

Appendix Table I-1
Benicia, CA

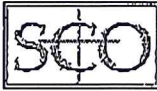


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Date Created: August 31, 2015
Revised:
Revised:
Revised:

NORTHERN GATEWAY MIXED-USE DEVELOPMENT
ON-SITE & OFF-SITE IMPROVEMENTS
PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COSTS

		TOTAL PRICE
SUBTOTALS BY PHASING COMPONENTS		
Phase 1		
1	Phase 1 Residential (71 Lots)	\$3,658,731.40
	Phase 1 Residential (84 Townhome Lots)	\$5,403,618.10
	Phase 1 Offsite, including Reservoir Road	\$4,338,563.30
	Phase 1 Industrial	\$6,667,449.80
	Phase 1 Sewer Outfall Improvements	\$2,000,000.00
		\$22,068,382.60
Phase 2		
2	Phase 2 Residential (283 Lots)	\$13,482,020.50
	Phase 2 Offsite Lake Herman Rd. Improvements	\$1,305,536.80
		\$14,787,557.30
Phase 3		
3	Phase 3 Residential (94 Lots)	\$3,056,688.00
	Phase 3 Offsite Lake Herman Improvements	\$704,385.60
	Phase 3 Industrial Site Improvements	\$2,112,982.50
	Phase 3 Second Street/Roundabout Offsite Improvements	\$980,266.40
	Fire Station Parcel Purchase / Construct Station / Fire Truck	\$1,500,000.00
		\$33,354,322.50
Phase 4		
4	Phase 4 Residential (105 Lots)	\$5,792,588.50
	Phase 4 Offsite Lake Herman Improvements	\$376,225.50
	Phase 4 Industrial Site Improvements	\$1,100,232.00
	Phase 4 - East Second Street Offsite Improvements	\$1,204,195.25
		\$22,473,241.25
Phase 5		
5	Phase 5 East Second Street Offsite Improvements/Lake Herman	\$3,016,728.50
	Phase 5 Onsite Commercial Improvements	\$1,927,978.00
	Phase 5 Onsite Apartments (200-250)	\$1,096,052.50
		\$11,040,759.00
Subtotal:		\$106,724,262.65
15% Omissions and Contingencies:		\$16,008,639.40
Total Probable Construction Costs:		\$122,732,902.05
PROFESSIONAL SERVICES		
	Civil Engineering and Design (5%)	\$3,136,645.10
	Construction Management (3%)	\$3,681,987.06
	Construction Surveying (2%)	\$2,454,658.04
	Geotechnical Design (1%)	\$1,227,329.02
	Testing and Inspection (2%)	\$2,454,658.04
Total Probable Construction & Professional Costs		\$138,688,179.31



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 Revised:
 Revised:
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**DISCLAIMER TO THE
 PRELIMINARY OPINION OF PROBABLE INFRASTRUCTURE COSTS**

THIS IS A PRELIMINARY OPINION OF PROBABLE COSTS PREPARED IN CONJUNCTION WITH A CONCEPTUAL LAND USE PLAN. ADDITIONAL COSTS COULD BE ANTICIPATED ONCE A REFINED TENTATIVE MAP IS APPROVED, TOGETHER WITH OTHER ENTITLEMENTS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING ITEMS:

- * No costs or expenses with respect to CEQA are included; consequently, no mitigation costs are included.
- * PG&E agency fees and associated costs to serve the entire project are not included (including, but not limited to setting of transformers, installation of underground conductors, undergrounding, etc.).
- * This Preliminary Opinion of Probable Costs does not include service connection fees, impact fees, agency fees or other development related or building fees.
- * Costs associated with project marketing, advertising, brokerage fees, leasing and costs of sales are not included.
- * Minimal provisions for retaining walls are included herein and could increase substantially based upon additional grading design and evolution of the proposed project.
- * Structural street sections are not fully understood at this preliminary level and as such unit costs can increase significantly upon additional soils testing performed and actual structural sections determined.
- * This estimate is based upon preliminary information. Infrastructure costs may increase upon further evaluation of the connection criteria and further design.
- * Assumptions for intersection improvements have been made and included herein based upon general development and industry practices; however, upon further traffic study and traffic engineering, additional improvements and costs may be necessary to service the project.
- * This estimate does not include costs associated with financing and bonding.
- * This estimate contains a contingency amount as indicated, but does not include potential escalation and future values of costs that may become significant based upon market demand and long-term build-out of the project.
- * Any potential costs associated with geotechnical soil remediation are not included.