

**FEASIBILITY REPORT
FOR THE
NEWCASTLE FIRE STATION
OLD STATE HIGHWAY**

PREPARED FOR THE

NEWCASTLE FIRE PROTECTION DISTRICT

OCTOBER 2013



BY

ROSEVILLE DESIGN GROUP, INC.

ROSEVILLE DESIGN GROUP, Inc • Established 1979
Planning • Surveying • Building Design
Civil Engineering • Structural Engineering



“Values from the Past, Experience for the Present, Preparing for the Future”

rdg@rosevilledesigngroup.com • 8421 Auburn Boulevard • Suite 170 • Citrus Heights, CA 95610 • phone: (916) 910-9345 • fax: (916) 910-9479

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INTRODUCTION AND EXECUTIVE SUMMARY

Introduction

On September 13, 2013, members of the Newcastle Fire Protection District (Newcastle FPD) met with and commissioned Roseville Design Group, Inc. (RDG) to evaluate the feasibility of constructing a new fire station on the vacant lot located on Old State Highway, Newcastle. The following is a compilation of known information and costs associated with the planning, design and construction of the fire station at this location.

Improvements to Existing Fire Station 41

Originally, the Newcastle FPD intended to compare the costs and feasibility of constructing the new fire station per this report with the optional cost and feasibility of rehabilitating the existing Fire Station 41 located at 9211 Cypress Street. After review and discussion with RDG, it was concluded that rehabilitating the existing fire station would not be a cost effective option, and therefore the Newcastle FPD decided not to invest the cost to further evaluate this option. The existing building is approximately 100 years old, and rehabilitation would involve cutting into existing walls, floors and ceilings to upgrade electrical, mechanical, plumbing and structural systems. This can be very costly due to unforeseen site conditions, especially with such an old building. Also, if the existing building were to be upgraded, Placer County would require that the entire building be seismically reinforced which would cost between \$100,000 and \$200,000 alone. Also, the building would be required to conform to State and Federal Accessibility requirements which would likely require the addition of an elevator or other means of access. Upgrading the building to current fire standards would also be problematic and costly. And, in the end, the building would not have much more functionality than it currently does.

Executive Summary

The total cost to study, design and construct a fire station at Old State Highway is approximately \$1.6 M. See Budget Analysis at the end of this report for a breakdown of costs. The proposed design of the building will require approval from Placer County Community Development, Placer County Water Agency, Caltrans, and South Placer Municipal Utility District (Sewer District).

A sewer line and easement exists on the property that will likely require adjustment or re-routing prior to development of the site.

The site is currently a deep hole that will require significant clearing of trees and brush, and filling with earth material. It will be critical that the imported fill material be



properly compacted to avoid long-term settlement of the site and damage to the new fire station.

A portion of the hole to be filled is on Caltrans property. The project will therefore be subject to review and approval by Caltrans, and an encroachment permit will be required.

Based on known project requirements and issues, Roseville Design Group, Inc. recommends that the project proceed to conceptual design phase.

Project feasibility and costs are detailed on the following pages.



SITE HISTORY AND EXISTING CONDITIONS

The site is located on two undeveloped parcels on the west side of town between Old State Highway (a County-maintained road), and Highway 80 off-ramp (Caltrans). The closest developed adjacent property is Monroe Transmission located immediately north of the site. The entire site is 30 feet to 40 feet lower than the adjacent roads, and is not currently developable unless filled with imported earth material. Significant brush and trees have overgrown the site, however none of the vegetation requires preservation as would be the case if oak trees existed.

The property is currently owned by Mr. Jerald Saladana, and was originally part of a larger tract of land owned by the Saladana family as early as the 1870's. Historically, a China Town existed in the area of the site including living quarters for transients who worked for the local fruit packing industries. However, all structures were demolished and removed from the site when Interstate 80 was constructed in the late 1950's. A gas station previously existed immediately north of the site that is now occupied by Monroe Transmission.

A sanitary sewer manhole and service pipes currently exist that are maintained by the South Placer Municipal Utility District. To accommodate the new fire station development, a portion of this system will require adjustment or relocation. Also, it is believed that a sewer easement exists (to be confirmed by the Sewer District) that will require adjustment or elimination.

A Phase 1 Environmental Site Assessment (ESA) was recently conducted for the site to check available historical records for any environmental issues related to the site, and conduct a cursory site inspection for any evidence of environmental problems. No Recognized Environmental Conditions (REC's) have been recorded for the site, nor were any observed at the site. The property is not listed on any Local, State or Federal databases searched for records of environmental incidences. A Phase 1 ESA report dated October 4, 2013 has been prepared that concludes that no further environmental investigation (i.e. Phase 2 ESA) is warranted at this time. The only environmental concern observed exists on the Monroe Transmission property immediately north of the site where petroleum odors were detected, and one drum was observed that appears to have been leaking a petroleum product.



ENTITLEMENTS AND APPROVALS

Placer County defines the proposed fire station as a “Public Safety Facility”, and the property is zoned IN-Dc (Industrial-Design Scenic Corridor) which is a Design Review Combining District. The designation “-Dc” (Design Review Corridor) applies to:

- a. Areas of special natural beauty and aesthetic interest that constitute a basic resource in the county economy, the preservation of which in its most nearly natural state would enhance tourism; or
- b. Areas, places, sites, structures or uses where application of the design review combining district will serve to carry out the other purposes stated in subsection A of Section 17.52.070 of the Zoning Ordinance.

Industrial zoning districts are among the few zonings that allow the use by matter of right, so a Minor Use Permit (MUP) or Conditional Use Permit (CUP) are not required. The approval process with Placer County is understood to be follows:

1. Pre-Development Meeting (PDM) – Although not required for non-CUP projects, it is strongly recommended to meet with Placer County Staff to review the project requirements. RDG will prepare a Conceptual Site & Floor Plan, then will meet, along with the Newcastle FPD, with Placer County staff from the Planning Division, Engineering and Surveying Division, DPW Transportation, Parks, Facility Services, Environmental Health Services, Air Pollution Control District, Flood Control District, Sheriffs’ Department, and Building Division. Feedback from County Staff will help fine-tune our understanding of their requirements and related project costs. The PDM will be conducted as soon as practicable.
2. Design/ Site Review Application - If the Newcastle FPD decides to proceed with this project, the next step is to submit to Placer County Planning Department a Design/ Site Review Application. RDG will prepare more detailed preliminary plans including Site Plan, Floor Plan, Elevations, Grading Plan, Utility Plan, Drainage Plan, Landscape Plan, and an Arborist Report. The County may or may not conduct a CEQA (California Environmental Quality Act) review based on whether or not the project fits within a range of categorical exemptions. If the project is not exempt from CEQA, Placer County will prepare an "initial study" to determine whether the project may have a significant adverse effect on the environment. The County will likely determine that the project is not an environmental risk, and will adopt a Negative Declaration. The Planning Department has noted that this process can be streamlined. Once approved, the



County would issue Conditions of Approval that must be satisfied in the design phase.

3. Improvement Plans – After Design/ Site Review approval, the Consultant would next prepare detail design documents including improvement plans to be submitted to Placer County, Placer County Water Agency (PCWA), South Placer Municipal Utility District (SPMUD), and likely Caltrans. Once Placer County, PCWA, and SPMUD approve the plans, the County will issue a Building Permit that will allow construction to proceed. An Encroachment Permit will also be required from Caltrans.
4. Bid and Award – Once the design documents have been approved by all authorities having jurisdiction, bid documents will be prepared by the Consultant on behalf of the Newcastle FPD, and will be distributed to select, local contractors for bidding. The Consultant will conduct a Pre-Bid meeting to answer construction-related questions, then bids will be collected, reviewed, and compared by the Consultant. The Consultant will recommend to the Newcastle FPD award of the project to the lowest, qualified bidder to limit construction costs. The decision to ultimately award the contract will be at the discretion of the Newcastle FPD.
5. Construction – After award of contract to the approved contractor, construction will commence in accordance with the approved construction documents. Special inspections and testing will be required to assure quality assurance of compaction of imported fill material, strength requirements of concrete and asphalt, and bolt connections and welds for the metal building.

Since the limits of disturbance of the site development (i.e. the area impacted by construction) will exceed 1 acre, State and Federal stormwater requirements will be triggered requiring preparation and enforcement of a Storm Water Pollution Prevention Plan (SWPPP) in accordance with strict stormwater permit standards.

Placer County plan check fees and permit fees are estimated as follows (assuming a building valuation of \$1,000,000):

Pre-Development Meeting:	\$1,153
Design/ Site Review Application:	
For Type C Application (buildings 2,500 sf to 9,999 sf) =	\$2,000
Building Permit:	
\$5,110 + (0.00315 x valuation exceeding \$900,001) =	\$5,425



Electrical/ Mechanical/ Plumbing Permit:	
\$730 + (0.00045 x valuation exceeding \$900,001) =	\$775
Plan Review Fee:	
50% of \$5,425 =	\$2,713
Energy Compliance Review:	
\$108.69 + (0.0001 x valuation exceeding \$400,000) =	\$169
Accessibility Compliance Review:	
\$108.69 + (0.0001 x valuation exceeding \$400,000) =	\$169
Strong Motion (Seismic) Fee:	
\$21 per each \$100,000 of building valuation =	\$210
Building Standards Commission:	
\$4 per \$100,000 =	\$40
Administrative Fee:	\$109
Grading Fee:	\$37
Engineering and Surveying Fees:	
Improvement Plan Check =	\$1,134
Inspection Fee =	\$1,700
Grading Permit and Exemption Verification =	\$386
<u>School Fee:</u>	<u>0</u>
 Total Placer County Fees:	 \$16,020

The project will also be subject to review and approval by Caltrans since a portion of the hole to be filled is on Caltrans right-of-way adjacent to the Highway 80 off-ramp. Preliminary discussions with Caltrans staff indicates that there are no significant encumbrances related to this portion of the Caltrans right-of-way, however an encroachment permit will be required from Caltrans to allow access and filling on their right-of-way.

The project will also be subject to review and approval by Placer County Water Agency and South Placer Municipal Utility District. See Utilities and Services section on the following pages for additional information.



UTILITIES AND SERVICES

Water Supply

An 8 inch water service currently exists adjacent to the site under Old State Highway that is the jurisdiction of the Placer County Water Agency (PCWA). The project proposes to tap into this line to bring domestic, fire, and landscape water services to the site as approved by PCWA. It is estimated that a 1-1/2" meter will be required for domestic service, and a 3/4" meter for landscaping. The corresponding PCWA fees are estimated to be:

<u>Meter</u>	<u>Plan Check Fee</u>	<u>Water Connection Fee</u>	<u>Meter Set Fee</u>
1-1/2"	\$1,109	\$82,220	\$484
3/4"	\$1,109	\$24,666	\$338

Total: \$109,926

A fire hydrant currently exists less than 100 feet from the site.

A raw water line (referred to as a raw water canal by PCWA) also exists under Old State Highway that could potentially be tapped to provide irrigation service to the site at a less expensive rate than domestic water. However, PCWA notes that irrigation service from this line is only available in the summer months, and recommends utilizing the domestic service for irrigation.

After the proposed improvement plans have been prepared by the Consultant and approved by PCWA, a Facilities Agreement will be prepared and executed between PCWA and the Newcastle FPD for water service.

Sanitary Sewer

A sewer easement, manhole and sewer piping exist within the property that appear to service properties to the north. The sewer system is under the jurisdiction of the South Placer Municipal Utility District. It appears the sewer services leading onto the property are 4 inch pipe, and the sewer main leaving the site is 8 inch. The projected sewer connection and inspection fees for the project are approximately \$20,000. Also, since the site must be filled with earth prior to development, there will be additional project costs related to adjusting, raising, and/or relocating sewer pipe and manhole.



Storm Drainage

The entire site currently drains to a culvert located southeast of the site that is maintained by Caltrans. Once the site has been filled with earth and graded, it is anticipated that Caltrans will no longer allow drainage from the site to continue to drain into their right-of-way. Therefore, it is proposed to direct drainage northward to a storm drainage inlet that currently exists in the parking lot of the property occupied by Monroe Transmission. Proposed drainage of the site is subject to approval by Placer County.

Electric Service

A PG&E service pole exists adjacent to the site providing power to neighboring businesses; however the existing service points are currently undersized to accommodate the new fire station. PG&E estimates the cost to add a new service point on an existing pole to be approximately \$25,000 to \$35,000.

Natural Gas Service

Gas service is provided by PG&E. Although an existing gas transmission main is located under Old State Highway, this pipe cannot be tapped to provide local service. To provide gas service, the project would be required to tap into the nearest distribution line that exists at the intersection of Orange Street and Old State Highway (approximately 450 feet south of the site). The approximate cost to extend gas service to the site is \$110,000 based on a rough unit cost of \$250 per foot.

RDG recommends not providing gas service to the site, but utilizing electric or propane service instead for heating of the building.

Telephone Service

AT&T currently provides telephone and high-speed internet service to this area which is readily available to the site. Extension of telephone and telecommunications service to the site is estimated to be approximately \$5,000.

Television Cable Service

Wave Broadband currently provides cable service to this area which is readily available to the site. Extension of cable service to the site is estimated to be approximately \$3,000.



BUDGET ANALYSIS

The following is an estimate of all study, design, and construction costs related to the project based on available information and experience. These estimated costs are approximate only. Since all such projects are confronted with unforeseen conditions and requirements in the course of design approval and construction, a 10% contingency allowance is included in the estimate.

Study

Feasibility Study	\$	8,000
Phase 1 Environmental Site Assessment	\$	3,000

Conceptual Design

Pre-Development Meeting with Placer County	\$	1,153
Clearing of Trees and Brush	\$	0
Topographic and Boundary Survey	\$	3,900
Preliminary Plans/ Tentative Map and Meetings	\$	18,970
Design/ Site Review Application to Placer County	\$	2,000

Detail Design

Detailed Civil & Architectural Design Plans and Meetings	\$	49,243
Geotechnical Report	\$	5,500
Arborist Report	\$	3,000
Lot Merger	\$	4,700
SWPPP	\$	4,940
Placer County Plan Check Fees	\$	12,870
Lot Merger Plan Check Fees	\$	1,500
Placer County Water Agency (PCWA) Plan Check Fees	\$	2,218
South Placer Municipal Utilities District (SPMUD) Plan Check Fees	\$	3,000
Caltrans Encroachment Permit	\$	2,000
Reimbursables	\$	1,500

Bid & Award

Preparation of Bid Documents and Contract	\$	2,300
Pre-Bid Meeting	\$	900
Bid Opening, Review of Bids, and Recommendation of Award	\$	900

Construction

Import, Placement, and Compaction of Earth Fill	\$	244,000
Site Development	\$	200,931



FEASIBILITY REPORT FOR NEWCASTLE FIRE STATION, OLD STATE HIGHWAY

Building Construction	\$	721,364
Special Inspections and Testing	\$	4,000
Water Service Connection Fees (PCWA)	\$	107,708
Sewer Service Connection Fees (SPMUD)	\$	17,000
Electric Service Connection Fees (PG&E)	\$	35,000
Telephone/ Telecommunications Service Connection Fees (AT&T) .	\$	5,000
Television Cable Connection Fees (Wave Broadband)	\$	3,000
	Subtotal:	\$ 1,469,594
	10% Contingency:	139,877
	Total:	\$ 1,609,471



PROJECT SCHEDULE

Barring unforeseen delays, an estimate of the project schedule is estimate as follows:

<u>Phase</u>	<u>Approx. Start Date</u>	<u>Approx. Duration</u>	<u>Approx. End Date</u>
Study Phase	Sept. 2013	3 weeks	Oct. 2013
Conceptual Design Phase	Oct. 2013	6 weeks	Nov. 2013
Review and Approval by Placer County	Nov. 2013	10 weeks	Jan. 2014
Detail Design Phase	Feb. 2014	8 weeks	Mar. 2014
Review and Approval by Placer County, PCWA, SPMUD, Caltrans	Mar. 2014	12 weeks	Jun. 2014
Bid & Award Phase	Jun. 2014	3 weeks	Jul. 2014
Construction Phase	Jul. 2014	5 months	Nov. 2014



PRELIMINARY OPINION OF COST
NEWCASTLE FRIE STATION
9301 Old State Highway, Newcastle, CA 95658

Based on Preliminary Conceptual Site Plan and Building Elevations prepared by RDGI.
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No.	ITEM	UNIT	\$	Parcel 11 0.58 Acre	
				Quantity	Cost
A. EARTHWORK					
1	Clear and Grub		\$2,700.00	ac	0.58 1,566
2	Excavation / Rough Grading		\$244,000.00	ls	1 244,000
3	Bioretention / Swales Grading		\$10.00	cy	1,110 11,100
4	Grading for Driveways		\$0.35	sf	3,269 1,144
5	Finished Lot Fine Grading		\$0.35	sf	25,264 8,842
6	Erosion Control & Winterization ¹		\$6,000.00	ac	0.58 3,480
	TOTAL EARTHWORK				\$270,133
B. SITEWORK					
1	3" AC over 8" AB		\$3.49	sf	6,357 22,186
2	4" AC over 14" AB		\$5.62	sf	2,047 11,504
3	Monument Ground Signage		\$4,000.00	ea	1 4,000
4	Directional Signage		\$435.00	ea	3 1,305
5	Parking Striping		\$1,400.00	ls	1 1,400
	TOTAL SITEWORK				\$40,395
C. CONCRETE					
1	Trash Enclosure		\$6,000.00	ea	1 6,000
2	Barrier Curb		\$18.00	lf	280 5,040
3	Concrete Sidewalk		\$4.50	sf	1,700 7,650
4	H/C Ramp		\$800.00	ea	1 800
	TOTAL CONCRETE				\$19,490
D. SEWER					
1	48" Manhole raised 30'		\$15,000.00	ea	1 15,000
2	6" Sewer Pipe		\$40.00	lf	33 1,320
3	Connect to Existing		\$1,200.00	ea	1 1,200
4	Drop Manhole Connection		\$3,500.00	ea	1 3,500
	TOTAL SEWER				\$21,020
E. STORM DRAINAGE					
1	Asphalt V-Ditch 1.5' Deep		\$48.00	lf	250 12,000
2	8" Concrete Cap Over RCP		\$6.00	sf	700 4,200
3	12" Drain Pipe RCP Class IV		\$30.00	lf	140 4,200
4	Connect to Existing		\$1,200.00	ea	1 1,200
	TOTAL STORM DRAINAGE				\$21,600

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No.	ITEM	UNIT	\$	Parcel 11 0.58 Acre		
				Quantity	Cost	
F WATER SYSTEM						
1	8" PVC Main and Appurtenances		\$42.00	lf	80	3,360
2	Trench Cut and Repair		\$21.00	lf	24	504
3	8" PIV		\$3,500.00	ea	1	3,500
4	Fire Hydrant Assembly incl. Valve		\$3,100.00	ea	1	3,100
5	8" Gate Valve		\$1,100.00	ea	1	1,100
6	8" Manifold Assembly		\$800.00	ea	1	800
7	1-1/2" Domestic Meter w/ Backflow		\$82,200.00	ea	1	82,200
8	Connect to Existing		\$1,200.00	ea	1	1,200
TOTAL WATER SYSTEM						\$95,764
G OTHER ONSITE						
1	Chainlink Fencing		\$14.25	ea	703	10,018
2	Landscaping & Irrigation		\$2.00	sf	18,154	36,308
3	3/4" Irrigation Mtr w/ Controller (Non-Pot)		\$24,666.00	ea	1	24,666
4	Bike Rack		\$400.00	ea	1	400
5	Emergency Warning Lights w/ Poles		\$6,000.00	ea	2	12,000
TOTAL OTHER ONSITE						\$83,392
H BUILDING CONSTRUCTION						
1	General Construction Requirements		\$70,400.00	ls	1	70,400
2	Site Work (Included A thru G above)		\$0.00	Included	1	0
3	Concrete		\$78,810.00	ls	1	78,810
4	Masonry		\$56,610.00	ls	1	56,610
5	Metals		\$0.00	ls	1	0
6	Wood & Plastics		\$14,600.00	ls	1	14,600
7	Thermal & Moisture Protection		\$14,600.00	ls	1	14,600
8	Doors and Windows		\$31,800.00	ls	1	31,800
9	Finishes		\$129,564.00	ls	1	129,564
10	Specialties		\$11,610.00	ls	1	11,610
11	Equipment ⁴		\$20,000.00	Allowance	1	20,000
12	Furnishings		\$0.00	ls	1	0
13	Special Construction ³		\$184,655.00	ls	1	184,655
14	Conveying Systems		\$0.00	ls	1	0
15	Mechanical / Plumbing		\$66,850.00	ls	1	66,850
16	Electrical		\$41,865.00	ls	1	41,865
TOTAL BUILDING CONSTRUCTION						\$721,364

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No.	ITEM	UNIT \$	Parcel 11 0.58 Acre	
			Quantity	Cost
I	DESIGN & CIVIL ENGINEERING			
1	Lot Merger	\$3,800.00 Is	1	3,800
2	Legal Descriptions (Easements)	\$900.00 Is	1	900
3	Feasibility Study	\$8,000.00 Is	1	8,000
4	Phase I Environmental Site Assessment	\$3,000.00 Is	1	3,000
5	Topographic Survey	\$3,900.00 is	1	3,900
6	Arborist Report	\$3,000.00 Is	1	3,000
7	Site, Grading and Erosion Control	\$5,400.00 Is	1	5,400
8	Frontage Improvements	\$2,350.00 Is	1	2,350
9	Storm Drainage and Hydraulic Calculations	\$3,440.00 Is	1	3,440
10	Landscape and Irrigation	\$3,870.00 Is	1	3,870
11	Utility Plans	\$2,550.00 Is	1	2,550
12	Architectural 6% of Construction cost	\$721,364.00 %	6.00%	43,282
13	Electrical Engr 0.5% of Construction Cost	\$721,364.00 %	0.50%	3,607
14	Mech Engr @ 0.5% of Construction Cost	\$721,364.00 %	0.50%	3,607
15	Struct Engr @ 0.5% of Construction Cost	\$721,364.00 %	0.50%	3,607
16	Title-24 Energy Calculations	\$600.00 Is	1	600
17	Geotechnical Soils Report	\$5,500.00 Is	1	5,500
18	Geotechnical Testing	\$4,000.00 Budget	1	4,000
19	SWPPP	\$4,940.00 Is	1	4,940
20	Blueprinting	\$1,500.00 Budget	1	1,500
	TOTAL DESIGN & CIVIL ENGINEERING			\$110,852

COST SUMMARY - SECTIONS A thru I

A	EARTHWORK		\$270,133
B	SITWORK		\$40,395
C	CONCRETE		\$19,490
D	SEWER		\$21,020
E	STORM DRAINAGE		\$21,600
F	WATER SYSTEM		\$95,764
G	OTHER ONSITE		\$83,392
H	BUILDING CONSTRUCTION		\$721,364
I	DESIGN & CIVIL ENGINEERING		\$110,852
	TOTAL (A through I)		\$1,384,010
	CONTINGENCY	10%	\$138,401
	SUB TOTAL ONSITE AND OFFSITE (A through I)		\$1,522,411

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No.	ITEM	UNIT \$	Parcel 11 0.58 Acre		
			Quantity	Cost	
J	PERMITS & FEES²				
1	Pre Development Meeting	\$1,153.00	ls	1	1,153
2	Design / Site Review Application	\$2,000.00	ls	1	2,000
3	Plan Review Fee	\$2,713.00	ls	1	2,713
4	Building Permit Fee	\$5,425.00	ls	1	5,425
5	Elect / Mech / Plumb / Permit	\$775.00	ls	1	775
6	Energy Compliance Review	\$169.00	ls	1	169
7	Accessibility Compliance Review	\$169.00	ls	1	169
8	Strong Motion (Seismic) Review	\$210.00	ls	1	210
9	Building Standards Commission Fee	\$40.00	ls	1	40
10	Administration Fee	\$109.00	ls	1	109
11	Grading Fee	\$37.00	ls	1	37
12	Engineering Plan Check Fee	\$1,134.00	ls	1	1,134
13	Engineering Inspection Fee	\$1,700.00	ls	1	1,700
14	Grading Permit & Exemption Verification	\$386.00	ls	1	386
15	PCWA Fees	\$3,040.00	ls	1	3,040
16	South Placer Municipal Utility District	\$20,000.00	ls	1	20,000
17	PG&E New Service Fees	\$35,000.00	ls	1	35,000
18	Telephone Service Fee	\$5,000.00	ls	1	5,000
19	Cable Installation Fee	\$3,000.00	ls	1	3,000
20	Special Inspections	\$1,500.00	ls	1	1,500
21	Caltrans Permit	\$2,000.00	ls	1	2,000
22	Lot Merger Plan Check Fee	\$1,500.00	ls	1	1,500
	TOTAL PERMITS & FEES				87,060
	GRAND TOTAL ONSITE AND BUILDING COST (A through I) with PERMITS & FEES				\$1,609,471

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No.	ITEM	UNIT \$	Parcel 11 0.58 Acre	
			Quantity	Cost

FOOTNOTES:

- 1 Erosion control and winterization measures exclude sediment ponds. However, additional measures, such as sediment ponds, may be necessary depending upon field conditions and weather.
- 2 Fees based on listed fees for the County of Placer. No provision has been made for inflation.
- 3 Pre-engineered metal building, delivered & erected.
- 4 See attached equipment list including kitchen appliances, air compressors, hose racks, exercise equipment, office furniture, beds, lockers, washer/dryer, etc.

GENERAL NOTES:

- 1 This estimate is prepared as a guide only and is subject to possible change. It has been prepared to a standard of accuracy which, to the best of our knowledge and judgment, is sufficient to satisfy our understanding of the purposes of this estimate. Roseville Design Group, Inc. makes no warranty, either expressed or implied, as to the accuracy of this estimate.
- 2 Costs presented herein represent an opinion based on historical information. No provision has been made for inflation.
- 3 The "cash flow" situation may be different than the costs shown herein and whoever uses this estimate should take this into consideration. For example, Utilities may require refundable deposits for electricity which are paid back when the building is connected.
- 4 This estimate does not consider the following:
 - a. Assessments from assessment, lighting & landscaping, Local improvement districts or the like.
 - b. Land costs, acquisition of Right of Way, easements, and/or rights of entry.
 - c. Pole relocation or underground of existing overhead facilities.
 - d. Costs associated with inclusionary zoning.
 - e. Costs associated with high groundwater or inclement weather conditions.
 - f. Financing charges.
 - g. Project Management Fees.