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& ASSOCIATES**
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PLANNING
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GOVERNMENT RELATIONS

IRVINE
RIVERSIDE
SAN DIEGO
LOS ANGELES

PRELIMINARY COST ESTIMATE
FOR BUDGETING PURPOSES

TENTATIVE TRACT NO. 32032
CITY OF PERRIS , CALIFORNIA

December 15, 2006

FOUNDING PARTNERS:

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GENERAL ASSUMPTIONS

1. The following cost estimate is based on a 40-scale unapproved improvement plan stamped November 20, 2006, and an unapproved grading plan in the City of Perris, by Hunsaker & Associates Irvine, Inc. stamped November 20, 2006.

SITE PREPARATION:

2. The site has been recently partially cleared of vegetation and the surface rock outcroppings have been removed. The cost for under grounding existing power poles has been provided by Power Plus.

GRADING:

3. This grading quantities have been provided by Pacific Soils. The unit pricing was based upon input from grading contractors.

SLOPE & EROSION CONTROL:

4. An allowance was provided for erosion control.

SANITARY SEWERS:

5. The sewer quantities are based upon the 40-scale improvement plans. Unit prices are based upon input from local contractors.

STORM DRAINAGE:

6. The storm drain quantities are based on the 40-scale improvement plans. Unit prices are based upon input from local contractors.

WATER DISTRIBUTION:

7. The water quantities are based on the 40-scale improvement plans. Unit prices are based upon input from local contractors.

ROADWAY IMPROVEMENTS:

8. The quantities for the roadway improvements are based on the 40-scale improvement plans. Unit prices are based upon input from local contractors.

UTILITIES:

9. The dry utilities are based upon a cost estimate by Power Plus.

AMENITIES & SPECIAL CONSTRUCTION:

10. Wall and fencing have not been included in this estimate. Assumed to be an onsite cost.

11. All major, manufactured slopes in excess of three feet in height are assumed to require slope landscaping and an irrigation system. For budgeting purposes it is estimated that \$1.25 per square foot will provide landscaping and an automatic irrigation system. This cost will vary with the design provided by the landscape architect.

12. The costs of landscaping and irrigating slopes and common areas are provided for budgeting purposes only. It is recommended that a landscape architect be consulted to obtain a more accurate cost estimate based on a landscape design plan.

13. This estimate excludes front yard landscaping.

MAINTENANCE:

14. Landscape maintenance (beyond the typical 90-day guarantee) has been estimated at \$650 per acre per month for a period of 12 months. Maintenance is estimated for all of the slope and parkway landscaping.

CONSULTANT FEES & SERVICES:

15. These estimated consultant costs are provided for budgeting purposes only and are not proposals. The office work is to be completed by the seller and therefore has been excluded from this estimate. The cost for survey work is an estimate only.

PERMITS, FEES, BONDS:

16. Condition of approval is available and has been reviewed for this estimate.

17. The estimated costs for permits, fees, and bonds were based on telephone research and fee schedules obtained from the City of Perris and Eastern Municipal Water District.

18. The school fees have not been included in this estimate. Assumed to be a building cost.

MISCELLANEOUS:

19. This estimate includes a budget to cover the costs of repairs for bond release.

20. This estimate includes a 5% contingency.

COMMUNITY FACILITY DISTRICT

21. This estimate assumes a CFD will be created to offset development costs. This estimate is based upon obtaining a CFD for \$15,000 per lot. The following fees are assumed to be covered by the CFD: Police, Fire, and Park. The \$1,088,532 is what remains after the fees have been paid.



Preliminary Cost Estimate for Budgeting Purposes

Project Name: TTM 32032	Gross Acreage: 37.30
Location: Perris, CA	Clearing Acreage: 0.00
Product Type: Single-Family	Minimum Lot Size: 6,000
Number of Units: 108	Density (Unit /Acre) 2.90

DESCRIPTION	TOTAL	COST/UNIT
TOTAL SITE PREPARATION	\$268,065	\$2,482
TOTAL GRADING	\$2,861,599	\$26,496
TOTAL SLOPE & EROSION CONTROL	\$81,165	\$752
TOTAL SANITARY SEWERS	\$264,596	\$2,450
TOTAL STORM DRAINAGE	\$301,350	\$2,790
TOTAL WATER DISTRIBUTION	\$452,112	\$4,186
TOTAL ROADWAY IMPROVEMENTS	\$1,357,119	\$12,566
TOTAL UTILITIES	\$685,660	\$6,349
TOTAL AMENITIES & SPECIAL CONSTRUCTION	\$496,780	\$4,600
TOTAL MAINTENANCE	\$76,195	\$706
TOTAL CONSULTANT FEES & SERVICE	\$485,572	\$4,496
TOTAL PERMITS, FEES, BONDS	\$2,815,480	\$26,069
TOTAL MISCELLANEOUS	\$52,500	\$486
TOTAL CFD CREDIT BY OTHERS	(\$1,088,532)	(\$10,079)
GRAND TOTAL	\$9,109,662	\$84,349
COST PER UNIT	\$84,349	

Note: This estimate is based on a 40-scale plans subject to revision by agencies.



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Density (Unit /Acre): 2.90

1.	SITE PREPARATION	QUANTITY	UNIT PRICE	AMOUNT
	CLEARING & GRUBBING	36.10 AC	\$500.00	\$18,050.00
	SITE PREP. PER SOILS REPORT	0 SF	\$0.00	\$0.00
	<u>DEMOLITION/REMOVAL</u>			
	POWER POLE RELOCATION ELLIS	0 EA	\$0.00	\$0.00
	SEWER LINE	0 LF	\$0.00	\$0.00
	FENCES	0 LF	\$0.00	\$0.00
	UTILITIES	0 LF	\$0.00	\$0.00
	WATER TANKS	0 LS	\$0.00	\$0.00
	PAVEMENT-ASPHALT	0 SF	\$0.00	\$0.00
	PAVEMENT-CONCRETE	0 SF	\$0.00	\$0.00
	SIDEWALK	0 SF	\$0.00	\$0.00
	CURB	0 LF	\$0.00	\$0.00
	TREES	0 LS	\$0.00	\$0.00
	SPEC. TREAT. CROPS	0 AC	\$0.00	\$0.00
	ORCHARDS	0 AC	\$0.00	\$0.00
	<u>RELOCATION/RESTORATION</u>			
*	UNDERGROUND CONVERSION	1 LS	\$209,800.00	\$209,800.00
*	TELEPHONE CONVERSION	1 LS	\$27,450.00	\$27,450.00
	GAS	0 LF	\$0.00	\$0.00
	TELEPHONE	0 LF	\$0.00	\$0.00
	SANITARY SEWER	0 LF	\$0.00	\$0.00
	WATER MAINS	0 LF	\$0.00	\$0.00
	FENCING	0 LF	\$0.00	\$0.00
	COMMON ACCESS ROADS	0 SF	\$0.00	\$0.00
	IRRIGATION	0 LF	\$0.00	\$0.00
	DRAINAGE FACILITIES	0 LF	\$0.00	\$0.00
	SLOPES	0 SF	\$0.00	\$0.00
	SUB-TOTAL SITE PREPARATION			\$255,300.00
	5% CONTINGENCY			\$12,765.00
	TOTAL SITE PREPARATION			\$268,065.00

* Per Power Plus.



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Density (Unit /Acre): 2.90

2.	GRADING	QUANTITY	UNIT PRICE	AMOUNT
	MASS EXCAVATION	151,630 CY	\$1.92	\$291,129.60
	OVER EXCAVATION	0 CY	\$1.82	\$0.00
	ALLUVIUM REMOVAL & COMP.	154,000 CY	\$1.82	\$280,280.00
	BUTTRESS & STABILIZATION	0 CY	\$0.00	\$0.00
	STREET & PAD OVEREXC. (RIPPABLE)	72,660 CY	\$2.02	\$146,773.20
	PAD OVEREXCAVATION FOR ROCK	0 CY	\$0.00	\$0.00
	STREET OVEREXCAVATION	0 CY	\$0.00	\$0.00
	BLASTING (DRILL & SHOOT)	95,740 CY	\$6.60	\$631,884.00
	ROCK HANDELING	95,740 CY	\$3.65	\$349,451.00
	SECONDARY BREAKING	31,913 CY	\$6.50	\$207,436.67
	CRUSHING	57,820 CY	\$6.30	\$364,266.00
	PRE BLAST DOCUMENTATION	1 LS	\$27,000.00	\$27,000.00
	6" CANYON SUBDRAIN	250 LF	\$25.00	\$6,250.00
	8" CANYON SUBDRAIN	0 LF	\$0.00	\$0.00
	4" BUTTRESS SUBDRAIN	0 LF	\$0.00	\$0.00
	4" BUTTRESS OUTLET PIPE	0 LF	\$0.00	\$0.00
	STREET BALANCE	0 SF	\$0.00	\$0.00
	CUT GRADE CURB & GUTTER	0 LF	\$0.00	\$0.00
	FILL SLOPE FINISH	SF	\$0.20	\$0.00
	LOT FINISH & ACCEPTANCE	108 DU	\$1,530.00	\$165,240.00
	ROUGH LOT PULLS	54 EA	\$0.00	NOT INCLUDED
	RETAINING WALL (SLOPES)	0 SF	\$32.00	\$0.00
	RETAINING WALL (SIDEYARD)	0 SF	\$25.00	\$0.00
	BACKCUT/BACKFILL WALLS	0 CY	\$0.00	\$0.00
	DEEPENED FOOTING	0 SF	\$0.00	\$0.00
	HOUSE RETAINING WALL	0 SF	\$0.00	\$0.00
	LOFFEL WALL	0 LF	\$0.00	\$0.00
	ROCK-EXCAVATION SURCHARGE	0 CY	\$0.50	\$0.00
	BLASTING	0 CY	\$5.00	\$0.00
	CONSTRUCTION WATER	378,290 CY	\$0.15	\$56,743.50
	MOBILIZATION	1 LS	\$75,000.000	\$75,000.00
	SUB-TOTAL GRADING			\$2,601,453.97
	10% CONTINGENCY			\$260,145.40
	TOTAL GRADING			\$2,861,599.36



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3.	3.	3.	3.	3.
	3.	3.	3.	3.
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	SLOPE & EROSION CONTROL	QUANTITY	UNIT PRICE	AMOUNT
	TERRACE DRAIN	140 LF	\$30.00	\$4,200.00
	BENCH DRAIN	0 LF	\$0.00	\$0.00
	DOWN DRAIN	50 LF	\$30.00	\$1,500.00
	UTILITY "V" DITCH	1,200 LF	\$18.00	\$21,600.00
	BROW DITCH	0 LF	\$9.00	\$0.00
	INTERCEPTOR DRAIN	0 LF	\$0.00	\$0.00
	4" PVC DRAIN PIPE	0 LF	\$0.00	\$0.00
	6" PVC DRAIN PIPE	0 LF	\$0.00	\$0.00
	AREA DRAIN	0 EA	\$0.00	\$0.00
	OUTLET PIPE	0 EA	\$0.00	\$0.00
	" PIPE	0 LF	\$0.00	\$0.00
	" PIPE	0 LF	\$0.00	\$0.00
	18" CSP	0 LF	\$0.00	\$0.00
	DOWN DRAIN TO PIPE TRANS.	0 EA	\$0.00	\$0.00
	DOWN DRAIN INLET	0 EA	\$0.00	\$0.00
	RIP RAP	0 SF	\$0.00	\$0.00
	SPLASH WALL	0 LF	\$0.00	\$0.00
	DESILTING BASIN	0 EA	\$0.00	\$0.00
	TEMP. DEBRIS BASIN	0 EA	\$0.00	\$0.00
	DEBRIS BASIN (SMALL)	0 EA	\$0.00	\$0.00
	DEBRIS BASIN (MEDIUM)	0 EA	\$0.00	\$0.00
	DEBRIS BASIN (LARGE)	0 EA	\$0.00	\$0.00
	RETENTION BASIN	0 EA	\$0.00	\$0.00
	HYDROSEED SLOPES	0 SF	\$0.04	\$0.00
	STABILIZED CONST. ENTRANCE / EXIT	0 SF	\$0.80	\$0.00
	DUST CONTROL (WATER TRUCKS)	0 DU	\$0.00	\$0.00
	POLYMER PADS	0 SF	\$0.04	\$0.00
	"SILT SAVERS" ASSEMBLY	0 EA	\$0.00	\$0.00
	"SLOPE GUARD" DEVICE	0 LF	\$0.00	\$0.00
	SILT FENCE	0 LF	\$0.00	\$0.00
	SANDBAGGING	1 YR	\$50,000.00	\$50,000.00
	CHECK DAMS	0 EA	\$0.00	\$0.00
	SUB-TOTAL SLOPE & EROSION CONTROL			\$77,300.00
	5% CONTINGENCY			\$3,865.00
	TOTAL SLOPE & EROSION CONTROL			\$81,165.00



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Number of Units:	108	Density (Unit /Acre)	2.90

4.	SANITARY SEWERS	QUANTITY	UNIT PRICE	AMOUNT
	8" PVC	4,704 LF	\$27.00	\$127,008.00
	8" PVC	0 LF	\$0.00	\$0.00
	8" PVC	0 LF	\$0.00	\$0.00
	EXTRA-DEEP 8" PVC (12-15 FT.)	161 LF	\$32.00	\$5,152.00
	EXTRA-DEEP 8" PVC ELLIS (15-20 FT.)	0 LF	\$0.00	\$0.00
	EXTRA-DEEP 8" PVC (12-25 FT.)	0 LF	\$0.00	\$0.00
	4" PVC LATERAL	3,342 LF	\$18.00	\$60,156.00
	4" PVC EXTRA DEPTH LATERAL	54 LF	\$20.00	\$1,080.00
	STANDARD MANHOLE	22 EA	\$2,500.00	\$55,000.00
	MANHOLE (50% SHARED)	0 EA	\$0.00	\$0.00
	MANHOLE (50% REIMBURSEMENT)	0 EA	\$0.00	\$0.00
	EXTRA DEEP MANHOLE (15-20 FT.)	0 EA	\$0.00	\$0.00
	EXTRA DEEP MANHOLE (20-25 FT.)	0 EA	\$0.00	\$0.00
	60" MANHOLE	0 EA	\$0.00	\$0.00
	72" MANHOLE	0 EA	\$0.00	\$0.00
	CLEAN-OUTS	0 EA	\$0.00	\$0.00
	SLOPE ANCHORS	0 EA	\$0.00	\$0.00
	REMOVE & REPLACE PVMT.	0 SF	\$0.00	\$0.00
	SADDLE JOIN	0 EA	\$0.00	\$0.00
	SPECIAL BEDDING	0 LF	\$0.00	\$0.00
	SPECIAL ENCASEMENT	0 LF	\$0.00	\$0.00
	SPECIAL BACKFILL	0 LF	\$0.00	\$0.00
	HANG PIPE ON BRIDGE	0 LF	\$0.00	\$0.00
	JACKING/BORING	0 LF	\$0.00	\$0.00
	TUNNELING	0 LF	\$0.00	\$0.00
	PIPE ANCHOR	0 EA	\$0.00	\$0.00
	PIPE COLLAR	0 EA	\$0.00	\$0.00
	PLUG	0 EA	\$100.00	\$0.00
	PUMP STATION	0 EA	\$0.00	\$0.00
	REMOVE PLUG & JOIN	0 EA	\$500.00	\$0.00
	CONNECT TO EX. MANHOLE	2 EA	\$1,800.00	\$3,600.00
	CONNECT TO EXISTING LINE	0 EA	\$0.00	\$0.00
	BALLING/TESTING	0 EA	\$0.00	\$0.00
	<u>OFFSITE</u>			
	8" SEWER MAIN	0 LF	\$25.00	\$0.00
	100% REIMBURSED	0 LF	(\$25.00)	\$0.00
	MANHOLE	0 EA	\$2,100.00	\$0.00
	MANHOLE REIMBURSEMENT	0 EA	(\$2,100.00)	\$0.00
	SUB-TOTAL SANITARY SEWER			\$251,996.00
	5% CONTINGENCY			\$12,599.80
	TOTAL SANITARY SEWER			\$264,595.80



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5.	STORM DRAINAGE	QUANTITY	UNIT PRICE	AMOUNT
	18" RCP	441 LF	\$65.00	\$28,665.00
	24" RCP	428 LF	\$85.00	\$36,380.00
	24" RCP	0 LF	\$0.00	\$0.00
	30" RCP	566 LF	\$97.00	\$54,902.00
	36" RCP	259 LF	\$115.00	\$29,785.00
	42" RCP	54 LF	\$135.00	\$7,290.00
	54" RCP	0 LF	\$0.00	\$0.00
	66" RCP	0 LF	\$0.00	\$0.00
	72" RCP	0 LF	\$0.00	\$0.00
	5' X 10' RCB	0 LF	\$0.00	\$0.00
	6' X 10' RCB	0 LF	\$0.00	\$0.00
	11' X 8' RCB	0 LF	\$0.00	\$0.00
	7' X 14' RCB	0 LF	\$0.00	\$0.00
	30" X 42" CSP	0 LF	\$0.00	\$0.00
	24" X 36" CSP	0 LF	\$0.00	\$0.00
	MANHOLE NO. 1	5 EA	\$4,250.00	\$21,250.00
	JUNCTION STRUCTURE NO.4	2 EA	\$3,500.00	\$7,000.00
	JUNCTION STRUCTURE NO.2	3 EA	\$1,100.00	\$3,300.00
	CATCH BASIN - LOCAL DEPRESSIONS			
	W = 3.5'	1 EA	\$4,000.00	\$4,000.00
	W = 7'	1 EA	\$4,800.00	\$4,800.00
	W = 10'	5 EA	\$6,000.00	\$30,000.00
	W = 14'	2 EA	\$7,200.00	\$14,400.00
	W = 21'	2 EA	\$9,600.00	\$19,200.00
	FLOW-GARD FOSSIL FILTERS	0 EA	\$1,100.00	\$0.00
	INLET RISERS	0 EA	\$1,800.00	\$0.00
	HEADWALL	3 EA	\$3,500.00	\$10,500.00
	"V" DITCH INLET	1 EA	\$2,200.00	\$2,200.00
	WATER QUALITY OUTLET	2 EA	\$5,000.00	\$10,000.00
	REMOVE & REPLACE FENCE	0 LF	\$7.00	\$0.00
	ENERGY DISSIPATOR	0 EA	\$0.00	\$0.00
	COLLAR	0 EA	\$550.00	\$0.00
	ANCHOR	0 EA	\$650.00	\$0.00
	ENERGY DISSIPATOR RINGS	0 EA	\$0.00	\$0.00
	SUB-TOTAL STORM DRAINAGE (Pg. 7)			\$283,672.00

Note: These quantities are based on a preliminary storm drain design which was calculated without the availability of a hydrology study. Since pipe diameter is based on rates of grade and area of drainage these quantities are subject to change when a hydrology study is provided. These quantities and this budget is for rough preliminary budgeting purposes only. It is highly recommended that a hydrology study be prepared as soon as possible. 3 CFS per acre was used to estimate the capacity of the system.



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5.	STORM DRAINAGE (Continued)	QUANTITY	UNIT PRICE	AMOUNT
	DROP STRUCTURES	0 EA	\$0.00	\$0.00
	SPECIAL BACKFILL OR COMP.	0 EA	\$0.00	\$0.00
	RIP RAP	416 SF	\$8.00	\$3,328.00
	D.G. ACCESS ROAD TO HEADWALLS	0 SF	\$0.60	\$0.00
	REMOVE CONCRETE BASINS	0 EA	\$2,500.00	\$0.00
	ADJUST MH TO GRADE	7 EA	\$350.00	INCLUDED W/ ROADS
	BRICK & MORTAR PLUG	0 EA	\$0.00	\$0.00
	REMOVE PLUG & JOIN	0 EA	\$500.00	\$0.00
	TRAFFIC CONTROL	0 LS	\$0.00	\$0.00
	SUB-TOTAL STORM DRAINAGE (THIS PAGE)			\$3,328.00
	SUB-TOTAL STORM DRAINAGE (LAST PAGE & THIS PAGE)			\$287,000.00
	5% CONTINGENCY			\$14,350.00
	TOTAL STORM DRAINAGE			\$301,350.00



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6.	WATER DISTRIBUTION	QUANTITY	UNIT PRICE	AMOUNT
	12" CML & C	0 LF	\$32.00	\$0.00
	8" PVC	4,217 LF	\$26.00	\$109,642.00
	8" PVC WITH RESTRAINED JOINTS	2,972 LF	\$34.25	\$101,791.00
	8" PVC	0 LF	\$22.00	\$0.00
	1" SERVICE & METER BOX	108 EA	\$800.00	\$86,400.00
	2" SERVICE ONLY & METER BOX	5 EA	\$2,800.00	\$14,000.00
	2" METER & BOX ONLY	0 EA	\$0.00	\$0.00
	8" VALVE ASSEMBLY (50% REIMB.)	0 EA	\$0.00	\$0.00
	8" VALVE ASSEMBLY	15 EA	\$1,350.00	\$20,250.00
	8" VALVE ASSEMBLY	0 EA	\$875.00	\$0.00
	FIRE HYDRANT ASSEMBLY	19 EA	\$4,000.00	\$76,000.00
	ADDITIONAL FIRE HYDRANTS	0 EA	\$2,050.00	\$0.00
	1" AIR/VACUUM RELEASE	8 EA	\$1,800.00	\$14,400.00
	TEST STATION	0 EA	\$1,500.00	\$0.00
	6" TEMPORARY BLOW-OFF ASSEMBLY	1 EA	\$3,600.00	\$3,600.00
	SPECIAL ENCASEMENT	0 LF	\$0.00	\$0.00
	SPECIAL BACKFILL	0 LF	\$0.00	\$0.00
	BRIDGE CASINGS	0 LF	\$0.00	\$0.00
	TEMPORARY PLUG	0 EA	\$1,000.00	\$0.00
	REMOVE CAP & JOIN	3 EA	\$1,500.00	\$4,500.00
	REMOVE & REPLACE PVMT.	0 SF	\$12.00	\$0.00
	CONCRETE ANCHOR	0 EA	\$0.00	\$0.00
	8" COLD TAP ASSEMBLY	0 EA	\$0.00	\$0.00
	CUT -IN- TEE	0 EA	\$6,500.00	\$0.00
	BOOSTER STATION	0 EA	\$0.00	\$0.00
	PRESSURE REDUCING STATION	0 EA	\$0.00	\$0.00
	RESERVOIR	0 GA	\$0.00	\$0.00
	TRAFFIC CONTROL	0 LS	\$0.00	\$0.00
	OFFTRACT	0 LS	\$0.00	\$0.00
	SUB-TOTAL WATER DISTRIBUTION			\$430,583.00
	5% CONTINGENCY			\$21,529.15
	TOTAL WATER DISTRIBUTION			\$452,112.15



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7.	ROADWAY IMPROVEMENTS	QUANTITY	UNIT PRICE	AMOUNT
	ROLLED CURB & GUTTER	0 LF	\$0.00	\$0.00
	6" CURB & GUTTER	9,069 LF	\$13.00	\$117,897.00
	6" CURB & GUTTER -8" TRANSITION	232 LF	\$14.00	\$3,248.00
	8" CURB & GUTTER	2,185 LF	\$14.00	\$30,590.00
	8" CURB & GUTTER MODIFIED	3,361 LF	\$14.00	\$47,054.00
	A.C. BERM	2,795 LF	\$8.00	\$22,360.00
	REMOVE EXISTING DIKE	856 LF	\$4.00	\$3,424.00
	SIDEWALK MEANDERING	16,268 SF	\$3.19	\$51,894.92
	SIDEWALK	43,219 SF	\$3.19	\$137,868.61
	DRIVEWAY APRONS	12,312 SF	\$4.20	\$51,710.40
	REMOVE EXISTING CROSSGUTTER	300 SF	\$3.75	\$1,125.00
	CONCRETE CROSSGUTTER	4,284 SF	\$7.50	\$32,130.00
	REIMBURSE 1/2 MEDIAN (ELLIS)	1,681 LF	(\$7.00)	(\$11,763.50)
	BASE UNDER SIDEWALK	0 SF	\$0.00	\$0.00
	BASE UNDER CURB & GTR.	0 LF	\$0.00	\$0.00
	BASE UNDER ROADWAY	0 SF	\$0.00	\$0.00
	LOCAL DEPRESSIONS	0 EA	\$1,800.00	\$0.00
	CONCRETE APRON	0 SF	\$0.00	\$0.00
	ALLEY GUTTER - W =3'	0 LF	\$14.25	\$0.00
a)	3" AC/ 6" AB	316,422 SF	\$1.98	\$626,515.56
a)	3" AC/ 12" AB	0 SF	\$1.81	\$0.00
	CONCRETE BUS STOP	2,167 SF	\$10.00	\$21,670.00
	3" AC/ 12" AB A STREET	0 SF	\$1.81	\$0.00
	SUBGRADE PREPARATION	318,589 SF	\$0.15	\$47,788.35
	OVERLAY	17,993 SF	\$0.68	\$12,235.24
	SAWCUT & REMOVE EXISTING PVM'T	13,015 SF	\$0.45	\$5,856.75
	MEDIAN DRAINS	0 LF	\$0.00	\$0.00
	MEDIAN DRAIN INLETS	0 EA	\$0.00	\$0.00
	MEDIAN LANDSCAPING	0 SF	\$0.00	\$0.00
	ISLAND LANDSCAPING	0 SF	\$0.00	\$0.00
	SUB-TOTAL ROADWAY IMPROVEMENTS (THIS PAGE)			\$1,201,604.33

a) This is an assumed section. Actual thickness to be determined by a soils engineer.



Preliminary Cost Estimate for Budgeting Purposes

Project Name: TTM 32032
Location: Perris, CA
Product Type: Single-Family
Number of Units: 108

Gross Acreage: 37.30
Clearing Acreage: 0.00
Minimum Lot Size: 6,000
Density (Unit /Acre) 2.90

7.	ROADWAY IMPROVEMENTS (Continued)	QUANTITY	UNIT PRICE	AMOUNT
	STAMPED CONCRETE	0 SF	\$0.00	\$0.00
	ADJUST MH TO GRADE	22 EA	\$300.00	\$6,600.00
	ADJUST VALVE TO GRADE	34 EA	\$120.00	\$4,080.00
	SPECIAL CONCRETE	0 SF	\$0.00	\$0.00
	MATCH TO EX. PAVEMENT	0 EA	\$1,500.00	\$0.00
	FEATHER AC	0 LF	\$3.50	\$0.00
	STREET NAME SIGN W/ BASE	14 EA	\$425.00	\$5,950.00
	DEAD END SIGN	4 EA	\$175.00	\$700.00
	STOP SIGN	8 EA	\$605.00	\$4,840.00
	SPEED LIMIT SIGN	2 EA	\$175.00	\$350.00
	REMOVE EXISTING BARRICADE	74 LF	\$25.00	\$1,850.00
	BARRICADE W/REFLECTORS	120 LF	\$46.00	\$5,520.00
	REMOVE BARRICADE	0 LF	\$0.00	\$0.00
	SURVEY MONUMENTS	0 EA	\$0.00	\$0.00
	SAWCUT & REMOVE EX. C&G, SW, AC	0 LF	\$0.00	\$0.00
	STREET TREES	0 EA	\$0.00	\$0.00
	TRAFFIC SIGNAL	1 EA	\$125,000.00	\$125,000.00
	REIMBURSE TRAFFIC SIGNAL	1 EA	(\$100,000.00)	(\$100,000.00)
	PARKWAY DRAIN	2 EA	\$3,500.00	\$7,000.00
	THRU CURB DRAIN	0 EA	\$0.00	\$0.00
	PARKWAY DRAIN	0 EA	\$0.00	\$0.00
	ACCESS RAMPS	16 EA	\$1,500.00	\$24,000.00
	TRAFFIC CONTROL	1 LS	\$5,000.00	\$5,000.00
	SUB-TOTAL ROADWAY IMPROVEMENTS (THIS PAGE)			\$90,890.00
	SUB-TOTAL ROADWAY IMPROVEMENTS (LAST PAGE & THIS PAGE)			\$1,292,494.33
	5% CONTINGENCY			\$64,624.72
	TOTAL ROADWAY IMPROVEMENTS			\$1,357,119.05



Preliminary Cost Estimate for Budgeting Purposes

Project Name: TTM 32032
Location: Perris, CA
Product Type: Single-Family
Number of Units: 108

Gross Acreage: 37.30
Clearing Acreage: 0.00
Minimum Lot Size: 6,000
Density (Unit /Acre): 2.90

8.	UTILITIES	QUANTITY	UNIT PRICE	AMOUNT
UTILITY COSTS PROVIDED BY POWER PLUS				
UNDERGROUND POWER				
	PRIMARY	0 LF	\$10.00	\$0.00
	SECONDARY	0 LF	\$0.00	\$0.00
	TRANSFORMERS	0 EA	\$0.00	\$0.00
	BACKBONE ELLIS	0 LF	\$27.00	\$0.00
	STREET CROSSINGS	1 LS	\$80,905.00	\$80,905.00
	CONTRACTOR EXPENSES JOINT TR.	1 LS	\$476,849.00	\$476,849.00
STREET LIGHTS				
	CONDUCTORS	0 EA	\$0.00	\$0.00
	POLE & SINGLE LUMINARIA	38 EA	\$1,300.00	\$49,400.00
	TAXES	0% EA	\$0.00	\$0.00
	ENERGY CHARGES	38 EA	\$350.00	\$13,300.00
	CABLE TV	0 NIC	\$0.00	\$0.00
	TELEPHONE	0 NIC	\$0.00	\$0.00
	ELECTRIC ADVANCEMENT	1 LS	\$160,554.00	\$160,554.00
	GAS MAIN EXTENSION FEE	7,675 LF	\$6.50	\$49,887.50
	GAS STUB DEPOSITS	108 EA	\$255.00	\$27,540.00
	REFUNDABLE GAS & ELECTRIC	1 LS	(\$205,426.00)	(\$205,426.00)
	TELEPHONE STRUCTURE REIMB.	- LS	\$0.00	\$0.00
	SUB-TOTAL UTILITIES			\$653,009.50
	5% CONTINGENCY			\$32,650.48
	TOTAL UTILITIES			\$685,659.98



Preliminary Cost Estimate for Budgeting Purposes

Project Name: TTM 32032
Location: Perris, CA
Product Type: Single-Family
Number of Units: 108

Gross Acreage: 37.30
Clearing Acreage: 0.00
Minimum Lot Size: 6,000
Density (Unit /Acre) 2.90

9.	AMENITIES & SPECIAL CONSTRUCTION	QUANTITY	UNIT PRICE	AMOUNT
	RECREATION CENTER & POOL	0 LS	\$0.00	\$0.00
	JACUZZI	0 EA	\$0.00	\$0.00
	SWIMMING POOL	0 EA	\$0.00	\$0.00
	TENNIS COURTS	0 EA	\$0.00	\$0.00
	LAKES	0 LS	\$0.00	\$0.00
	PEDESTRIAN CROSSING	0 SF	\$20.00	\$0.00
	WOODEN BRIDGES	0 EA	\$0.00	\$0.00
	CONCRETE BRIDGES	0 SF	\$0.00	\$0.00
	COMMON AREA IMPROVEMENTS			
a)	LANDSCAPING & IRRIGATION	0 LS	\$0.00	\$0.00
	EQUESTRIAN FENCING	0 LF	\$0.00	\$0.00
	CHAIN LINK ALONG ORANGE GROVES	0 LS	\$0.00	\$0.00
	PLAYGROUND EQUIPMENT	0 LS	\$0.00	\$0.00
	BENCHES	0 EA	\$0.00	\$0.00
	MASONRY SIDEYARD WALL	0 LF	\$85.00	NOT INCLUDED
	MASONRY PERIMTER WALL	0 LF	\$85.00	NOT INCLUDED
	PILASTER	0 EA	\$585.00	NOT INCLUDED
	WROUGHT IRON FENCE	0 LF	\$25.00	\$0.00
	ENTRY MONUMENTATION	1 EA	\$15,000.00	\$15,000.00
	WING-WALLS & GATES	0 EA	\$0.00	NOT INCLUDED
	SIDE-YARD FENCING	0 LF	\$0.00	NOT INCLUDED
a)	MEDIAN LANDSCAPING	8,922 SF	\$4.00	\$35,688.00
a)	MEDIAN LANDSCAPING REIMB.	4,461 SF	(\$4.00)	(\$17,844.00)
a)	MEDIAN HARDSCAPE	6,226 SF	\$6.00	\$37,356.00
a)	MEDIAN HARDSCAPE REIMBURSEMEN	3,113 SF	(\$6.00)	(\$18,678.00)
a)	PARKWAY LANDSCAPING PERIMETER	22,292 SF	\$4.00	\$89,168.00
a)	PARKWAY LANDSCAPING INTERIOR	21,396 SF	\$4.00	\$85,584.00
a)	SLOPE PLANTING & IRRIGATION	197,480 SF	\$1.25	\$246,850.00
a)	FUEL MODIFICATON	0 SF	\$0.55	\$0.00
	SUB-TOTAL AMENITIES & SPEC. CONSTRUCTION			\$473,124.00
	5% CONTINGENCY			\$23,656.20
	TOTAL AMENITIES & SPEC. CONSTRUCTION			\$496,780.20

(a) It is recommended that a landscape architect be consulted. These costs are provided for budgeting purposes only.



Preliminary Cost Estimate for Budgeting Purposes

Project Name:	TTM 32032	Gross Acreage:	37.30
Location:	Perris, CA	Clearing Acreage:	0.00
Product Type:	Single-Family	Minimum Lot Size:	6,000
Number of Units:	108	Density (Unit /Acre)	2.90

10.	MAINTENANCE	QUANTITY	UNIT PRICE	AMOUNT
	STREET CLEANING	316,422 SF	\$0.04	\$12,656.88
	DEBRIS REMOVAL	1 LS	\$12,656.88	\$12,656.88
	"CONCRETE WASH-OFF" BASIN	0 EA	\$0.00	\$0.00
	FLO-GARD FOSSIL FILTERS	0 YR	\$0.00	\$0.00
a)	LANDSCAPE MAINTENANCE	1 LS	\$47,253.03	\$47,253.03
	SUB-TOTAL MAINTENANCE			\$72,566.79
	5% CONTINGENCY			\$3,628.34
	TOTAL MAINTENANCE			\$76,195.13

(a) This cost is **\$650** per month
per acre fo **12** months.



Preliminary Cost Estimate for Budgeting Purposes

Project Name: TTM 32032
Location: Perris, CA
Product Type: Single-Family
Number of Units: 108

Gross Acreage: 37.30
Clearing Acreage: 0.00
Minimum Lot Size: 6,000
Density (Unit /Acre): 2.90

11.	CONSULTANT FEES & SERVICES	QUANTITY	UNIT PRICE	AMOUNT
	PRELIMINARY SOILS REPORT	1 LS	\$25,000.00	PAID
	FINAL SOILS REPORT	108 DU	\$400.00	\$43,200.00
	TRENCH BACKFILL CONTROL	17,200 LF	\$1.00	\$17,200.00
	COMPACTION/GRADING CNTRL.	659,504 CY	\$0.12	\$79,140.52
a)	PRELIMINARY PLANNING STUDIES	0 LS	\$0.00	\$0.00
	CIVIL ENGINEERING OFFICE WORK	- LS	\$0.00	BY OWNER
a)	FIELD/SURVEY WORK	108 DU	\$2,000	\$216,000.00
a)	OFFICE WORK			
	TOPOGRAPHIC SURVEY	0 LS	\$0.00	INCLUDED
	PRECISE GRADING	0 DU	\$0.00	NOT INCLUDED
	PRELIMINARY STUDIES	0 LS	\$0.00	\$0.00
	TENTATIVE TRACT MAP	0 DU	\$0.00	\$0.00
	SPECIAL STUDIES	0 LS	\$0.00	\$0.00
	A.L.T.A. SURVEY	0 LS	\$0.00	\$0.00
	MISCELLANEOUS	0 LS	\$0.00	\$0.00
	ENVIRONMENTAL IMPACT	0 LS	\$0.00	\$0.00
	HYDROLOGIST	0 LS	\$5,000.00	\$0.00
	ARCHEO/PALEONTOLOGIST	0 LS	\$3,500.00	\$0.00
	LANDSCAPE ARCHITECT	8% LS	\$496,780.00	\$39,742.40
	UTILITY CONSULTANT (5%)	1 LS	\$34,280.00	\$34,280.00
	BIOLOGIST (ADDITIONAL SURVEYS)	1 LS	\$15,000.00	\$15,000.00
	ACOUSTICAL	1 LS	\$5,000.00	\$5,000.00
	ATTORNEY	0 LS	\$0.00	\$0.00
	BLUEPRINT & DELIVERIES	3%	\$429,562.92	\$12,886.89
	SUB-TOTAL CONSULTANT FEES & SERVICES			\$462,449.81
	5% CONTINGENCY			\$23,122.49
	TOTAL CONSULTANT FEES & SERVICES			\$485,572.30

(a) To be used for budgeting purposes only. This is not a proposal.



Preliminary Cost Estimate for Budgeting Purposes

Project Name: TTM 32032	Gross Acreage: 37.30
Location: Perris, CA	Clearing Acreage: 0.00
Product Type: Single-Family	Minimum Lot Size: 6,000
Number of Units: 108	Density (Unit /Acre) 2.90

12.	PERMITS, FEES, BONDS	QUANTITY	UNIT PRICE	AMOUNT
<u>NOTE: The following fees are considered to be base fees only. Actual fees will be calculated at the time of issuance of a permit. Fees may vary due to exemption, credit, or other variables.</u>				
<u>BONDS</u>				
	PERFORMANCE	1% LS	\$2,576,624.85	\$25,766.25
	LABOR & MATERIAL	0% LS	\$0.00	\$0.00
	WARRANTY	0 LS	\$0.00	\$0.00
	MAINTENANCE	0 LS	\$0.00	\$0.00
	TAX	0 LS	\$0.00	\$0.00
<u>PERMITS</u>				
	PRE-CHECK DEPOSIT	0 LS	\$0.00	\$0.00
	GRADING	0 LS	\$0.00	\$0.00
	PRECISE GRADING	0 LS	\$0.00	\$0.00
	ENCROACHMENT	0 LS	\$0.00	\$0.00
	FISH & GAME	0 LS	\$0.00	\$0.00
	RETAINING WALLS	0 LS	\$0.00	\$0.00
	INITIAL NOI / NPDES	1 LS	\$960.00	\$960.00
	YEARLY NPDES FEE (3 years)	1 LS	\$534.00	\$534.00
<u>PLAN CHECK & INSPECTION</u>				
	GRADING PLAN CHECK	1 LS	996.50	PAID
	PLAN CHECK IMPROVEMENT PLANS	1 LS	92712.31	PAID
	STORM DRAIN INSPECTION	3.0%	\$301,350.00	\$9,040.50
	STREETS INSPECTION	3.0%	\$1,357,119.05	\$40,713.57
	SEWER & WATER INSPECTION	3.0%	\$716,707.95	\$21,501.24
	PRECISE GRADING	0 LS	\$0.00	\$0.00
	WATER PLAN CHECK	3.50%	\$452,112.15	\$15,823.93
	GRADING PERMIT ALLOWANCE	1 LS	\$2,500.00	\$2,500.00
	LANDSCAPING PLAN CHECK & INSP.	24 SHT	\$200.00	\$4,800.00
	FINAL TRACT MAP	1 LS	\$5,920.00	PAID
	TENTATIVE TRACT MAP	0 LS	\$0.00	PAID
	ADMINISTRATIVE DETERMINATION	108 DU	\$0.00	PAID
	REZONING FEE	0 AC	\$0.00	PAID
	ORDINANCE AMENDMENT	0 LS	\$0.00	PAID
	DEVELOPMENT AGREEMENT	0 LS	\$0.00	PAID
	ENVIRONMENTAL ASSESSMENT STUDY	0 LS	\$0.00	PAID
	MITIGATED NEG. DECL.	0 LS	\$0.00	PAID
	GENERAL PLAN AMENDMENT	0 LS	\$0.00	PAID
	DEVELOPMENT PLAN REVIEW	0 AC	\$0.00	PAID
SUB-TOTAL PERMITS, FEES, BONDS (THIS PAGE)				\$121,639.48



Preliminary Cost Estimate for Budgeting Purposes

Project Name:	TTM 32032	Gross Acreage:	37.30
Location:	Perris, CA	Clearing Acreage:	0.00
Product Type:	Single-Family	Minimum Lot Size:	6,000
Number of Units:	108	Density (Unit /Acre)	2.90

12.	PERMITS, FEES, BONDS (Continued)	QUANTITY	UNIT PRICE	AMOUNT
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NOTE: The following fees are considered to be base fees only. Actual fees will be calculated at the time of issuance of a permit. Fees may vary due to exemption, credit, or other variables.

CITY OF PERRIS

	SEWER PERMIT FEE	0	LS	\$0.00	\$0.00
	E.M.W.D. FINANCIAL PARTICIPATION	108	DU	\$3,843.00	\$415,044.00
*	SEWER EQUITY FEE	108	DU	\$600.00	\$64,800.00
	SEWER ISSUANCE AND INSPECTION	108	DU	\$35.00	\$3,780.00

CITY OF PERRIS

	WATER EQUITY	108	DU	\$500.00	\$54,000.00
	WATER DEPOSIT	108	DU	\$100.00	\$10,800.00
1"	METER INSTALLATION	108	DU	\$1,000.00	\$108,000.00
2"	METER INSTALLATION	5	EA	\$1,590.00	\$7,950.00
ELEMENTAR	SCHOOL FEE	2,000	SF	\$0.00	NOT INCLUDED
HIGH SCHO	SCHOOL FEE	2,000	SF	\$0.00	NOT INCLUDED
	SCHOOL FEE	0	SF	\$0.00	\$0.00

DEVELOPMENT IMPACT FEES

	POLICE/SHERRIFF DEPARTMENT	108	DU	\$59.00	CFD BY CITY
	FIRE DEPARTMENT	108	DU	\$362.00	CFD BY CITY
	COMMUNITY AMENTIES	108	DU	\$1,120.00	\$120,960.00
	GOVERNMENT AMENTIES	108	DU	\$576.00	\$62,208.00
	PARK & RECREATION	108	DU	\$4,500.00	CFD BY CITY
	TRANSPORTATION FACILITIES	108	DU	\$4,025.00	\$434,700.00
	ADMINISTRATION	108	DU	\$22.00	\$2,376.00
	TRANSPORTATION MITIGATION IMPACT	108	DU	\$9,693.00	\$1,046,844.00
	MULTIPLE SPECIES HABITAT FEE	108	DU	\$1,801.00	\$194,508.00
	MASTER DRAINAGE FEE	37.3	AC	\$0.00	NO FEE
	TRANSPORTATION MITIGATION CREDIT	0	DU	\$0.00	\$0.00
	TRAFFIC IMPACT FEE	0	DU	\$0.00	\$0.00
	FIRE AUTHORITY - PLAN REVIEW FEE	0	LS	\$0.00	\$0.00
	FIRE AUTHORITY - INSPECTION FEE	0	LS	\$0.00	\$0.00
	LANDSCAPE MAINT. DIST. #1	1	LS	\$5,250.00	\$5,250.00
	MAINTENANCE DIST. #1	1	LS	\$5,250.00	\$5,250.00
	FLOOD CONTROL DIST. 1	1	LS	\$5,250.00	\$5,250.00
	CHILD CARE FEE	0	DU	\$0.00	\$0.00
	STRONG MOTION FEE	0	DU	\$0.00	\$0.00
	AFFORDABLE HOUSING FEE	0	DU	\$0.00	\$0.00
	KANGAROO RAT FEE	36.1	AC	\$500.00	\$18,050.00

SUB-TOTAL PERMITS, FEES, BONDS (THIS PAGE)	\$2,559,770.00
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SUB-TOTAL PERMITS, FEES, BONDS (LAST PAGE & THIS PAGE)	\$2,681,409.48
5% CONTINGENCY	\$134,070.47

TOTAL PERMITS, FEES, BONDS	\$2,815,479.96
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* City could not guarantee that fee will not be required.



Preliminary Cost Estimate for Budgeting Purposes

Project Name: TTM 32032	Gross Acreage: 37.30
Location: Perris, CA	Clearing Acreage: 0.00
Product Type: Single-Family	Minimum Lot Size: 6,000
Number of Units: 108	Density (Unit /Acre) 2.90

13.	MISCELLANEOUS	QUANTITY	UNIT PRICE	AMOUNT
	REPAIRS / BOND RELEASE	0% LS	\$5,317,941.36	\$0.00
	REPAIRS / BOND RELEASE	1 LS	\$50,000.00	\$50,000.00
	SUB-TOTAL MISCELLANEOUS			\$50,000.00
	5% CONTINGENCY			\$2,500.00
	TOTAL MISCELLANEOUS			\$52,500.00