low Density Residential .....	C-3
Table C-4	Estimated Development Fees— Medium Density Residential .....	C-4
Table C-5	Estimated Development Fees— High Density Residential.....	C-5
Table C-6	Estimated Development Fees— DOC .....	C-6
Table C-7	Estimated Development Fees—Retail.....	C-7
Table C-8	Estimated Parks and Recreation Fee Revenue .....	C-8

**Table C-1  
Northeast Quadrant Specific Plan - The Campus  
Estimated Development Fees Summary (2024\$)**

Item	Residential			Nonresidential	
	Low Density	Medium Density	High Density	DOC	Retail
	<i>per Dwelling Unit</i>			<i>per 1,000 Bldg. Sq. Ft.</i>	
<b>Building Permit Processing Fees</b>	<b>\$8,463</b>	<b>\$8,463</b>	<b>\$3,969</b>	<b>\$991</b>	<b>\$2,138</b>
<b>City and County Development Impact Fees</b>					
Fire Facilities	\$2,167	\$2,167	\$1,727	\$1,690	\$1,350
Police Facilities	\$863	\$863	\$687	\$670	\$540
Administrative and Public Works Facilities	\$1,696	\$1,696	\$1,351	\$1,330	\$1,060
Transportation System	\$13,449	\$13,449	\$7,607	\$6,770	\$14,600
Drainage Improvement	\$5,836	\$3,442	\$1,409	\$2,272	\$2,738
Wastewater Facilities	\$18,668	\$18,668	\$1,362	\$1,274	\$6,168
Water Connection	\$7,903	\$7,903	\$271	\$233	\$2,256
Public Facilities Fee (County)	\$8,546	\$8,546	\$8,546	\$745	\$1,091
<b>Subtotal Development Impact Fees per Unit</b>	<b>\$59,129</b>	<b>\$56,735</b>	<b>\$22,959</b>	<b>\$14,984</b>	<b>\$29,803</b>
<b>Dixon Unified School District Fees</b>	<b>\$11,689</b>	<b>\$11,689</b>	<b>\$4,653</b>	<b>\$840</b>	<b>\$840</b>
<b>Proposed Plan Area Fees</b>	<b>\$30,393</b>	<b>\$22,257</b>	<b>\$11,194</b>	<b>\$16,508</b>	<b>\$37,569</b>
<b>Total</b>	<b>\$109,675</b>	<b>\$99,144</b>	<b>\$42,776</b>	<b>\$33,323</b>	<b>\$70,349</b>

Source: City of Dixon; Solano County; EPS.

**Table C-2**  
**Northeast Quadrant Specific Plan - The Campus**  
**Estimated Development Fee Revenue (2024\$)**

Item	Residential			Nonresidential		TOTAL
	Low Density	Medium Density	High Density	DOC	Retail	
Dwelling Units/Building Square Feet	530	285	225	620,000	27,000	
<b>Building Permit Processing Fees</b>	<b>\$4,485,589</b>	<b>\$2,412,062</b>	<b>\$893,135</b>	<b>\$614,286</b>	<b>\$57,713</b>	<b>\$8,462,784</b>
<b>City and County Development Impact Fees</b>						
Fire Facilities	\$1,148,685	\$617,689	\$388,557	\$1,047,800	\$36,450	<b>\$3,239,181</b>
Police Facilities	\$457,634	\$246,086	\$154,643	\$415,400	\$14,580	<b>\$1,288,342</b>
Administrative and Public Works Facilities	\$899,002	\$483,426	\$303,881	\$824,600	\$28,620	<b>\$2,539,528</b>
Transportation System	\$7,127,864	\$3,832,908	\$1,711,562	\$4,197,400	\$394,200	<b>\$17,263,934</b>
Drainage Improvement	\$3,093,065	\$980,945	\$317,085	\$1,408,598	\$73,927	<b>\$5,873,620</b>
Wastewater Facilities	\$9,894,231	\$5,320,483	\$306,408	\$790,069	\$166,526	<b>\$16,477,716</b>
Water Connection	\$4,188,436	\$2,252,272	\$60,912	\$144,495	\$60,912	<b>\$6,707,027</b>
Public Facilities Fee (County)	\$4,529,258	\$2,435,544	\$1,922,798	\$461,875	\$29,453	<b>\$9,378,929</b>
<b>Subtotal Development Impact Fees per Unit</b>	<b>\$31,338,174</b>	<b>\$16,169,353</b>	<b>\$5,165,845</b>	<b>\$9,290,237</b>	<b>\$804,668</b>	<b>\$62,768,278</b>
<b>Dixon Unified School District Fees</b>	\$6,195,366	\$3,331,470	\$1,046,925	\$520,800	\$22,680	<b>\$11,117,242</b>
<b>Proposed Plan Area Fees (incl. 3% admin.)</b>	\$16,108,452	\$6,343,166	\$2,518,658	\$10,235,203	\$1,014,358	<b>\$36,219,837</b>
<b>Total</b>	<b>\$42,019,129</b>	<b>\$21,912,885</b>	<b>\$7,105,904</b>	<b>\$10,425,324</b>	<b>\$885,061</b>	<b>\$82,348,304</b>

Source: City of Dixon; Solano County; EPS.

**Table C-3  
 Northeast Quadrant Specific Plan - The Campus  
 Estimated Development Fees - Low Density Residential (2024\$)**

Item	Low Density Residential Fee per Unit	Assumptions/Notes
<b>Current as of</b>		<i>Aug-24</i>
<b>Assumptions</b>		
Unit Size (sq. ft.)	2,261	R-3, VB
Garage (sq. ft.)	400	U, VB
Valuation per Unit	\$165.67	ICC building valuation February 2024; R-3, VB
Valuation per Garage	\$64.19	ICC building valuation February 2024; U, VB
<b>Building Valuation</b>	<b>\$400,256</b>	
Acres	104.2	
No. of Units	530	
Units per Acre	5.1	
<b>CITY/COUNTY/SPECIAL DISTRICT FEES PER UNIT</b>		
<b>Building Permit Processing Fees</b>		
Building Permit	\$5,386	\$2,443.32 for first \$100,000 plus \$9.80 for each additional \$1,000
Technology Fee	\$431	8% of building permit fee
General Plan Maintenance	\$2,578	\$6.44 per \$1,000 of valuation
California Building Standards Commission Fee	\$17	\$1 per \$25,000 of valuation or fraction thereof
Strong Motion and Seismic Hazard	\$52	valuation * 0.00013
<b>Subtotal Processing Fees per Unit</b>	<b>\$8,463</b>	
<b>Development Impact Fees</b>		
Fire Facilities	\$2,167	\$2,167.33 per unit for single family
Police Facilities	\$863	\$863.46 per unit
Administrative and Public Works Facilities	\$1,696	\$1,696.23 per unit
Transportation System	\$13,449	\$13,448.80 per unit
Drainage Improvement	\$5,836	\$29,689.62 per acre; assume residential pays same fee as commercial.
Wastewater Facilities	\$18,668	\$18,686.36 per parcel
Water Connection	\$7,903	\$7,902.71 per parcel; assume 1" meter
County Public Facilities Fee	\$8,546	\$8,545.77 per unit
<b>Subtotal Development Impact Fees per Unit</b>	<b>\$59,129</b>	
<b>Dixon Unified School District Fees</b>	<b>\$11,689</b>	\$5.17 per sq. ft for new residential
<b>Proposed Plan Area Fees</b>	<b>\$30,393</b>	
<b>Total</b>	<b>\$109,675</b>	

Source: City of Dixon; Solano County; EPS.



**Table C-4  
 Northeast Quadrant Specific Plan - The Campus  
 Estimated Development Fees - Medium Density Residential (2024\$)**

Item	Med. Density Residential Fee per Unit	Assumptions/Notes
<b>Current as of</b>	<i>Aug-24</i>	
<b>Assumptions</b>		
Unit Size (sq. ft.)	2,261	
Garage (sq. ft.)	400	
Valuation per Unit	\$165.67	ICC building valuation February 2024; R-3, VB
Valuation per Garage	\$64.19	ICC building valuation February 2024; U, VB
<b>Building Valuation</b>	<b>\$400,256</b>	
Acres	33.0	
No. of Units	285	
Units per Acre	8.6	
<b>CITY/COUNTY/SPECIAL DISTRICT FEES PER UNIT</b>		
<b>Building Permit Processing Fees</b>		
Building Permit	\$5,386	\$2,443.32 for first \$100,000 plus \$9.80 for each additional \$1,000
Technology Fee	\$431	8% of building permit fee
General Plan Maintenance	\$2,578	\$6.44 per \$1,000 of valuation
California Building Standards Commission Fee	\$17	\$1 per \$25,000 of valuation or fraction thereof
Strong Motion and Seismic Hazard	\$52	valuation * 0.00013
<b>Subtotal Processing Fees per Unit</b>	<b>\$8,463</b>	
<b>Development Impact Fees</b>		
Fire Facilities	\$2,167	\$2,167.33 per unit for single family
Police Facilities	\$863	\$863.46 per unit
Administrative and Public Works Facilities	\$1,696	\$1,696.23 per unit
Transportation System	\$13,449	\$13,448.80 per unit
Drainage Improvement	\$3,442	\$29,689.62 per acre; assume residential pays same fee as commercial.
Wastewater Facilities	\$18,668	\$18,686.36 per parcel
Water Connection	\$7,903	\$7,902.71 per parcel; assume 1" meter
County Public Facilities Fee	\$8,546	\$8,545.77 per unit
<b>Subtotal Development Impact Fees per Unit</b>	<b>\$56,735</b>	
<b>Dixon Unified School District Fees</b>	<b>\$11,689</b>	\$5.17 per sq. ft for new residential
<b>Proposed Plan Area Fees</b>	<b>\$22,257</b>	
<b>Total</b>	<b>\$99,144</b>	

Source: City of Dixon; Solano County; EPS.

**Table C-5  
 Northeast Quadrant Specific Plan - The Campus  
 Estimated Development Fees - High Density Residential (2024\$)**

Item	High Density Residential Fee per Unit	Assumptions/Notes
<b>Current as of</b>		<i>Aug-24</i>
<b>Assumptions</b>		
Unit Size (sq. ft.)	900	R-2, VA
Valuation per Unit	\$154.36	
<b>Building Valuation</b>	<b>\$138,924</b>	Based on ICC building valuations February 2024
Acres	10.68	
No. of Units	225	
Units per Acre	21.07	
<b>CITY/COUNTY/SPECIAL DISTRICT FEES PER UNIT</b>		
<b>Building Permit Processing Fees</b>		
Building Permit	\$2,825	\$2,443.32 for first \$100,000 plus \$9.80 for each additional \$1,000
Technology Fee	\$226	8% of building permit fee
General Plan Maintenance	\$895	\$6.44 per \$1,000 of valuation
California Building Standards Commission Fee	\$6	\$1 per \$25,000 of valuation or fraction thereof
Strong Motion and Seismic Hazard	\$18	valuation * 0.00013
<b>Subtotal Processing Fees per Unit</b>	<b>\$3,969</b>	
<b>Development Impact Fees per Unit</b>		
Fire Facilities	\$1,727	\$1,726.92 per unit for single family
Police Facilities	\$687	\$687.30 per unit
Administrative and Public Works Facilities	\$1,351	\$1,350.58 per unit
Transportation System	\$7,607	\$7606.94 per unit
Drainage Improvement	\$1,409	\$29,689.62 per acre
Wastewater Facilities	\$1,362	2 2" meters low strength
Water Connection	\$271	1 2" domestic meter; 1 2" irrigation meter
County Public Facilities Fee	\$8,546	\$8,545.77 per unit
<b>Subtotal Development Impact Fees per Unit</b>	<b>\$22,959</b>	
<b>Dixon Unified School District Fees</b>	<b>\$4,653</b>	\$5.17 per sq. ft for new residential
<b>Proposed Plan Area Fees</b>	<b>\$11,194</b>	
<b>Total</b>	<b>\$42,776</b>	

Source: City of Dixon; Solano County; EPS.

**Table C-6**  
**Northeast Quadrant Specific Plan - The Campus**  
**Estimated Development Fees - DOC (2024\$)**

Item	DOC Fee per 1,000 Bldg. Sq. Ft.	Assumptions/Notes
<i>Current as of</i>		<i>Aug-24</i>
<b>Assumptions</b>		
Average FAR	0.30	
Lot Acreage (per permit)	20.00	
Building Square Feet (per permit)	261,360	F-2, IIIB
Building Valuation per Square Foot	\$116.41	Based on ICC building valuations, February 2024
Building Valuation (Rounded)	\$30,424,918	
<b>CITY/COUNTY/SPECIAL DISTRICT FEES</b>		
<b>Building Permit Processing Fees</b>		
Building Permit	\$189	\$30,541.45 for first \$10,000,000 plus \$0.92 for each additional \$1,000
Technology Fee	\$15	8% of building permit fee
General Plan Maintenance	\$750	\$6.44 per \$1,000 of valuation
California Building Standards Commission Fee	\$5	\$1 per \$25,000 of valuation or fraction thereof
Strong Motion and Seismic Hazard	\$33	valuation * 0.00028
<b>Subtotal Processing Fees</b>	<b>\$991</b>	
<b>Development Impact Fees</b>		
Fire Facilities	\$1,690	\$1.69 per sq. ft.
Police Facilities	\$670	\$0.67 per sq. ft.
Administrative and Public Works Facilities	\$1,330	\$1.33 per sq. ft.
Transportation System	\$6,770	\$6.77 per sq. ft.; industrial rate.
Drainage Improvement	\$2,272	\$29,689.62 per acre
Wastewater Facilities	\$1,274	Assume 2 2" meter medium strength
Water Connection	\$233	1 2" domestic meter; 1 2" irrigation meter
County Public Facilities Fee	\$745	\$744.96 per 1,000 sq. ft.
<b>Subtotal Development Impact Fees</b>	<b>\$14,984</b>	
<b>Dixon Unified School District Fees</b>	<b>\$840</b>	\$0.84 per sq. ft for commercial
<b>Proposed Plan Area Fees</b>	<b>\$16,508</b>	
<b>Total Building Permit Fees</b>	<b>\$33,323</b>	

Source: City of Dixon; Solano County; EPS.

**Table C-7**  
**Northeast Quadrant Specific Plan - The Campus**  
**Estimated Development Fees - Retail (2024\$)**

Item	Retail Fee per 1,000 Bldg. Sq. Ft.	Assumptions/Notes
<i>Current as of</i>		<i>Aug-24</i>
<b>Project Detail</b>		
Lot Acreage	2.49	
Building Size (sq. ft.)	27,000	M, IIB
Building Valuation per Square Foot	\$178.98	Based on ICC building valuations, February 2024
Building Valuation (Rounded)	\$4,832,460	
<b>CITY/COUNTY/SPECIAL DISTRICT FEES</b>		
<b>Building Permit Processing Fees</b>		
Building Permit	\$859	\$11,453.04 for first \$1,000,000 plus \$2.48 for each additional \$1,000
Technology Fee	\$69	8% of building permit fee
General Plan Maintenance	\$1,153	\$6.44 per \$1,000 of valuation
California Building Standards Commission Fee	\$7	\$1 per \$25,000 of valuation or fraction thereof
Strong Motion and Seismic Hazard	\$50	valuation * 0.00028
<b>Subtotal Processing Fees</b>	<b>\$2,138</b>	
<b>Development Impact Fees</b>		
Fire Facilities	\$1,350	\$1.35 per sq. ft.
Police Facilities	\$540	\$0.54 per sq. ft.
Administrative and Public Works Facilities	\$1,060	\$1.06 per sq. ft.
Transportation System	\$14,600	\$14.60 per sq. ft.; commercial rate.
Drainage Improvement	\$2,738	\$29,689.62 per acre
Wastewater Facilities	\$6,168	1 2" meter medium strength
Water Connection	\$2,256	1 2" domestic meter; 1 2" irrigation meter
County Public Facilities Fee	\$1,091	\$1,090.87 per 1,000 sq. ft.
<b>Subtotal Development Impact Fees</b>	<b>\$29,803</b>	
<b>Dixon Unified School District Fees</b>	<b>\$840</b>	\$0.84 per sq. ft for commercial
<b>Proposed Plan Area Fees</b>	<b>\$37,569</b>	
<b>Total</b>	<b>\$70,349</b>	

Source: City of Dixon; Solano County; EPS.

**Table C-8**  
**Northeast Quadrant Specific Plan - The Campus**  
**Estimated Parks and Recreation Fee Revenue (2024\$)**

<b>Land Use</b>	<b>Dwelling Units</b>	<b>Fee per Unit</b>	<b>Total Fee Revenue [1]</b>
<b>Residential</b>			
Low Density Residential	530	\$17,954	\$9,515,620
Medium Density Residential	285	\$17,954	\$5,116,890
High Density Residential	225	\$15,255	\$3,432,375
<b>Total Residential</b>	<b>1,040</b>		<b>\$18,064,885</b>

Source: Roach & Campbell; City of Dixon; EPS.

[1] Total estimated fee revenue used to approximate park construction cost. The Project will receive fee credits against the parks fee.