RESOLUTION NO. 4086

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD ADOPTING THE TRAFFIC IMPACT FEE UPDATE STUDY

WHEREAS, on October 18, 2006 the City Council adopted Ordinance No. 637 updating the Public Facilities Development Impact Fees based on an Impact Fee Report prepared by Muni Financial, an act which established a comprehensive schedule of "impact fees" pursuant to Ordinance No. 527, periodically amended by resolution, applicable to new residential, commercial and industrial development, whose purpose is to offset the costs of constructing new or upgrading and expanding existing public facilities necessary to serve such development; and

WHEREAS, the City contracted with Omni-Means, to prepare a "Year 2007 City of Soledad Traffic Impact Fee Update" for the City of Soledad, containing an analysis of public facilities and improvements generally identified in the Soledad 2005 General Plan circulation element, and the need to adjust existing impact fees; and

WHEREAS, the Omni-Means "Year 2007 City of Soledad Traffic Impact Fee Update Study" was prepared, submitted for review and accepted by the City Council on August 1, 2007; and

WHEREAS, the City desires to amend and adopt new impact fees, based on the content of the Omni-Means "Year 2007 City of Soledad Traffic Impact Fee Update" Study, and to set forth the same by ordinance in the Soledad Municipal Code; and

WHEREAS, the Study summarizes an analysis of the need for public transportation facilities and capital improvements to support future development within the City through 2025; and

WHEREAS, it is the City's intent that the costs representing future development's share of these transportation facilities and improvements be imposed on that development in the form of a traffic development impact fee; and

WHEREAS, the City imposes traffic development impact fee under authority granted by the Mitigation Fee Act, contained in California Government Code Sections 66000 et seq; and

WHEREAS, the Study provides the necessary findings required by the Act for adoption of the revised fees presented in the fee schedules contained therein; and

WHEREAS, the Study was sent to local developers for comments, and written and oral comments on the Draft Report and the Final Study have been received and considered by the City Council.

NOW THEREFORE, BE IT HEREBY RESOLVED, that the City Council of the City of Soledad does hereby adopt the "Year 2007 City of Soledad Traffic Impact Fee Study," as prepared by Omni-Means, a copy of which is attached hereto as Exhibit "A" and by this reference incorporated herein as though set forth in full.

PASSED, APPROVED AND ADOPTED this 3rd day of October, 2007 by the following vote:

AYES, and in favor thereof, Councilmembers: Martha Camacho, Patricia Stephens, Mayor Pro Tem Christopher Bourke, Mayor Richard Ortiz

NOES, Councilmembers: None

ABSENT, Councilmembers: Juan Saavedra

ABSTAIN, Councilmembers: None

Richard Ortiz

RICHARD ORTIZ, Mayor

ATTEST:

Noelia F. Chapa

NOELIA F. CHAPA, City Manager

Year 2007 City of Soledad
Traffic Impact Fee Update

SOLEDAD
Feel the Momentum

Final Report

Prepared For
City of Soledad

Prepared By:

omni·means
ENGINEERS · PLANNERS

Exhibit "A"

YEAR 2007 CITY OF SOLEDAD
TRAFFIC IMPACT FEE UPDATE

FINAL REPORT

Prepared For:
City of Soledad

Prepared By

OMNI-MEANS, LTD.
ENGINEERS & PLANNERS
943 Reserve Drive, Suite 100
Roseville, California 95678
(916) 782-8688

August 2007

25-6683-02
(R1140TS004.DOC)

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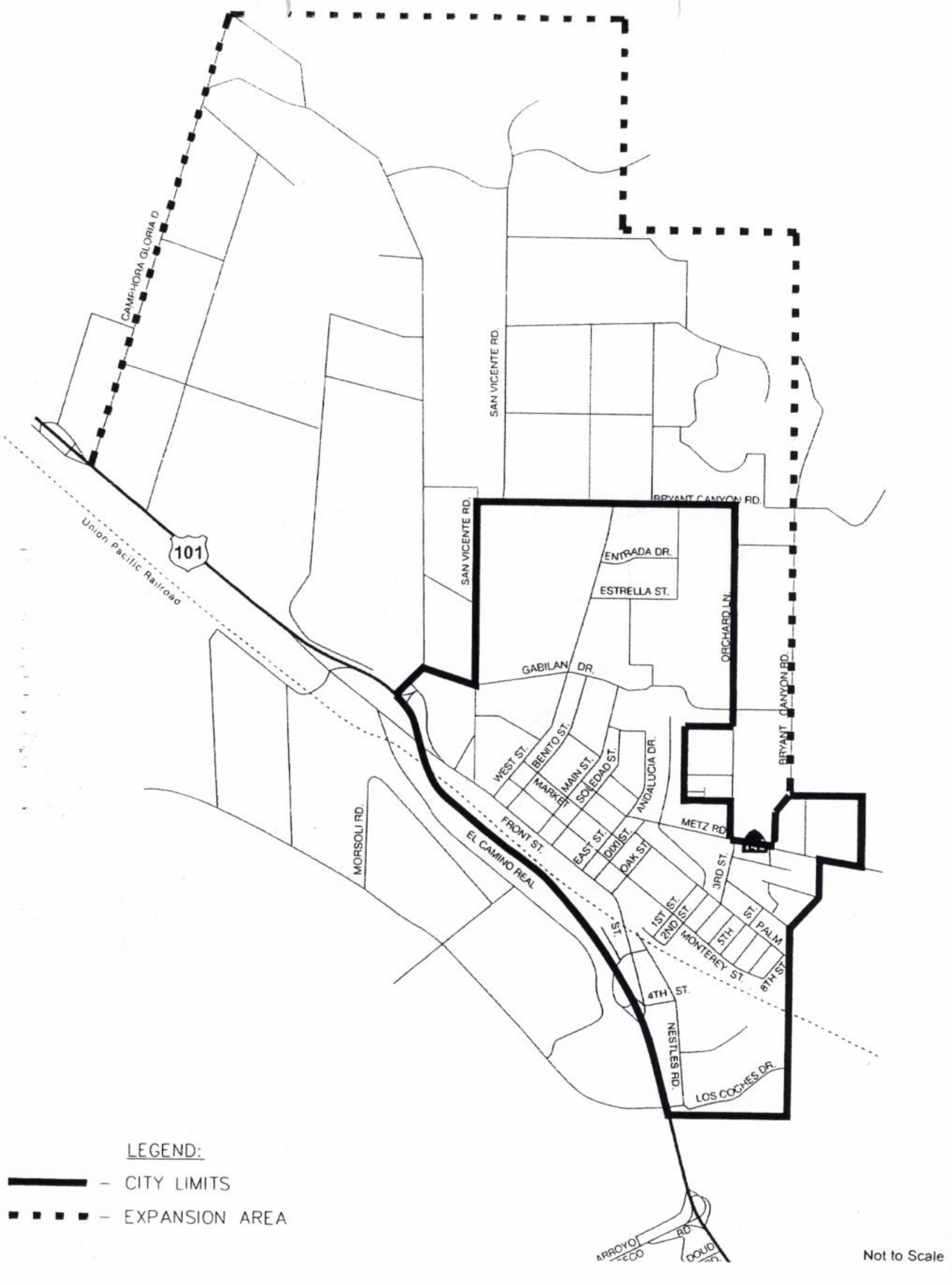


SOLEDAD TRAFFIC IMPACT FEE UPDATE

Figure ES-1

CITY OF SOLEDAD PLANNING AREA

File: T1140TG01.DWG(17MAY07)25-6683-02

City Traffic Fee

The 2007 TIF was calculated by dividing the City's portion of the traffic facilities cost, minus fees already collected and any cost related to correction of existing deficiencies, with the Equivalent Dwelling Unit (EDU) trips generated by forecasted City future development. The total cost of improvements in the TIF is $370.3 million, the balance in the City's traffic impact fee fund is approximately $2.0 million, and the net traffic facilities cost allocated to future development within the City is approximately $141.5 million. Table ES-1 shows the calculated City traffic fees based on the $139.5 million net traffic facilities cost.

TABLE ES-1
CITY TRAFFIC FEE ALLOCATION

Traffic Facilities Fee										
2007 TCIP - Fee Funded Traffic Costs										$141,508,466
Collected Funds (as of June 2006)										$2,000,000
Net Traffic Facilities Cost										**$139,508,466**
Land Use	**Development Potential**	**Trip Rate Units[1]**	**Daily Trip Generation Rate / Unit[2]**	**Total Daily Trip Generation**	**Trip Discount**	**Infill Discount**	**Net Daily Trip Generation**	**Percentage Share of Trips**	**Road Costs Allocation**	**Traffic Fee / Trip Rate Unit**
City Redevelopment Area										
SFDU	380	DU	10	3,800	0%	50%	1,900	1.51%	$2,110,392	$5,554
MFDU	50	DU	8	400	0%	50%	200	0.16%	$222,147	$4,443
Retail[3]	80	KSF	43	3,428	80%	50%	343	0.27%	$380,772	$4,776
Office[3]	49	KSF	11	542	60%	50%	108	0.09%	$120,412	$2,444
Industrial	1,039	KSF	8	8,308	60%	50%	1,662	1.32%	$1,845,664	$1,777
City Expansion Area										
SFDU (Total)	7,735	DU								
Full Fee	3,558	DU	10	35,580	0%	0%	35,580	28.33%	$39,519,865	$11,107
Moderate Income	1,934	DU	10	19,340	10%	0%	17,406	13.86%	$19,333,411	$9,997
Low Income	1,083	DU	10	10,830	20%	0%	8,664	6.90%	$9,623,387	$8,886
Very Low Income	1,160	DU	10	11,600	30%	0%	8,120	6.46%	$9,019,149	$7,775
MFDU	865	DU	8	6,920	0%	0%	6,920	5.51%	$7,686,269	$8,886
Retail[3]	1,546	KSF	43	66,468	80%	0%	13,294	10.58%	$14,765,685	$9,552
Office[3]	955	KSF	11	10,510	60%	0%	4,204	3.35%	$4,669,387	$4,887
Industrial	8,500	KSF	8	68,000	60%	0%	27,200	21.66%	$30,211,926	$3,554
TOTAL				**229,248**			**125,600**	**100.0%**	**$139,508,466**	
							City Traffic Fee per Average Daily Trip			**$1,111**

1. D.U. = Dwelling Unit; KSF = 1,000 Square Feet.

2. Trip generation rate taken from Institute of Transportation Engineers (ITE) Trip Generation, 7th Edition. *Trip generation rate is used for per trip cost calculation only. The assessed fee will be determined by the City based on the Project Use Category Table (Appendix C)*

3. Commercial - office square footage split based on the City of Soledad Public Facilities Fee Study. Munifinancial, 2006. (Commercial - 62%, Office - 38%)

FEE IMPLEMENTATION AND ADMINISTRATION

The updated traffic fees should be adopted through a City ordinance or resolution. Any future increases to the traffic fee resulting from annual inflation or minor adjustments may be adopted annually by resolution. Once the updated traffic fees are adopted by the City Council, they shall become effective no sooner than sixty days later unless an urgency measure is adopted.

The City Staff-recommended action is for the City Council to adopt the maximum amount of the fee (Table ES-2). Per the City Council's discretion, the Council may adopt an annual resolution to discount the fee, so as to incrementally "phase up" the fee increase from the current fee to the updated fee over the course of several years. As an example, a three-year phasing plan would add in the first year twenty-five percent of the fee increase to the current fee. Fifty percent of the fee increase would be added in the second year. Seventy-five percent of the fee increase would be added in the third year and the full updated fee will be assessed in the fourth year and in following years. Each year's fees, regardless of whether a discount is applied, will be subject to an annual inflationary increase tied to an industry standard index, such as the *Engineering News Record* (ENR) City Construction Cost Index for San Francisco. In adopting discounted fees, the City will incur a shortfall in collected fees that will need to be repaid from other funding sources.

REPORT OUTLINE

The report follows the outline shown below.

Section II, Growth and Land Use

Discusses historical growth within the City as well as the vacant land and development potential within the City of Soledad

Section III, Traffic Analysis

Provides the traffic analysis that determined needed traffic facilities, their associated costs, and funding sources for the 2006 Traffic Capital Improvement Plan

Section IV, Traffic Capital Improvement Program Update

Establishes the nexus required by Government Code 66000 et seq. and provides a detailed explanation of the methodology used to calculate the traffic fee for the various land use categories

Section V, Traffic Fee Calculation

Calculates the TIF based on the City's remaining vacant land, updated improvement inventory, and associated improvement cost.

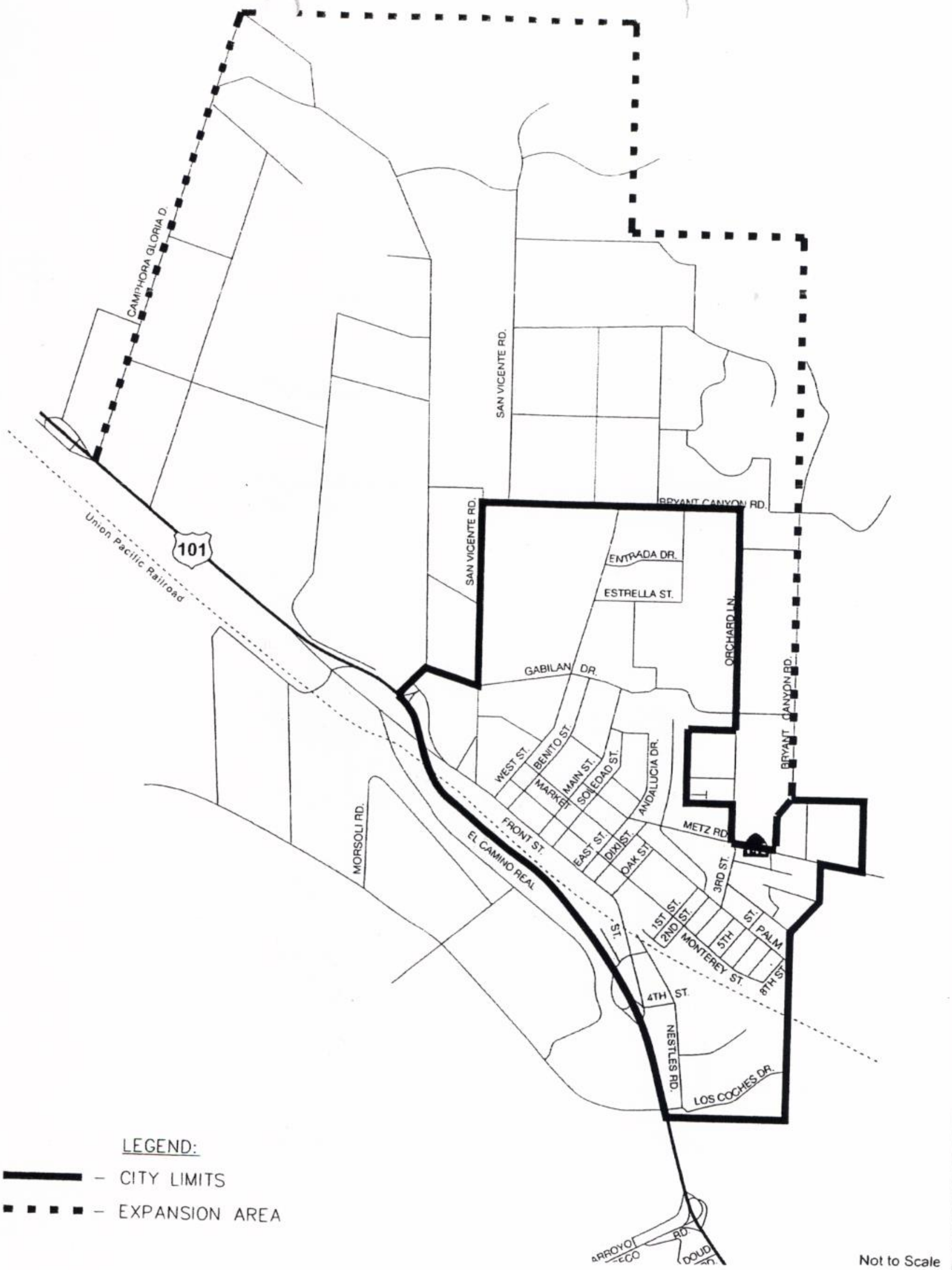
Section VI, Fee Implementation and Administration

Provides information regarding implementing the updated fees and the annual and five-year reporting requirements required by law

II. FUTURE GROWTH AND LAND USE

The City of Soledad grew in population from 23,000 in year 2000 to 28,000 in 2006, adding an average of 800 people per year (State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2007, with 2000 Benchmark. Sacramento, California, May 2007.)*

Table 1 below identifies the remaining vacant land in the City of Soledad by General Plan designation. Build-out of the City, including the Expansion Areas identified in the General Plan, will result in approximately 14,000 dwelling units, 3.7 million square feet of commercial development, and 10.8 million square feet of industrial development. The remaining development potential is calculated by adding the development potential of the City Limit infill areas, the Entryway Commercial area, and the General Plan Expansion Areas.



SOLEDAD TRAFFIC IMPACT FEE UPDATE

Figure 1

CITY OF SOLEDAD PLANNING AREA

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The purpose of identifying existing LOS deficiencies is critical to the TIF Fee Update process. By law, existing deficiencies cannot be included in the TIF. According to Government Code 66000, there is no 'nexus' relationship between new development and existing traffic congestion problems. Therefore, mitigation of existing traffic problems or deficiencies is the responsibility of existing development.

A preliminary analysis of existing traffic operating conditions within the City was completed using the *Highway Capacity Manual* (HCM)-based "Level-of-Service" (LOS) analysis procedures. Table 2 summarizes the ADT based existing roadway segment traffic operations. Table 3 summarizes the peak hour intersection traffic operations. The HCM LOS criteria are included as an appendix to this report.

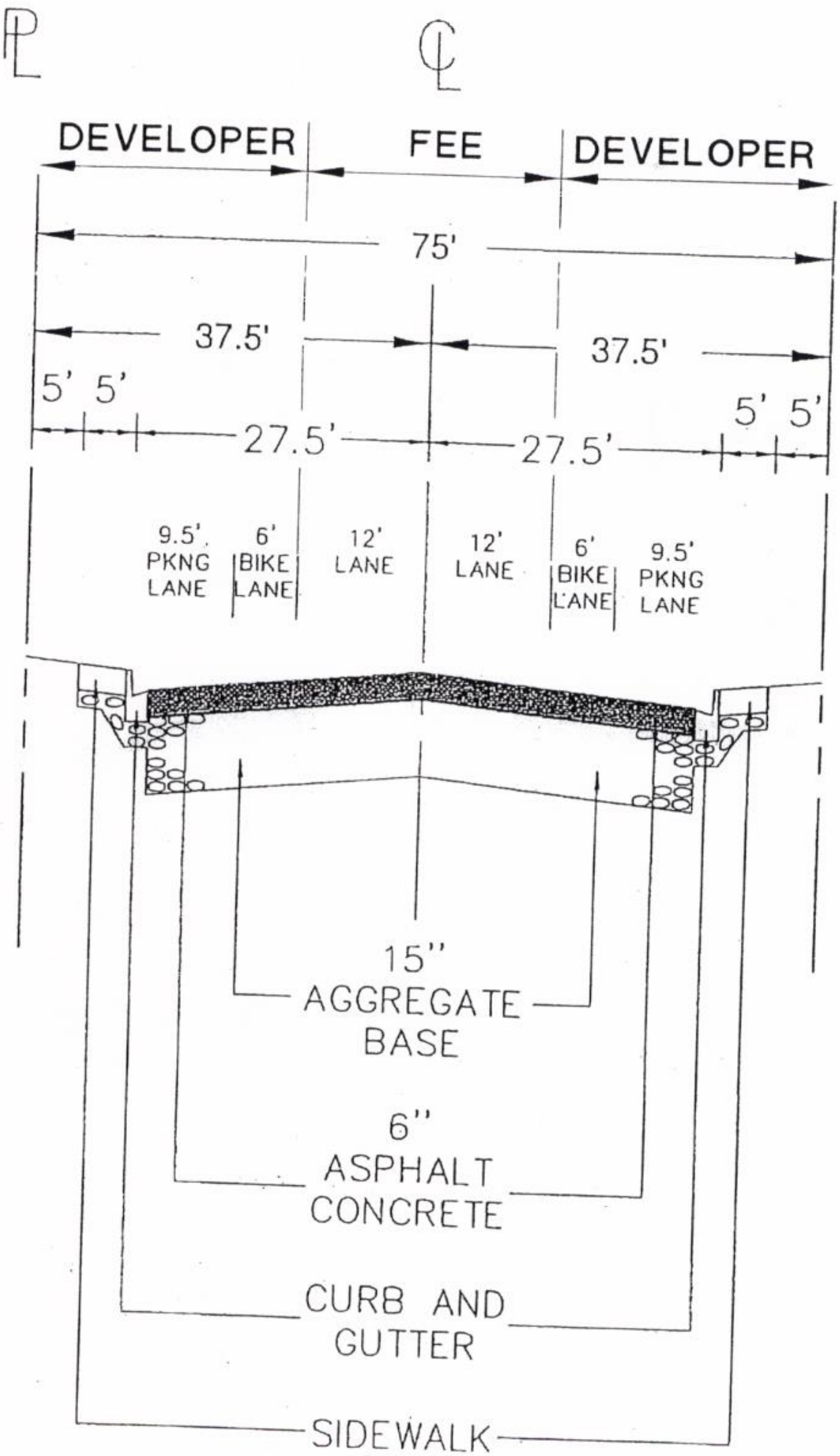
TABLE 2
EXISTING CONDITIONS: ROADWAY LEVEL OF SERVICE

#	Road	From	To	ADT	LOS
1	Front St	Moranda Rd	San Vicente Rd	13,400	A
2	Front St	San Vicente Rd	West St	9,200	A
3	Front St	West St	Main St	7,300	A
4	Front St	Main St	East St	7,400	A
5	Front St	East St	Nestles Rd	12,800	A
6	Gabilan Dr	San Vicente Rd	West St	3,000	A
7	Gabilan Dr	West St	Andalucia Dr	4,800	A
8	San Vicente Rd	Market St	Gabilan Dr	5,600	A
9	San Vicente Rd	Gabilan Dr	Saavedre St	2,300	A
10	West St	Market St	Gabilan Dr	4,200	A
11	West St	Gabilan Dr	Anderson St	3,600	A

TABLE 3
EXISTING CONDITIONS: INTERSECTION LEVEL OF SERVICE

#	Intx Road 1	Intx Road 2	LOS AM	LOS PM
1	US 101 SB Off-Ramp	Silliman Road	A	B
2	US 101 NB On-Ramp	McCoy Road	A	A
3	McCoy Rd	Camphora-Gloria Rd	A	A
4	Silliman Rd	Camphora-Gloria Rd	B	B
5	US 101 NB Off-Ramp	Camphora-Gloria Rd	A	A
6	Moranda Dr	US 101 NB Ramps	**D**	B
7	Front Street	Moranda Road	B	**F**
8	San Vicente Road	Front Street	**D**	**F**
9	West Street	Front Street	B	B
10	H. De La Rosa	Front Street	A	B
11	101 SB Ramps	Front Street	C	**D**
12	Front Street	Oak Street	C	C
13	Front Street	Dixi Street	C	C
14	Front Street	East Street	B	C
15	East Street	Monterey Street	C	**E**
16	East Street	Market Street	C	C
17	East Street	Metz Road	C	B
18	Metz Road	Dixi Street	C	B
19	Metz Road	Walker Dr	**E**	C
20	Metz Road	Orchard Street	B	B

Table 2 shows that all studied roadway segments are estimated to operate at an acceptable LOS, which is generally considered to be LOS "D" or better. Table 3 shows that several intersections operate at deficient LOS during the AM and PM peak hours, including the Front Street intersections with Moranda Road and San Vicente Road, the East Street / Monterey Street intersection, and the Metz Road / Walker Drive intersection.



SOLEDAD TRAFFIC IMPACT FEE UPDATE

Figure 3

TYPICAL TWO-LANE ROADWAY CROSS-SECTION

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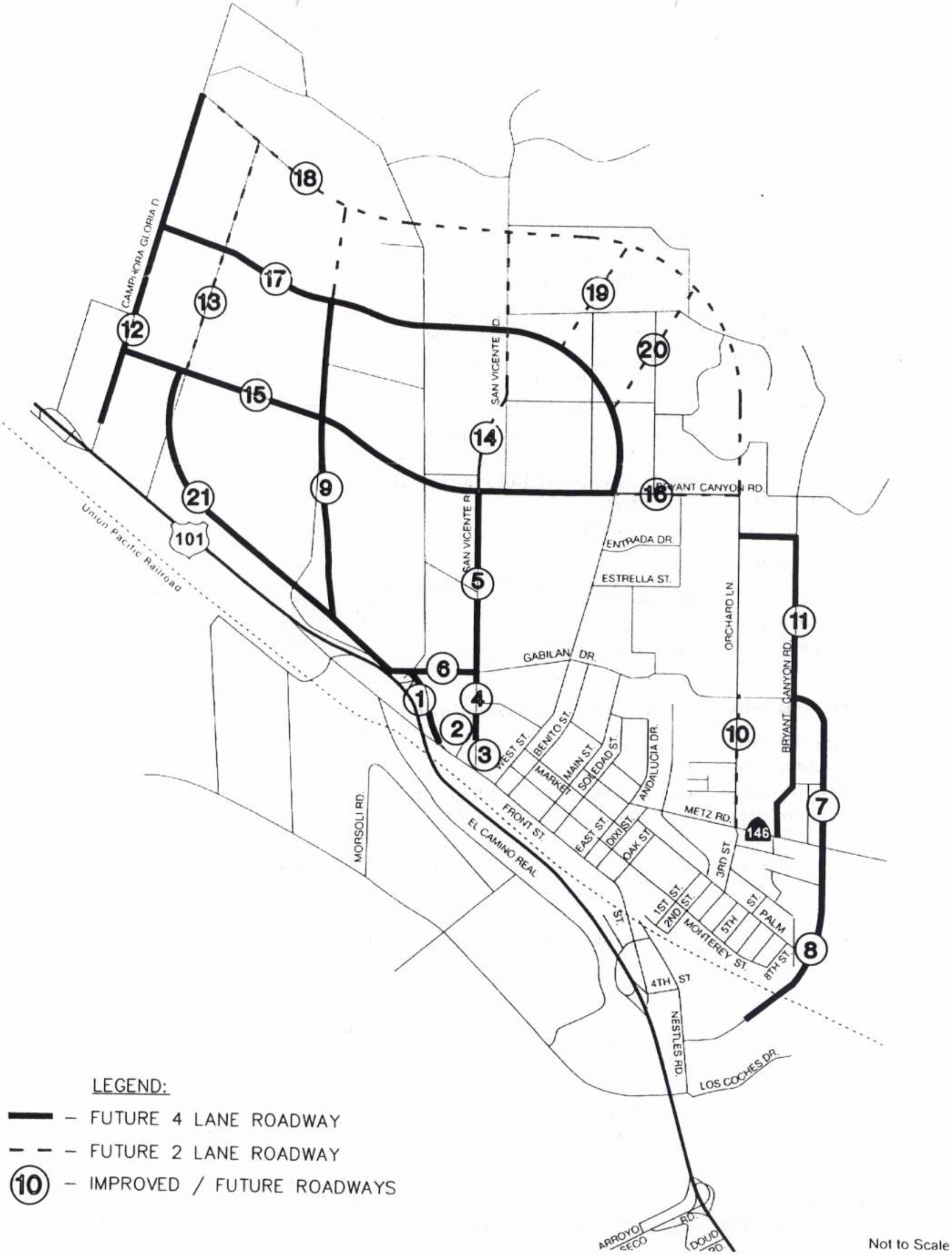
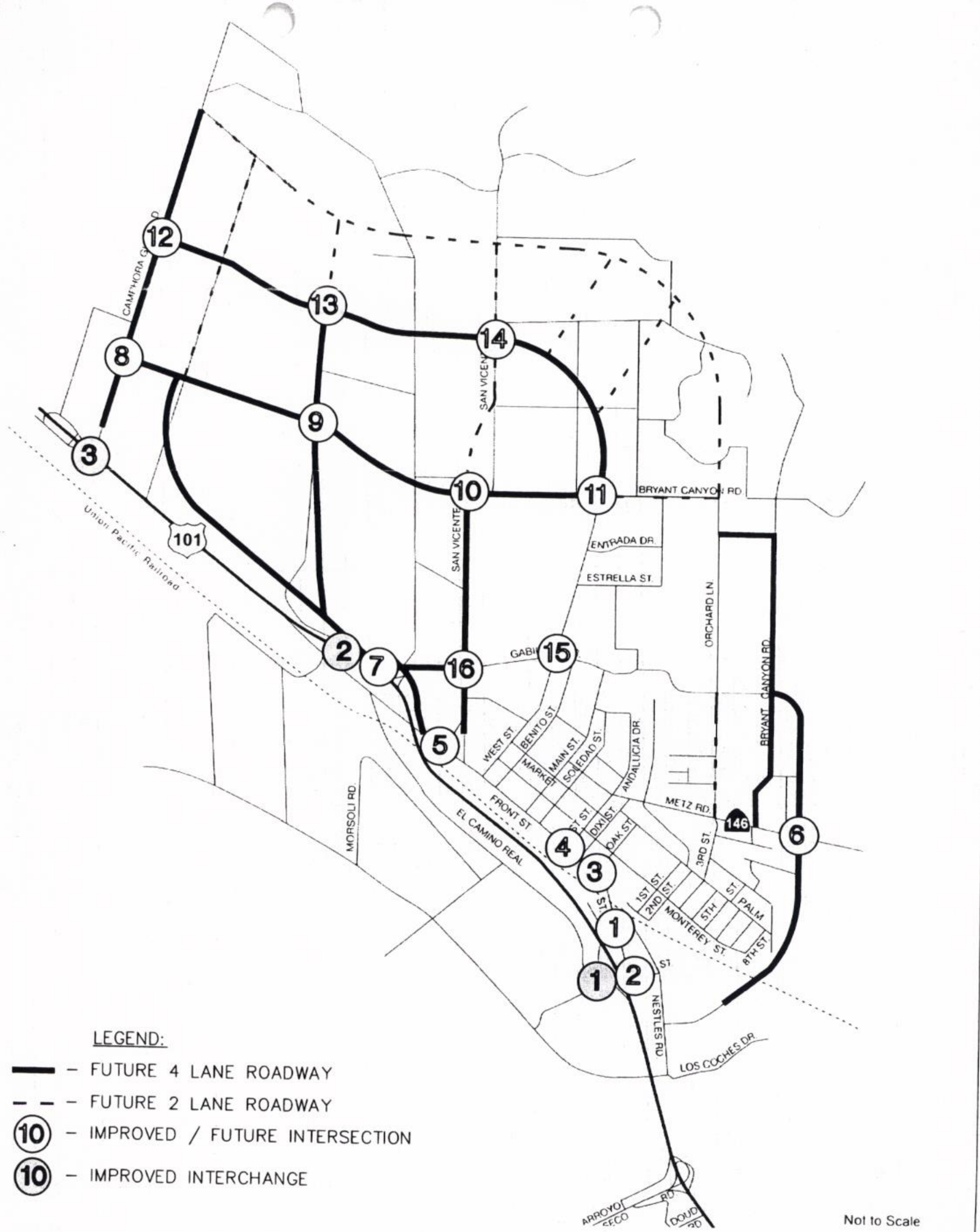


SOLEDAD TRAFFIC IMPACT FEE UPDATE

Figure 5

2007 TIF ROADWAY IMPROVEMENTS



SOLEDAD TRAFFIC IMPACT FEE UPDATE

Figure 6

2007 TIF INTERSECTION IMPROVEMENTS

	Traffic signals	Not constructed	No	$3,500,000	$0	$0	$3,500,000	-
	Construct bikes lanes	Ongoing	No	$1,000,000	$0	$0	$1,000,000	-
	2008 Annual Fee Update	Not completed	No	$10,000	$0	$0	$10,000	-
	2009 Annual Fee Update	Not completed	No	$10,000	$0	$0	$10,000	-
	2010 Annual Fee Update	Not completed	No	$10,000	$0	$0	$10,000	-
	2011 Annual Fee Update	Not completed	No	$10,000	$0	$0	$10,000	-
	2012 5-Year Fee Update	Not completed	No	$100,000	$0	$0	$100,000	-

t 2	GP Improvement	Status	Existing Deficiency	Total Project Cost	Developer Cost		Fee Cost	#
es Road	Install signal	Not constructed	No	-	-	$0	-	-
r de la Rosa Street	Install signal	Not constructed	No	-	-	$0	-	-
Street	Install signal	Not constructed	No	-	-	$0	-	-
Street	Install signal	Not constructed	No	-	-	$0	-	-
nda Street	Construct intersection, install signal	Not constructed	No	$2,548,039	$1,343,576	$0	$1,204,463	-
6 Bypass/Gabilan Extension	Construct intersection, install signal	Not constructed	No	$1,720,738	$845,051	$0	$875,687	-
an Drive Extension	Construct intersection, install signal	Not constructed	No	$2,882,900	$1,440,031	$0	$1,442,869	-
hora Gloria Road	Construct intersection, install signal	Not constructed	No	$2,119,806	$992,203	$0	$1,127,603	-
Street Extension	Construct intersection, install signal	Not constructed	No	$2,877,922	$1,434,648	$0	$1,443,274	-
icente Road	Construct intersection, install signal	Not constructed	No	$2,503,124	$1,304,787	$0	$1,198,337	-
Street	Construct intersection, install signal	Not constructed	No	$2,118,718	$1,073,582	$0	$1,045,136	-
hora Gloria Road	Construct intersection, install signal	Not constructed	No	$2,262,172	$1,079,947	$0	$1,182,225	-
Street Extension	Construct intersection, install signal	Not constructed	No	$2,879,041	$1,440,352	$0	$1,438,690	-
icente Road	Construct intersection, install signal	Not constructed	No	$2,583,499	$1,333,197	$0	$1,250,302	-
an Drive	Install signal	Not constructed	No	$324,000	$0	$0	$324,000	-
icente Road	Complete intersection, install signal	Not constructed	No	$324,000	$0	$0	$324,000	-
		Total		**$370,315,130**	**$115,165,626**	**$113,641,038**	**$141,508,466**	

Reasonable Relationship, Facility Need and Land Use

Development will create new residents and employees who will use the City's traffic circulation system. The additional demand placed on existing roadway facilities from new residents and employees will require the City to expand existing facilities and construct new facilities to accommodate increased demand. Traffic fee revenue from new development will fund construction of the needed traffic facilities.

Traffic Fee – Project Cost Relationship

As stated in Section I, findings must ensure a reasonable relationship, or a rough proportionality, between the fee amount and the portion of facility cost attributable to new development. Although the U.S. Supreme Court specifically stated, "no precise mathematical calculation is required," the analysis should provide enough detail to demonstrate a logical calculation of the traffic fee levied on new development. The relationship between the amount of the fee, the portion of the facility cost attributable to new development is based on the ITE-estimated trip rates (Trip Generation, 7th Edition). The average daily trips generated by various land use types approximate the City's future travel demand, and is used to calculate a proportional traffic fee.

The most common approach for calculating new development traffic facilities fees is the plan-based methodology. The plan-based methodology is used for facilities that must be designed based on projected demand and the geographic location of anticipated growth. The need for road improvements depends on the projected number of trips that must be accommodated from development occurring in a growth area, in this case the City of Soledad and its General Plan area. The need for roadways and other transportation facilities does not increase proportionately for each residential unit or non-residential acre developed in an area. Existing facilities, geographic constraints, and current levels of service must be considered to identify future facility needs. Future development projections, in terms of quantity and location, are required to develop a facilities plan for traffic improvements. The steps to calculate the traffic fee under the plan-based methodology are as follows:

- Step 1 Identify the area of benefit and its future land uses.
- Step 2 Determine the transportation facilities and improvements to existing facilities needed support the traffic demand generated by the area of benefit land uses.
- Step 3 Estimate the total cost of improvements needed to support projected growth; improvements needed to correct *existing* deficiencies cannot be included.
- Step 4 Subtract revenues available from existing fee funds or alternative funding sources; this step will determine the net facilities cost to be funded through traffic fee revenue.
- Step 5 Assign average daily trip rates for each land use category; the trip rates are used to allocate the share of cost responsibility.
- Step 6 Determine the total projected trips generated by future development in the area of benefit by multiplying the total units (e.g. square footage, dwelling units) of each land use by its respective average daily trip rate.
- Step 7 Distribute the total net facilities cost to each land use category based on its share of generated trips.
- Step 8 Divide the cost share attributed to each land use category by the projected build-out units (e.g. square footage, dwelling units) to determine the fee per unit.
- Step 9 Subtract credits for projects with collected funds to calculate a net impact fee.

AREA OF BENEFIT

Determination of the area of benefit is one of the first issues that must be resolved to calculate the revised traffic fee. The 2007 TIF, area of benefit is based on the area bounded by the City of Soledad City Limits and the General Plan Expansion Areas. These areas are illustrated in Figure 7. The City Redevelopment Area, which is subject to fee discount, is also shown in the figure. The required traffic facilities are listed in Table 4.

FACILITIES & COSTS – 2007 TIF

The total cost of traffic improvements included in the 2007 TIF is approximately $370.3 million. Federal, State, and local funding sources will contribute to the needed funding. Property owners will fund frontage improvements along properties that border roadways included in the fee program, as required by current City policy. The remaining balance of $141.5 million will be funded through traffic fees.

COLLECTED TRAFFIC FEES

The balance in the City Traffic Fee fund, as of August 2007, is estimated at $2 million. This amount is applied against the $141.5 million in the 2007 TIF allocated to traffic fee funding. The net total facilities cost is approximately $139.5 million, which will be allocated to all future development in Soledad.

CURRENT ROADWAY DEFICIENCIES

All City roads operate at a level of service (LOS) "D" or better within the City, and therefore, no roadway deficiencies exist. Four intersections in the City have been identified as operating below LOS "D", which the City has determined to be the minimum acceptable level of service.

SERVICE DEMAND VARIABLE

The "service demand variable" is defined as the unit of impact on a facility generated by a unit of any particular land use type. The service demand variable for the roadway system is average daily trip generation. Average daily trip generation rates represent the average number of trips accumulated over the course of the day by a land use type.

CITY TRAFFIC FEE

The City Traffic Fee was calculated from the allocation of the net total traffic facilities cost to future development within the City of Soledad. The net total traffic facilities cost is defined as the portion of the total traffic facilities cost to be funded with traffic fees ($141.5 million) minus the current balance in the City's traffic fee fund ($2.0 million). The net traffic facilities cost allocated to future development within the City of Soledad is approximately $139.5 million. Table 5 shows the calculated City traffic fees based on the $139.5 million net traffic facilities cost.

Table 6 compares the proposed fee against the current fee. Note that non-residential development in the City Redevelopment Area will receive a fee discount from the current fee.

TABLE 6
CITY TRAFFIC FEE COMPARISON

Land Use	Unit	Proposed City Traffic Fees	Current City Traffic Fees	Difference
City Redevelopment Area				
SFDU	DU	$5,554	$1,700	$3,854
MFDU	DU	$4,443	$1,360	$3,083
Retail	KSF	$4,776	$5,024	-$248
Office	KSF	$2,444	$3,737	-$1,293
Industrial	KSF	$1,777	$1,569	$208
City Expansion Area				
SFDU - Full Fee	DU	$11,107	$1,700	$9,407
SFDU - Moderate Income	DU	$9,997	$1,700	$8,297
SFDU - Low Income	DU	$8,886	$1,700	$7,186
SFDU - Very Low Income	DU	$7,775	$1,700	$6,075
MFDU	DU	$8,886	$1,360	$7,526
Retail	KSF	$9,552	$5,024	$4,528
Office	KSF	$4,887	$3,737	$1,150
Industrial	KSF	$3,554	$1,569	$1,985

1. D.U. = Dwelling Unit; KSF = 1,000 Square Feet.

VI. FEE IMPLEMENTATION AND ADMINISTRATION

FEE IMPLEMENTATION

According to California Government Code, an agency must hold at least one open and public meeting prior to levying a new fee or increasing an existing fee. The agency must make data on infrastructure costs and funding sources available to the public at least 10 days prior to this meeting. Notice of the time and place of the meeting, and a general explanation of the matter, shall be published in accordance with Section 6062a of the Government Code. It stipulates that publication of notice shall occur for 10 days in a newspaper regularly published once a week or more. The City may adopt the new fees at the second reading.

The updated traffic fees should be adopted through a City ordinance or resolution. Any future increases to the traffic fee resulting from annual inflation or minor adjustments may be adopted annually by resolution. Once the updated traffic fees are adopted by the City Council, they shall become effective no sooner than sixty days later unless an urgency measure is adopted. An urgency measure is an interim authorization that waives the sixty-day waiting period and allows the new fees to be collected immediately if a finding of a current and immediate threat to the public health, welfare, and safety can be demonstrated. The interim authorization requires a four-fifths vote of the City council and stays in effect for thirty days; no more than two extensions of the authorization can be granted.

ANNUAL ADMINISTRATIVE DUTIES

The Government Code requires the City to report every year and every fifth year certain financial information regarding the fees. The City must make available within 180 days after the last day of each fiscal year the following information for the prior fiscal year:

inflation adjustments should be credited or reimbursed in the case of construction cost overruns. The City will evaluate the appropriate fee credit or reimbursement based on the value of the dedication or improvement. Credits or reimbursements may be repaid based on the priority of the capital improvements, as determined by the City. Repayment for constructed facilities that have low priority, as determined by the City, may be postponed. Fee credits and reimbursement priority will be determined by the City on a case-by-case basis.

PROJECT COSTS

Actual costs for a particular project may differ from its TIF cost estimate. However, the expectation is that the collected fees should be sufficient for financing the set of TIF projects. Fee adjustments will need to occur during periodic updates to the 2007 TIF to account for differences between the actual costs and the project cost estimates.

APPENDIX A
LEVEL-OF-SERVICE

TABLE A-1
INTERSECTIONS LEVEL-OF-SERVICE (LOS) CRITERIA

Level of Service	Type of Flow	Delay	Maneuverability	Stopped Delay/Vehicle (sec)		
				Signalized	Unsignalized	All-Way Stop
A	Stable Flow	Very slight delay. Progression is very favorable, with most vehicles arriving during the green phase not stopping at all.	Turning movements are easily made, and nearly all drivers find freedom of operation.	≤ 10.0	≤ 10.0	≤ 10.0
B	Stable Flow	Good progression and/or short cycle lengths. More vehicles stop than for LOS A, causing higher levels of average delay.	Vehicle platoons are formed. Many drivers begin to feel somewhat restricted within groups of vehicles.	>10 and ≤ 20.0	>10 and ≤ 15.0	>10 and ≤ 15.0
C	Stable Flow	Higher delays resulting from fair progression and/or longer cycle lengths. Individual cycle failures may begin to appear at this level. The number of vehicles stopping is significant, although many still pass through the intersection without stopping.	Back-ups may develop behind turning vehicles. Most drivers feel somewhat restricted	>20 and ≤ 35.0	>15 and ≤ 25.0	>15 and ≤ 25.0
D	Approaching Unstable Flow	The influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high volume-to-capacity ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.	Maneuverability is severely limited during short periods due to temporary back-ups.	>35 and ≤ 55.0	>25 and ≤ 35.0	>25 and ≤ 35.0
E	Unstable Flow	Generally considered to be the limit of acceptable delay. Indicative of poor progression, long cycle lengths, and high volume-to-capacity ratios. Individual cycle failures are frequent occurrences.	There are typically long queues of vehicles waiting upstream of the intersection.	>55 and ≤ 80.0	>35 and ≤ 50.0	>35 and ≤ 50.0
F	Forced Flow	Generally considered to be unacceptable to most drivers. Often occurs with over saturation. May also occur at high volume-to-capacity ratios. There are many individual cycle failures. Poor progression and long cycle lengths may also be major contributing factors.	Jammed conditions. Back-ups from other locations restrict or prevent movement. Volumes may vary widely, depending principally on the downstream back-up conditions.	> 80.0	> 50.0	> 50.0

Source: 2000 Highway Capacity Manual

APPENDIX B
TIF PROJECTS

	To	GP Improvement	Status	Existing Deficiency	Total Project Cost	Frontage Cost	Other Funding	Fee Cost	2002 TIF #
nda Street	Gabilan Drive	Construct to 4 lanes	Existing 2 lanes	No	$3,635,351	$2,069,970	$0	$1,565,381	1
'icente Road	Front Street	Construct to 2 lanes	Constructed from West Street to San Vicente Road	No	$1,732,555	$1,180,639	$0	$551,915	3
Street	Market Street	Construct to 4 lanes	Existing 2 lanes	No	$4,000,000	$0	$0	$4,000,000	4
et Street	Gabilan Drive	Construct to 4 lanes	Existing 2 lanes	No			$0		5
an Drive	City Limit	Construct to 4 lanes	Existing 2 lanes	No	$5,500,000	$0	$0	$5,500,000	6
'icente Road	US 101 NB Ramps	Construct to 4 lanes	Not constructed	No	$9,000,000	$0	$3,000,000	$6,000,000	7
t Canyon Road (N-S)	SR 146 (Metz Road)	Construct to 4 lanes	Not constructed	No	$10,045,089	$5,632,274	$0	$4,412,815	8
6 (Metz Road)	Nestles Road	Construct to 4 lanes	Not constructed	No					9
6 (Metz Road)	Nestles Road	Construct to 4 lanes	Not constructed	No					10
6 (Metz Road)	Nestles Road	Construct to 4 lanes	Not constructed	No	$21,000,000	$0	$16,000,000	$5,000,000	11
6 (Metz Road)	Nestles Road	Construct to 4 lanes	Not constructed	No					
6 (Metz Road)	Nestles Road	Construct to 4 lanes	Not constructed	No					13
an Drive	Orchard Lane Extension	Construct to 4 lanes	Not constructed	No	$17,297,142	$9,886,521	$0	$7,410,621	-
6 (Metz Road)	Gabilan Drive	Construct to 2 lanes	Not constructed	No	$4,603,441	$3,266,340	$0	$1,337,101	-
6 (Metz Road)	Orchard Lane	Construct to 4 lanes	Not constructed	No	$9,813,772	$6,855,851	$0	$2,957,921	-
)1	Orchard Lane Extension	Construct to 4 lanes	Existing 2 lanes	No	$12,925,106	$4,441,038	$4,441,038	$4,043,029	-
Arterial 1	Orchard Lane Extension	Construct to 2 lanes	Not constructed	No	$7,250,064	$5,050,515	$0	$2,199,549	-
Arterial 1	Orchard Lane Extension	Construct to 2 lanes	Not constructed	No	$7,859,148	$5,201,947	$2,000,000	$657,201	-
hora Gloria Road	West Street	Construct to 4 lanes	Not constructed	No	$25,742,039	$13,900,597	$0	$11,841,443	-
Street	Orchard Lane	Construct to 2 lanes	Not constructed	No	$3,203,068	$2,208,434	$0	$994,634	-
hora Gloria Road	New Arterial 1	Construct to 4 lanes	Not constructed	No	$28,128,112	$15,731,565	$0	$12,396,547	-
hora Gloria Road	New Arterial 1	Construct to 2 lanes	Not constructed	No	$21,343,777	$14,700,210	$0	$6,643,568	-
Street Extension	Orchard Lane Extension	Construct to 2 lanes	Not constructed	No	$1,952,646	$1,360,995	$0	$591,651	-
Street Extension	Orchard Lane Extension	Construct to 2 lanes	Not constructed	No	$1,500,265	$1,045,806	$0	$454,459	-
Street	Camphora Gloria Road	Construct to 4 lanes	Not constructed	No	$17,999,597	$10,345,552	$0	$7,654,045	-
o Street	Orchard Lane	Construct to 4 lanes	Constructed	-	-	-	-	-	
rd Lane	Bryant Canyon Road	Construct to 4 lanes	Constructed	-	-	-	-	-	2B
Street	Oak Street	Add diagonal parking and landscaping	Constructed	-	-	-	-	-	14
'icente Road	West Street	Construct to 2 lanes	Constructed	-	-	-	-	-	-

	GP Improvement	Status	Existing Deficiency	Total Project Cost	Developer Cost	Other Funding	Fee Cost	#
	Modify interchange and ramps	Not constructed	No	$35,000,000	$0	$24,500,000	$10,500,000	15
	Modify interchange and ramps	Not constructed	No	$35,000,000	$0	$24,500,000	$10,500,000	-
	Modify interchange and ramps	Not constructed	No	$35,000,000	$0	$24,500,000	$10,500,000	-
	PSR	Not completed	No	$500,000	$0	$350,000	$150,000	-
	PAED	Not completed	No	$2,500,000	$0	$1,750,000	$750,000	-
	PS&E	Not completed	No	$4,000,000	$0	$2,800,000	$1,200,000	-
	PSR	Not completed	No	$500,000	$0	$350,000	$150,000	-
	PAED	Not completed	No	$2,500,000	$0	$1,750,000	$750,000	-
	PS&E	Not completed	No	$4,000,000	$0	$2,800,000	$1,200,000	

City of Soledad Capital Facility Fee 07/18/07

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PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST

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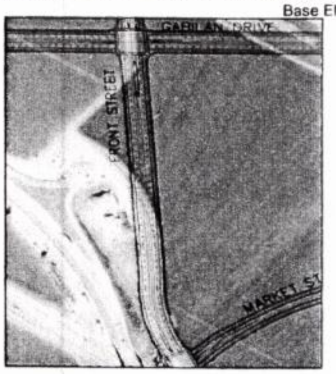

Roadway #1 FRONT STREET
Location: **Market Street (Extended) to Gabilan Drive** Detail **Figure 2**

No.	Description	Units	Quantity	Current Unit Cost	TOTAL AMOUNT	DEVELOPER AMOUNT	FEE
	Earthwork						
1	Roadway Excavation (developed)	CY	0	$25.00	$0.00	$0.00	$0.00
2	Roadway Excavation (undeveloped)	CY	10018	$7.00	$70,127.04	$38,295.19	$31,831.85
	Existing Facilities						
3	Sawcut Existing Asphalt Concrete	LF	0	$2.00	$0.00	$0.00	$0.00
4	Removal of Striping	LF	0	$4.00	$0.00	$0.00	$0.00
5	Removal of Pavement Markings	SF	0	$10.00	$0.00	$0.00	$0.00
6	Removal of Existing Trees	EA	0	$1,500.00	$0.00	$0.00	$0.00
7	Relocate Existing Fence	LF	0	$15.00	$0.00	$0.00	$0.00
	Structural Section						
8	Type A Asphalt Concrete	Ton	4903	$80.00	$392,210.50	$214,179.50	$178,031.00
9	Class 2 Aggregate Base	CY	7514	$50.00	$375,680.56	$205,152.78	$170,527.78
10	Slurry Seal	Ton	0	$300.00	$0.00	$0.00	$0.00
	Concrete Items						
11	Concrete Sidewalk	SF	14640	$6.00	$87,840.00	$87,840.00	$0.00
12	Curb and Gutter	LF	2928	$25.00	$73,200.00	$73,200.00	$0.00
13	Median Island Curb	LF	2779	$25.00	$69,475.00	$0.00	$69,475.00
14	Median Island Flatwork	SF	21869	$7.00	$153,083.00	$0.00	$153,083.00
15	Driveway	EA	0	$4,500.00	$0.00	$0.00	$0.00
16	Sidewalk Ramp	EA	4	$4,000.00	$16,000.00	$16,000.00	$0.00
	Signing/Striping Improvements						
17	Striping Imps (CBE & CCE - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
18	Striping Imps (CBE & CCE - 4 lanes)	LF	1365	$6.00	$8,190.00	$4,472.40	$3,717.60
19	Striping Imps (PA - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
20	Striping Imps (MA - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
21	Striping	LF		$3.00	$0.00	$0.00	$0.00
22	Pavement Markings	SF	159	$15.00	$2,379.60	$0.00	$2,379.60
23	Signs	EA	4	$300.00	$1,200.00	$1,200.00	$0.00
	Miscellaneous						
24	Small Retaining Wall (0 to 5')	LF	0	$250.00	$0.00	$0.00	$0.00
25	Medium Retaining Wall (6 to 10')	LF	0	$500.00	$0.00	$0.00	$0.00
26	Large Retaining Wall (11' & up)	LF	0	$650.00	$0.00	$0.00	$0.00
27	Bike Path (Class I)**	LF	0	$100.00	$0.00	$0.00	$0.00
	Drainage & Utility Improvements						
28	Relocate Drainage Inlets w/ laterals	EA	0	$5,000.00	$0.00	$0.00	$0.00
29	New Drainage Inlets w/ laterals	EA	7	$5,500.00	$40,260.00	$40,260.00	$0.00
30	Storm Drain Mainline w/ Manholes	LF	1464	$95.00	$139,080.00	$139,080.00	$0.00
31	Relocate Fire Hydrant	EA	0	$4,500.00	$0.00	$0.00	$0.00
32	Relocate Commercial Water Service	EA	0	$2,500.00	$0.00	$0.00	$0.00
	Lighting and Landscaping						
33	Landscaping & Irrigation	SF	0	$5.00	$0.00	$0.00	$0.00
34	Median Treatment	SF	0	$7.00	$0.00	$0.00	$0.00
35	Street Lights and Pull Boxes	EA	10	$5,500.00	$53,680.00	$53,680.00	$0.00
36	Street Lights Conduit System	LF	1464	$27.00	$39,528.00	$39,528.00	$0.00
	Traffic Signals						
37	Traffic Signal Modification (low)	LS	0	$90,000.00	$0.00	$0.00	$0.00
38	Traffic Signal Modification (high)	LS	0	$200,000.00	$0.00	$0.00	$0.00
39	Traffic Signal New (low)	LS	0	$200,000.00	$0.00	$0.00	$0.00
40	Traffic Signal New (high)	LS	0	$275,000.00	$0.00	$0.00	$0.00
	Subtotal Construction Items				$1,521,933.69	$912,887.86	$609,045.83
	Construction Contingency			30%	$456,580.11	$251,119.06	$205,461.05
	Engineering & Administration			20%	$304,386.74	$167,412.71	$136,974.03
	Right of Way						
41	Developed (parking)	Stall		$3,500.00	$0.00	$0.00	$0.00
42	Developed (landscaped)	SF		$20.00	$0.00	$0.00	$0.00
43	Developed (Building)	SF		$250.00	$0.00	$0.00	$0.00
44	Undeveloped	SF	135245	$10.00	$1,352,450.00	$738,550.00	$613,900.00
	Additional Items						

City of Soledad Capital Facility Fee 07/16/07

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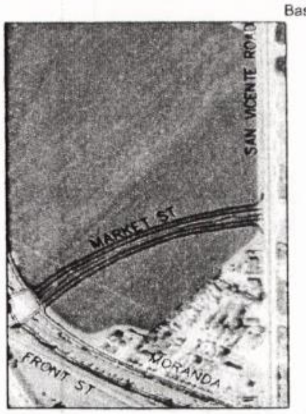
PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST

Base ENR General Cost Index * Apr '07



Roadway #2 MARKET STREET EXTENSION

Location: San Vicente Road to Front Street **Detail** **Figure 1**

No.	Description	Units	Quantity	Current Unit Cost	TOTAL AMOUNT	DEVELOPER AMOUNT	FEE
	Earthwork						
1	Roadway Excavation (developed)	CY	0	$25.00	$0.00	$0.00	$0.00
2	Roadway Excavation (undeveloped)	CY	4323	$7.00	$30,260.22	$17,873.20	$12,387.02
	Existing Facilities						
3	Sawcut Existing Asphalt Concrete	LF	0	$2.00	$0.00	$0.00	$0.00
4	Removal of Striping	LF	0	$4.00	$0.00	$0.00	$0.00
5	Removal of Pavement Markings	SF	0	$10.00	$0.00	$0.00	$0.00
6	Removal of Existing Trees	EA	0	$1,500.00	$0.00	$0.00	$0.00
7	Relocate Existing Fence	LF	0	$15.00	$0.00	$0.00	$0.00
	Structural Section						
8	Type A Asphalt Concrete	Ton	2418	$80.00	$193,418.40	$114,242.60	$79,175.80
9	Class 2 Aggregate Base	CY	3088	$50.00	$154,388.89	$91,189.81	$63,199.07
10	Slurry Seal	Ton	0	$300.00	$0.00	$0.00	$0.00
	Concrete Items						
11	Concrete Sidewalk	SF	9470	$6.00	$56,820.00	$56,820.00	$0.00
12	Curb and Gutter	LF	1894	$25.00	$47,350.00	$47,350.00	$0.00
13	Median Island Curb	LF	0	$25.00	$0.00	$0.00	$0.00
14	Median Island Flatwork	SF	0	$7.00	$0.00	$0.00	$0.00
15	Driveway	EA	7	$4,500.00	$31,500.00	$31,500.00	$0.00
16	Sidewalk Ramp	EA	4	$4,000.00	$16,000.00	$16,000.00	$0.00
	Signing/Striping Improvements						
17	Striping Imps (CBE & CCE - 6 lanes)	LF	0	$8.00	$0.00	$0.00	$0.00
18	Striping Imps (CBE & CCE - 4 lanes)	LF	0	$6.00	$0.00	$0.00	$0.00
19	Striping Imps (PA - 6 lanes)	LF	0	$8.00	$0.00	$0.00	$0.00
20	Striping Imps (MA - 4 lanes)	LF	0	$6.00	$0.00	$0.00	$0.00
21	Striping	LF	833	$3.00	$2,499.00	$7,497.00	$4,998.00
22	Pavement Markings	SF	84	$15.00	$1,260.00	$0.00	$1,260.00
23	Signs	EA	2	$300.00	$600.00	$600.00	$0.00
	Miscellaneous						
24	Small Retaining Wall (0 to 5')	LF	0	$250.00	$0.00	$0.00	$0.00
25	Medium Retaining Wall (6 to 10')	LF	0	$500.00	$0.00	$0.00	$0.00
26	Large Retaining Wall (11' & up)	LF	0	$650.00	$0.00	$0.00	$0.00
27	Bike Path (Class I)**	LF	0	$100.00	$0.00	$0.00	$0.00
	Drainage & Utility Improvements						
28	Relocate Drainage Inlets w/ laterals	EA	0	$5,000.00	$0.00	$0.00	$0.00
29	New Drainage Inlets w/ laterals	EA	5	$5,500.00	$26,042.50	$26,042.50	$0.00
30	Storm Drain Mainline w/ Manholes	LF	947	$95.00	$89,965.00	$89,965.00	$0.00
31	Relocate Fire Hydrant	EA	0	$4,500.00	$0.00	$0.00	$0.00
32	Relocate Commercial Water Service	EA	0	$2,500.00	$0.00	$0.00	$0.00
	Lighting and Landscaping						
33	Landscaping & Irrigation	SF	0	$5.00	$0.00	$0.00	$0.00
34	Median Treatment	SF	0	$7.00	$0.00	$0.00	$0.00
35	Street Lights and Pull Boxes	EA	6	$5,500.00	$34,723.33	$34,723.33	$0.00
36	Street Lights Conduit System	LF	947	$27.00	$25,569.00	$25,569.00	$0.00
	Traffic Signals						
37	Traffic Signal Modification (low)	LS	0	$90,000.00	$0.00	$0.00	$0.00
38	Traffic Signal Modification (high)	LS	0	$200,000.00	$0.00	$0.00	$0.00
39	Traffic Signal New (low)	LS	0	$200,000.00	$0.00	$0.00	$0.00
40	Traffic Signal New (high)	LS	0	$275,000.00	$0.00	$0.00	$0.00
	Subtotal Construction Items				$710,396.34	$559,372.45	$161,019.89
	Construction Contingency			30%	$213,118.90	$136,396.10	$76,722.81
	Engineering & Administration			20%	$142,079.27	$90,930.73	$51,148.54
	Right of Way						
41	Developed (parking)	Stall		$3,500.00	$0.00	$0.00	$0.00
42	Developed (landscaped)	SF		$20.00	$0.00	$0.00	$0.00
43	Developed (Building)	SF		$250.00	$0.00	$0.00	$0.00

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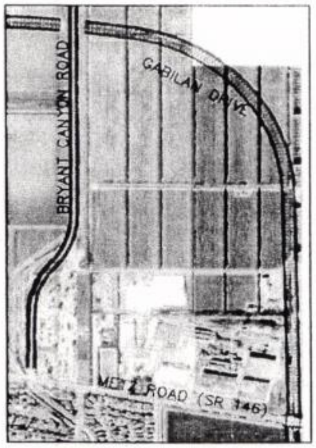
Base ENR General Cost Index * Apr '07



Roadway #7 GABILAN DRIVE

Location: Bryant Canyon Rd (N/S) to Metz Road (SR 146)

Detail Figure 2

No.	Description	Units	Quantity	Current Unit Cost	TOTAL AMOUNT	DEVELOPER AMOUNT	FEE
	Earthwork						
1	Roadway Excavation (developed)	CY	0	$25.00	$0.00	$0.00	$0.00
2	Roadway Excavation (undeveloped)	CY	27143	$7.00	$190,000.74	$103,085.63	$86,915.11
	Existing Facilities						
3	Sawcut Existing Asphalt Concrete	LF	0	$2.00	$0.00	$0.00	$0.00
4	Removal of Striping	LF	0	$4.00	$0.00	$0.00	$0.00
5	Removal of Pavement Markings	SF	0	$10.00	$0.00	$0.00	$0.00
6	Removal of Existing Trees	EA	60	$1,500.00	$90,000.00	$90,000.00	$0.00
7	Relocate Existing Fence	LF	0	$15.00	$0.00	$0.00	$0.00
	Structural Section						
8	Type A Asphalt Concrete	Ton	13283	$80.00	$1,062,647.00	$576,543.20	$486,103.80
9	Class 2 Aggregate Base	CY	20357	$50.00	$1,017,861.11	$552,244.44	$465,616.67
10	Slurry Seal	Ton	0	$300.00	$0.00	$0.00	$0.00
	Concrete Items						
11	Concrete Sidewalk	SF	38980	$6.00	$233,880.00	$233,880.00	$0.00
12	Curb and Gutter	LF	7796	$25.00	$194,900.00	$194,900.00	$0.00
13	Median Island Curb	LF	7834	$25.00	$195,850.00	$0.00	$195,850.00
14	Median Island Flatwork	SF	74065	$7.00	$518,455.00	$0.00	$518,455.00
15	Driveway	EA	0	$4,500.00	$0.00	$0.00	$0.00
16	Sidewalk Ramp	EA	0	$4,000.00	$0.00	$0.00	$0.00
	Signing/Striping Improvements						
17	Striping Imps (CBE & CCE - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
18	Striping Imps (CBE & CCE - 4 lanes)	LF	3898	$6.00	$23,388.00	$12,689.25	$10,698.75
19	Striping Imps (PA - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
20	Striping Imps (MA - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
21	Striping	LF		$3.00	$0.00	$0.00	$0.00
22	Pavement Markings	SF		$15.00	$0.00	$0.00	$0.00
23	Signs	EA	4	$300.00	$1,200.00	$1,200.00	$0.00
	Miscellaneous						
24	Small Retaining Wall (0 to 5')	LF	0	$250.00	$0.00	$0.00	$0.00
25	Medium Retaining Wall (6 to 10')	LF	0	$500.00	$0.00	$0.00	$0.00
26	Large Retaining Wall (11' & up)	LF	0	$650.00	$0.00	$0.00	$0.00
27	Bike Path (Class I)**	LF	0	$100.00	$0.00	$0.00	$0.00
	Drainage & Utility Improvements						
28	Relocate Drainage Inlets w/ laterals	EA	0	$5,000.00	$0.00	$0.00	$0.00
29	New Drainage Inlets w/ laterals	EA	19	$5,500.00	$107,195.00	$107,195.00	$0.00
30	Storm Drain Mainline w/ Manholes	LF	3898	$95.00	$370,310.00	$370,310.00	$0.00
31	Relocate Fire Hydrant	EA	0	$4,500.00	$0.00	$0.00	$0.00
32	Relocate Commercial Water Service	EA	0	$2,500.00	$0.00	$0.00	$0.00
	Lighting and Landscaping						
33	Landscaping & Irrigation	SF	0	$5.00	$0.00	$0.00	$0.00
34	Median Treatment	SF	0	$7.00	$0.00	$0.00	$0.00
35	Street Lights and Pull Boxes	EA	26	$5,500.00	$142,926.67	$142,926.67	$0.00
36	Street Lights Conduit System	LF	3898	$27.00	$105,246.00	$105,246.00	$0.00
	Traffic Signals						
37	Traffic Signal Modification (low)	LS	0	$90,000.00	$0.00	$0.00	$0.00
38	Traffic Signal Modification (high)	LS	0	$200,000.00	$0.00	$0.00	$0.00
39	Traffic Signal New (low)	LS	0	$200,000.00	$0.00	$0.00	$0.00
40	Traffic Signal New (high)	LS	0	$275,000.00	$0.00	$0.00	$0.00
	Subtotal Construction Items				$4,253,859.52	$2,490,220.19	$1,763,639.33
	Construction Contingency			30%	$1,276,157.86	$692,384.33	$583,773.52
	Engineering & Administration			20%	$850,771.90	$461,589.55	$389,182.35
	Right of Way						

City of Soledad Capital Facility Fee 07/16/07

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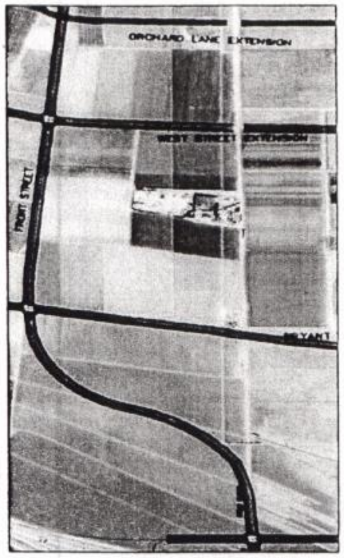


Roadway #9 FRONT STREET EXTENSION

Location: Gabilan Drive (Extended) to Orchard Lane Extension **Detail** **Figure 2**

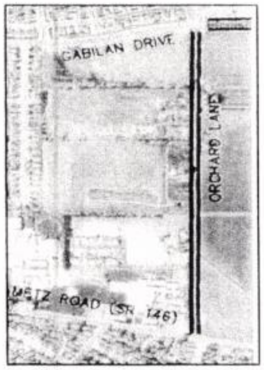
No.	Description	Units	Quantity	Current Unit Cost	TOTAL AMOUNT	DEVELOPER AMOUNT	FEE
	Earthwork						
1	Roadway Excavation (developed)	CY	0	$25.00	$0.00	$0.00	$0.00
2	Roadway Excavation (undeveloped)	CY	47328	$7.00	$331,294.44	$180,278.52	$151,015.93
	Existing Facilities						
3	Sawcut Existing Asphalt Concrete	LF	0	$2.00	$0.00	$0.00	$0.00
4	Removal of Striping	LF	0	$4.00	$0.00	$0.00	$0.00
5	Removal of Pavement Markings	SF	0	$10.00	$0.00	$0.00	$0.00
6	Removal of Existing Trees	EA	3	$1,500.00	$4,500.00	$4,500.00	$0.00
7	Relocate Existing Fence	LF	0	$15.00	$0.00	$0.00	$0.00
	Structural Section						
8	Type A Asphalt Concrete	Ton	23161	$80.00	$1,852,882.50	$1,008,272.00	$844,610.50
9	Class 2 Aggregate Base	CY	35496	$50.00	$1,774,791.67	$965,777.78	$809,013.89
10	Slurry Seal	Ton	0	$300.00	$0.00	$0.00	$0.00
	Concrete Items						
11	Concrete Sidewalk	SF	68100	$6.00	$408,600.00	$408,600.00	$0.00
12	Curb and Gutter	LF	13620	$25.00	$340,500.00	$340,500.00	$0.00
13	Median Island Curb	LF	13326	$25.00	$333,150.00	$0.00	$333,150.00
14	Median Island Flatwork	SF	118755	$7.00	$831,285.00	$0.00	$831,285.00
15	Driveway	EA	0	$4,500.00	$0.00	$0.00	$0.00
16	Sidewalk Ramp	EA	10	$4,000.00	$40,000.00	$40,000.00	$0.00
	Signing/Striping Improvements						
17	Striping Imps (CBE & CCE - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
18	Striping Imps (CBE & CCE - 4 lanes)	LF	6810	$6.00	$40,860.00	$22,312.83	$18,547.17
19	Striping Imps (PA - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
20	Striping Imps (MA - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
21	Striping	LF	13620	$3.00	$40,860.00	$24,066.54	$16,793.46
22	Pavement Markings	SF	201	$15.00	$3,009.60	$0.00	$3,009.60
23	Signs	EA	8	$300.00	$2,400.00	$2,400.00	$0.00
	Miscellaneous						
24	Small Retaining Wall (0 to 5')	LF	0	$250.00	$0.00	$0.00	$0.00
25	Medium Retaining Wall (6 to 10')	LF	0	$500.00	$0.00	$0.00	$0.00
26	Large Retaining Wall (11' & up)	LF	0	$650.00	$0.00	$0.00	$0.00
27	Bike Path (Class I)**	LF	0	$100.00	$0.00	$0.00	$0.00
	Drainage & Utility Improvements						
28	Relocate Drainage Inlets w/ laterals	EA	0	$5,000.00	$0.00	$0.00	$0.00
29	New Drainage Inlets w/ laterals	EA	34	$5,500.00	$187,275.00	$187,275.00	$0.00
30	Storm Drain Mainline w/ Manholes	LF	6810	$95.00	$646,950.00	$646,950.00	$0.00
31	Relocate Fire Hydrant	EA	0	$4,500.00	$0.00	$0.00	$0.00
32	Relocate Commercial Water Service	EA	0	$2,500.00	$0.00	$0.00	$0.00
	Lighting and Landscaping						
33	Landscaping & Irrigation	SF	0	$5.00	$0.00	$0.00	$0.00
34	Median Treatment	SF	0	$7.00	$0.00	$0.00	$0.00
35	Street Lights and Pull Boxes	EA	45	$5,500.00	$249,700.00	$249,700.00	$0.00
36	Street Lights Conduit System	LF	6810	$27.00	$183,870.00	$183,870.00	$0.00
	Traffic Signals						
37	Traffic Signal Modification (low)	LS	0	$90,000.00	$0.00	$0.00	$0.00
38	Traffic Signal Modification (high)	LS	0	$200,000.00	$0.00	$0.00	$0.00

City of Soledad Capital Facility Fee 07/16/07

Prepared By: omni·means

PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST

Base ENR General Cost Index * Apr '07



Roadway #10 ORCHARD LANE

Location: Gabilan Drive to Metz Road (SR 146) Detail **Figure 1**

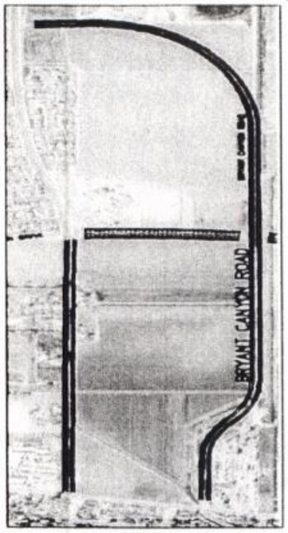
No.	Description	Units	Quantity	Current Unit Cost	TOTAL AMOUNT	DEVELOPER AMOUNT	FEE
	Earthwork						
1	Roadway Excavation (developed)	CY	0	$25.00	$0.00	$0.00	$0.00
2	Roadway Excavation (undeveloped)	CY	10920	$7.00	$76,439.55	$48,216.00	$28,223.55
	Existing Facilities						
3	Sawcut Existing Asphalt Concrete	LF	0	$2.00	$0.00	$0.00	$0.00
4	Removal of Striping	LF	0	$4.00	$0.00	$0.00	$0.00
5	Removal of Pavement Markings	SF	0	$10.00	$0.00	$0.00	$0.00
6	Removal of Existing Trees	EA	10	$1,500.00	$15,000.00	$15,000.00	$0.00
7	Relocate Existing Fence	LF	0	$15.00	$0.00	$0.00	$0.00
	Structural Section						
8	Type A Asphalt Concrete	Ton	6107	$80.00	$488,589.10	$308,188.80	$180,400.30
9	Class 2 Aggregate Base	CY	7800	$50.00	$389,997.69	$246,000.00	$143,997.69
10	Slurry Seal	Ton	0	$300.00	$0.00	$0.00	$0.00
	Concrete Items						
11	Concrete Sidewalk	SF	25910	$6.00	$155,460.00	$155,460.00	$0.00
12	Curb and Gutter	LF	5182	$25.00	$129,550.00	$129,550.00	$0.00
13	Median Island Curb	LF	0	$25.00	$0.00	$0.00	$0.00
14	Median Island Flatwork	SF	0	$7.00	$0.00	$0.00	$0.00
15	Driveway	EA	16	$4,500.00	$72,000.00	$72,000.00	$0.00
16	Sidewalk Ramp	EA	32	$4,000.00	$128,000.00	$128,000.00	$0.00
	Signing/Striping Improvements						
17	Striping Imps (CBE & CCE - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
18	Striping Imps (CBE & CCE - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
19	Striping Imps (PA - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
20	Striping Imps (MA - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
21	Striping	LF	2591	$3.00	$7,773.00	$4,578.30	$3,194.70
22	Pavement Markings	SF	0	$15.00	$0.00	$0.00	$0.00
23	Signs	EA	2	$300.00	$600.00	$600.00	$0.00
	Miscellaneous						
24	Small Retaining Wall (0 to 5')	LF	0	$250.00	$0.00	$0.00	$0.00
25	Medium Retaining Wall (6 to 10')	LF	0	$500.00	$0.00	$0.00	$0.00
26	Large Retaining Wall (11' & up)	LF	0	$650.00	$0.00	$0.00	$0.00
27	Bike Path (Class I)**	LF	0	$100.00	$0.00	$0.00	$0.00
	Drainage & Utility Improvements						
28	Relocate Drainage Inlets w/ laterals	EA	0	$5,000.00	$0.00	$0.00	$0.00
29	New Drainage Inlets w/ laterals	EA	13	$5,500.00	$71,252.50	$71,252.50	$0.00
30	Storm Drain Mainline w/ Manholes	LF	2591	$95.00	$246,145.00	$246,145.00	$0.00
31	Relocate Fire Hydrant	EA	0	$4,500.00	$0.00	$0.00	$0.00
32	Relocate Commercial Water Service	EA	0	$2,500.00	$0.00	$0.00	$0.00
	Lighting and Landscaping						
33	Landscaping & Irrigation	SF	0	$5.00	$0.00	$0.00	$0.00
34	Median Treatment	SF	0	$7.00	$0.00	$0.00	$0.00
35	Street Lights and Pull Boxes	EA	17	$5,500.00	$95,003.33	$95,003.33	$0.00
36	Street Lights Conduit System	LF	2591	$27.00	$69,957.00	$69,957.00	$0.00
	Traffic Signals						
37	Traffic Signal Modification (low)	LS	0	$90,000.00	$0.00	$0.00	$0.00
38	Traffic Signal Modification (high)	LS	0	$200,000.00	$0.00	$0.00	$0.00
39	Traffic Signal New (low)	LS	0	$200,000.00	$0.00	$0.00	$0.00
40	Traffic Signal New (high)	LS	0	$275,000.00	$0.00	$0.00	$0.00
	Subtotal Construction Items				$1,945,767.16	$1,589,950.93	$355,816.23
	Construction Contingency			30%	$583,730.15	$368,201.20	$215,528.95
	Engineering & Administration			20%	$389,153.43	$245,467.47	$143,685.96
	Right of Way						
41	Developed (parking)	Stall		$3,500.00	$0.00	$0.00	$0.00
42	Developed (landscaped)	SF		$20.00	$0.00	$0.00	$0.00
43	Developed (Building)	SF		$250.00	$0.00	$0.00	$0.00
44	Undeveloped	SF	168479	$10.00	$1,684,790.00	$1,062,720.00	$622,070.00

City of Soledad Capital Facility Fee 07/16/07

Prepared By: omni·means

PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST

Base ENR General Cost Index * Apr '07



Roadway #11 BRYANT CANYON ROAD

Location: Metz Road (SR 146) to Orchard Lane

Detail Figure 1

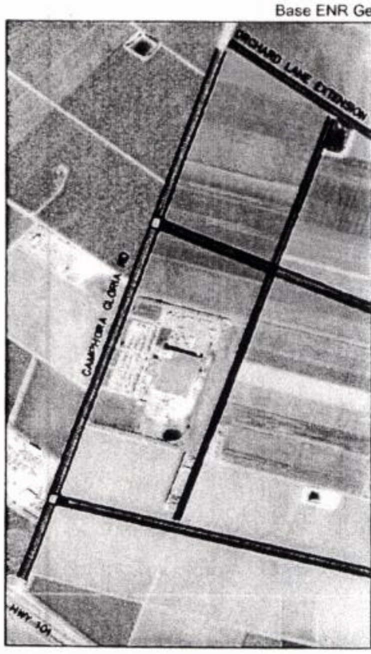
No.	Description	Units	Quantity	Current Unit Cost	TOTAL AMOUNT	DEVELOPER AMOUNT	FEE
	Earthwork						
1	Roadway Excavation (developed)	CY	0	$25.00	$0.00	$0.00	$0.00
2	Roadway Excavation (undeveloped)	CY	24802	$7.00	$173,611.99	$109,509.10	$64,102.89
	Existing Facilities						
3	Sawcut Existing Asphalt Concrete	LF	0	$2.00	$0.00	$0.00	$0.00
4	Removal of Striping	LF	0	$4.00	$0.00	$0.00	$0.00
5	Removal of Pavement Markings	SF	0	$10.00	$0.00	$0.00	$0.00
6	Removal of Existing Trees	EA	40	$1,500.00	$60,000.00	$60,000.00	$0.00
7	Relocate Existing Fence	LF	0	$15.00	$0.00	$0.00	$0.00
	Structural Section						
8	Type A Asphalt Concrete	Ton	13871	$80.00	$1,109,699.50	$699,964.30	$409,735.20
9	Class 2 Aggregate Base	CY	17716	$50.00	$885,775.46	$558,719.91	$327,055.56
10	Slurry Seal	Ton	0	$300.00	$0.00	$0.00	$0.00
	Concrete Items						
11	Concrete Sidewalk	SF	58870	$6.00	$353,220.00	$353,220.00	$0.00
12	Curb and Gutter	LF	11774	$25.00	$294,350.00	$294,350.00	$0.00
13	Median Island Curb	LF	0	$25.00	$0.00	$0.00	$0.00
14	Median Island Flatwork	SF	0	$7.00	$0.00	$0.00	$0.00
15	Driveway	EA	0	$4,500.00	$0.00	$0.00	$0.00
16	Sidewalk Ramp	EA	0	$4,000.00	$0.00	$0.00	$0.00
	Signing/Striping Improvements						
17	Striping Imps (CBE & CCE - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
18	Striping Imps (CBE & CCE - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
19	Striping Imps (PA - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
20	Striping Imps (MA - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
21	Striping	LF	5887	$3.00	$17,661.00	$10,402.33	$7,258.67
22	Pavement Markings	SF	0	$15.00	$0.00	$0.00	$0.00
23	Signs	EA	4	$300.00	$1,200.00	$1,200.00	$0.00
	Miscellaneous						
24	Small Retaining Wall (0 to 5')	LF	0	$250.00	$0.00	$0.00	$0.00
25	Medium Retaining Wall (6 to 10')	LF	0	$500.00	$0.00	$0.00	$0.00
26	Large Retaining Wall (11' & up)	LF	0	$650.00	$0.00	$0.00	$0.00
27	Bike Path (Class I)**	LF	0	$100.00	$0.00	$0.00	$0.00
	Drainage & Utility Improvements						
28	Relocate Drainage Inlets w/ laterals	EA	0	$5,000.00	$0.00	$0.00	$0.00
29	New Drainage Inlets w/ laterals	EA	29	$5,500.00	$161,892.50	$161,892.50	$0.00
30	Storm Drain Mainline w/ Manholes	LF	5887	$95.00	$559,265.00	$559,265.00	$0.00
31	Relocate Fire Hydrant	EA	0	$4,500.00	$0.00	$0.00	$0.00
32	Relocate Commercial Water Service	EA	0	$2,500.00	$0.00	$0.00	$0.00
	Lighting and Landscaping						
33	Landscaping & Irrigation	SF	0	$5.00	$0.00	$0.00	$0.00
34	Median Treatment	SF	0	$7.00	$0.00	$0.00	$0.00
35	Street Lights and Pull Boxes	EA	39	$5,500.00	$215,856.67	$215,856.67	$0.00
36	Street Lights Conduit System	LF	5887	$27.00	$158,949.00	$158,949.00	$0.00
	Traffic Signals						
37	Traffic Signal Modification (low)	LS	0	$90,000.00	$0.00	$0.00	$0.00
38	Traffic Signal Modification (high)	LS	0	$200,000.00	$0.00	$0.00	$0.00
39	Traffic Signal New (low)	LS	0	$200,000.00	$0.00	$0.00	$0.00
40	Traffic Signal New (high)	LS	0	$275,000.00	$0.00	$0.00	$0.00

City of Soledad Capital Facility Fee 07/18/07

Prepared By: omni·means

PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST

Base ENR General Cost Index * Apr '07



Roadway #12 CAMPHORA GLORIA ROAD
Location: Orchard lane Extension to SR 101

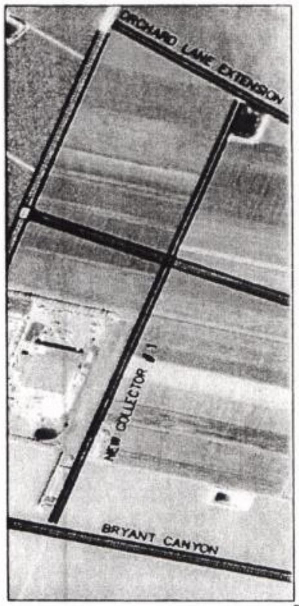
Detail Figure 2

No.	Description	Units	Quantity	Current Unit Cost	TOTAL AMOUNT	DEVELOPER AMOUNT	FEE
	Earthwork						
1	Roadway Excavation (developed)	CY	0	$25.00	$0.00	$0.00	$0.00
2	Roadway Excavation (undeveloped)	CY	40153	$7.00	$281,072.81	$152,496.81	$128,576.00
	Existing Facilities						
3	Sawcut Existing Asphalt Concrete	LF	0	$2.00	$0.00	$0.00	$0.00
4	Removal of Striping	LF	0	$4.00	$0.00	$0.00	$0.00
5	Removal of Pavement Markings	SF	0	$10.00	$0.00	$0.00	$0.00
6	Removal of Existing Trees	EA	0	$1,500.00	$0.00	$0.00	$0.00
7	Relocate Existing Fence	LF	0	$15.00	$0.00	$0.00	$0.00
	Structural Section						
8	Type A Asphalt Concrete	Ton	19650	$80.00	$1,572,000.10	$852,892.90	$719,107.20
9	Class 2 Aggregate Base	CY	30115	$50.00	$1,505,747.22	$816,947.22	$688,800.00
10	Slurry Seal	Ton	0	$300.00	$0.00	$0.00	$0.00
	Concrete Items						
11	Concrete Sidewalk	SF	57660	$6.00	$345,960.00	$345,960.00	$0.00
12	Curb and Gutter	LF	11532	$25.00	$288,300.00	$288,300.00	$0.00
13	Median Island Curb	LF	11571	$25.00	$289,275.00	$0.00	$289,275.00
14	Median Island Flatwork	SF	109567	$7.00	$766,969.00	$0.00	$766,969.00
15	Driveway	EA	9	$4,500.00	$40,500.00	$40,500.00	$0.00
16	Sidewalk Ramp	EA	18	$4,000.00	$72,000.00	$72,000.00	$0.00
	Signing/Striping Improvements						
17	Striping Imps (CBE & CCE - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
18	Striping Imps (CBE & CCE - 4 lanes)	LF	5766	$6.00	$34,596.00	$18,770.15	$15,825.85
19	Striping Imps (PA - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
20	Striping Imps (MA - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
21	Striping	LF		$3.00	$0.00	$0.00	$0.00
22	Pavement Markings	SF		$15.00	$0.00	$0.00	$0.00
23	Signs	EA	6	$300.00	$1,800.00	$1,800.00	$0.00
	Miscellaneous						
24	Small Retaining Wall (0 to 5')	LF	0	$250.00	$0.00	$0.00	$0.00
25	Medium Retaining Wall (6 to 10')	LF	0	$500.00	$0.00	$0.00	$0.00
26	Large Retaining Wall (11' & up)	LF	0	$650.00	$0.00	$0.00	$0.00
27	Bike Path (Class I)**	LF	0	$100.00	$0.00	$0.00	$0.00
	Drainage & Utility Improvements						
28	Relocate Drainage Inlets w/ laterals	EA	0	$5,000.00	$0.00	$0.00	$0.00
29	New Drainage Inlets w/ laterals	EA	29	$5,500.00	$158,565.00	$158,565.00	$0.00
30	Storm Drain Mainline w/ Manholes	LF	5766	$95.00	$547,770.00	$547,770.00	$0.00
31	Relocate Fire Hydrant	EA	0	$4,500.00	$0.00	$0.00	$0.00
32	Relocate Commercial Water Service	EA	0	$2,500.00	$0.00	$0.00	$0.00
	Lighting and Landscaping						
33	Landscaping & Irrigation	SF	0	$5.00	$0.00	$0.00	$0.00
34	Median Treatment	SF	0	$7.00	$0.00	$0.00	$0.00
35	Street Lights and Pull Boxes	EA	38	$5,500.00	$211,420.00	$211,420.00	$0.00
36	Street Lights Conduit System	LF	5766	$27.00	$155,682.00	$155,682.00	$0.00

City of Soledad Capital Facility Fee 07/16/07

Prepared By: omni·means

PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST



Base ENR General Cost Index * Apr '07

Roadway #13 NEW COLLECTOR 1
Location: New Arterial 1 to Orchard Ln

Detail **Figure 1**

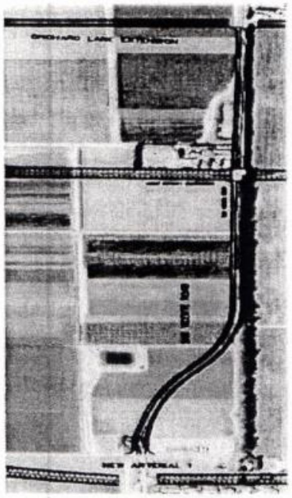
No.	Description	Units	Quantity	Current Unit Cost	TOTAL AMOUNT	DEVELOPER AMOUNT	FEE
	Earthwork						
1	Roadway Excavation (developed)	CY	0	$25.00	$0.00	$0.00	$0.00
2	Roadway Excavation (undeveloped)	CY	18474	$7.00	$129,316.90	$81,489.27	$47,827.63
	Existing Facilities			$0.00			
3	Sawcut Existing Asphalt Concrete	LF	0	$2.00	$0.00	$0.00	$0.00
4	Removal of Striping	LF	0	$4.00	$0.00	$0.00	$0.00
5	Removal of Pavement Markings	SF	0	$10.00	$0.00	$0.00	$0.00
6	Removal of Existing Trees	EA	2	$1,500.00	$3,000.00	$3,000.00	$0.00
7	Relocate Existing Fence	LF	0	$15.00	$0.00	$0.00	$0.00
	Structural Section			$0.00			
8	Type A Asphalt Concrete	Ton	10332	$80.00	$826,572.50	$520,866.10	$305,706.40
9	Class 2 Aggregate Base	CY	13196	$50.00	$659,780.09	$415,761.57	$244,018.52
10	Slurry Seal	Ton	0	$300.00	$0.00	$0.00	$0.00
	Concrete Items			$0.00			
11	Concrete Sidewalk	SF	43920	$6.00	$263,520.00	$263,520.00	$0.00
12	Curb and Gutter	LF	8784	$25.00	$219,600.00	$219,600.00	$0.00
13	Median Island Curb	LF	0	$25.00	$0.00	$0.00	$0.00
14	Median Island Flatwork	SF	0	$7.00	$0.00	$0.00	$0.00
15	Driveway	EA	0	$4,500.00	$0.00	$0.00	$0.00
16	Sidewalk Ramp	EA	0	$4,000.00	$0.00	$0.00	$0.00
	Signing/Striping Improvements			$0.00			
17	Striping Imps (CBE & CCE - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
18	Striping Imps (CBE & CCE - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
19	Striping Imps (PA - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
20	Striping Imps (MA - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
21	Striping	LF	4392	$3.00	$13,176.00	$7,760.66	$5,415.34
22	Pavement Markings	SF	0	$15.00	$0.00	$0.00	$0.00
23	Signs	EA	2	$300.00	$600.00	$600.00	$0.00
	Miscellaneous			$0.00			
24	Small Retaining Wall (0 to 5')	LF	0	$250.00	$0.00	$0.00	$0.00
25	Medium Retaining Wall (6 to 10')	LF	0	$500.00	$0.00	$0.00	$0.00
26	Large Retaining Wall (11' & up)	LF	0	$650.00	$0.00	$0.00	$0.00
27	Bike Path (Class I)**	LF	0	$100.00	$0.00	$0.00	$0.00
	Drainage & Utility Improvements			$0.00			
28	Relocate Drainage Inlets w/ laterals	EA	0	$5,000.00	$0.00	$0.00	$0.00
29	New Drainage Inlets w/ laterals	EA	22	$5,500.00	$120,780.00	$120,780.00	$0.00
30	Storm Drain Mainline w/ Manholes	LF	4392	$95.00	$417,240.00	$417,240.00	$0.00
31	Relocate Fire Hydrant	EA	0	$4,500.00	$0.00	$0.00	$0.00
32	Relocate Commercial Water Service	EA	0	$2,500.00	$0.00	$0.00	$0.00
	Lighting and Landscaping			$0.00			
33	Landscaping & Irrigation	SF	0	$5.00	$0.00	$0.00	$0.00
34	Median Treatment	SF	0	$7.00	$0.00	$0.00	$0.00
35	Street Lights and Pull Boxes	EA	29	$5,500.00	$161,040.00	$161,040.00	$0.00
36	Street Lights Conduit System	LF	4392	$27.00	$118,584.00	$118,584.00	$0.00
	Traffic Signals			$0.00			
37	Traffic Signal Modification (low)	LS	0	$90,000.00	$0.00	$0.00	$0.00

City of Soledad Capital Facility Fee 07/16/07

Prepared By: omni·means

PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST

Base ENR General Cost Index * Apr '07



Roadway #14 SAN VICENTE ROAD EXTENSION

Location: New Arterial 1 to Orchard Lane Extension

Detail Figure 1

No.	Description	Units	Quantity	Current Unit Cost	TOTAL AMOUNT	DEVELOPER AMOUNT	FEE
	Earthwork						
1	Roadway Excavation (developed)	CY	0	$25.00	$0.00	$0.00	$0.00
2	Roadway Excavation (undeveloped)	CY	20078	$7.00	$140,543.34	$82,839.04	$57,704.31
	Existing Facilities						
3	Sawcut Existing Asphalt Concrete	LF	0	$2.00	$0.00	$0.00	$0.00
4	Removal of Striping	LF	0	$4.00	$0.00	$0.00	$0.00
5	Removal of Pavement Markings	SF	0	$10.00	$0.00	$0.00	$0.00
6	Removal of Existing Trees	EA	50	$1,500.00	$75,000.00	$75,000.00	$0.00
7	Relocate Existing Fence	LF	0	$15.00	$0.00	$0.00	$0.00
	Structural Section						
8	Type A Asphalt Concrete	Ton	11229	$80.00	$898,330.10	$529,493.60	$368,836.50
9	Class 2 Aggregate Base	CY	14341	$50.00	$717,057.87	$422,648.15	$294,409.72
10	Slurry Seal	Ton	0	$300.00	$0.00	$0.00	$0.00
	Concrete Items						
11	Concrete Sidewalk	SF	43220	$6.00	$259,320.00	$259,320.00	$0.00
12	Curb and Gutter	LF	8644	$25.00	$216,100.00	$216,100.00	$0.00
13	Median Island Curb	LF	0	$25.00	$0.00	$0.00	$0.00
14	Median Island Flatwork	SF	0	$7.00	$0.00	$0.00	$0.00
15	Driveway	EA	0	$4,500.00	$0.00	$0.00	$0.00
16	Sidewalk Ramp	EA	8	$4,000.00	$32,000.00	$32,000.00	$0.00
	Signing/Striping Improvements						
17	Striping Imps (CBE & CCE - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
18	Striping Imps (CBE & CCE - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
19	Striping Imps (PA - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
20	Striping Imps (MA - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
21	Striping	LF	8644	$3.00	$25,932.00	$15,273.95	$10,658.05
22	Pavement Markings	SF	201	$15.00	$3,009.60	$0.00	$3,009.60
23	Signs	EA	8	$300.00	$2,400.00	$2,400.00	$0.00
	Miscellaneous						
24	Small Retaining Wall (0 to 5')	LF	0	$250.00	$0.00	$0.00	$0.00
25	Medium Retaining Wall (6 to 10')	LF	0	$500.00	$0.00	$0.00	$0.00
26	Large Retaining Wall (11' & up)	LF	0	$650.00	$0.00	$0.00	$0.00
27	Bike Path (Class I)**	LF	0	$100.00	$0.00	$0.00	$0.00
	Drainage & Utility Improvements						
28	Relocate Drainage Inlets w/ laterals	EA	0	$5,000.00	$0.00	$0.00	$0.00
29	New Drainage Inlets w/ laterals	EA	22	$5,500.00	$118,855.00	$118,855.00	$0.00
30	Storm Drain Mainline w/ Manholes	LF	4322	$95.00	$410,590.00	$410,590.00	$0.00
31	Relocate Fire Hydrant	EA	0	$4,500.00	$0.00	$0.00	$0.00
32	Relocate Commercial Water Service	EA	0	$2,500.00	$0.00	$0.00	$0.00
	Lighting and Landscaping						
33	Landscaping & Irrigation	SF	0	$5.00	$0.00	$0.00	$0.00
34	Median Treatment	SF	0	$7.00	$0.00	$0.00	$0.00
35	Street Lights and Pull Boxes	EA	29	$5,500.00	$158,473.33	$158,473.33	$0.00
36	Street Lights Conduit System	LF	4322	$27.00	$116,694.00	$116,694.00	$0.00
	Traffic Signals						
37	Traffic Signal Modification (low)	LS	0	$90,000.00	$0.00	$0.00	$0.00
38	Traffic Signal Modification (high)	LS	0	$200,000.00	$0.00	$0.00	$0.00
39	Traffic Signal New (low)	LS	0	$200,000.00	$0.00	$0.00	$0.00
40	Traffic Signal New (high)	LS	0	$275,000.00	$0.00	$0.00	$0.00
	Subtotal Construction Items				$3,174,305.25	$2,439,687.07	$734,618.18
	Construction Contingency			30%	$952,291.57	$561,852.03	$390,439.55

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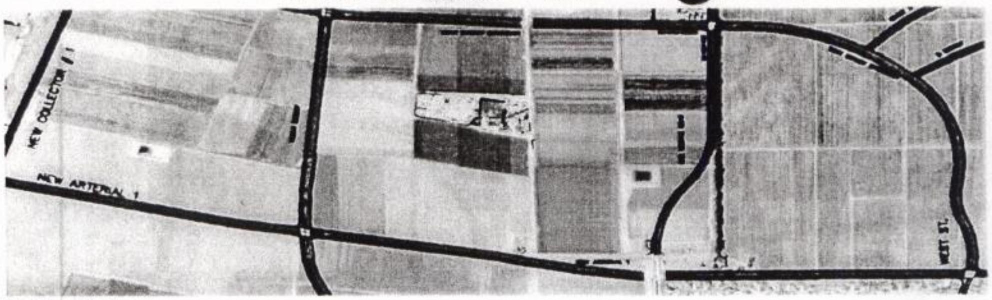
PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST

Base ENR General Cost Index * Apr '07



Roadway #15 New Arterial 1
Location: Camphora Gloria Road to West Street **Detail** **Figure 2**

No.	Description	Units	Quantity	Current Unit Cost	TOTAL AMOUNT	DEVELOPER AMOUNT	FEE
	Earthwork						
1	Roadway Excavation (developed)	CY	0	$25.00	$0.00	$0.00	$0.00
2	Roadway Excavation (undeveloped)	CY	68372	$7.00	$478,605.56	$259,633.11	$218,972.44
	Existing Facilities						
3	Sawcut Existing Asphalt Concrete	LF	0	$2.00	$0.00	$0.00	$0.00
4	Removal of Striping	LF	0	$4.00	$0.00	$0.00	$0.00
5	Removal of Pavement Markings	SF	0	$10.00	$0.00	$0.00	$0.00
6	Removal of Existing Trees	EA	2	$1,500.00	$3,000.00	$3,000.00	$0.00
7	Relocate Existing Fence	LF	0	$15.00	$0.00	$0.00	$0.00
	Structural Section						
8	Type A Asphalt Concrete	Ton	33460	$80.00	$2,676,772.50	$1,452,090.90	$1,224,681.60
9	Class 2 Aggregate Base	CY	51279	$50.00	$2,563,958.33	$1,390,891.67	$1,173,066.67
10	Slurry Seal	Ton	0	$300.00	$0.00	$0.00	$0.00
	Concrete Items			$0.00			
11	Concrete Sidewalk	SF	98190	$6.00	$589,140.00	$589,140.00	$0.00
12	Curb and Gutter	LF	19638	$25.00	$490,950.00	$490,950.00	$0.00
13	Median Island Curb	LF	19684	$25.00	$492,100.00	$0.00	$492,100.00
14	Median Island Flatwork	SF	186626	$7.00	$1,306,382.00	$0.00	$1,306,382.00
15	Driveway	EA	0	$4,500.00	$0.00	$0.00	$0.00
16	Sidewalk Ramp	EA	0	$4,000.00	$0.00	$0.00	$0.00
	Signing/Striping Improvements						
17	Striping Imps (CBE & CCE - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
18	Striping Imps (CBE & CCE - 4 lanes)	LF	9819	$6.00	$58,914.00	$31,959.56	$26,954.44
19	Striping Imps (PA - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
20	Striping Imps (MA - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
21	Striping	LF	0	$3.00	$0.00	$0.00	$0.00
22	Pavement Markings	SF	0	$15.00	$0.00	$0.00	$0.00
23	Signs	EA	8	$300.00	$2,400.00	$2,400.00	$0.00
	Miscellaneous						
24	Small Retaining Wall (0 to 5')	LF	0	$250.00	$0.00	$0.00	$0.00
25	Medium Retaining Wall (6 to 10')	LF	0	$500.00	$0.00	$0.00	$0.00
26	Large Retaining Wall (11' & up)	LF	0	$650.00	$0.00	$0.00	$0.00
27	Bike Path (Class I)**	LF	0	$100.00	$0.00	$0.00	$0.00
	Drainage & Utility Improvements						
28	Relocate Drainage Inlets w/ laterals	EA	0	$5,000.00	$0.00	$0.00	$0.00
29	New Drainage Inlets w/ laterals	EA	49	$5,500.00	$270,022.50	$270,022.50	$0.00
30	Storm Drain Mainline w/ Manholes	LF	9819	$95.00	$932,805.00	$932,805.00	$0.00
31	Relocate Fire Hydrant	EA	0	$4,500.00	$0.00	$0.00	$0.00
32	Relocate Commercial Water Service	EA	0	$2,500.00	$0.00	$0.00	$0.00
	Lighting and Landscaping						
33	Landscaping & Irrigation	SF	0	$5.00	$0.00	$0.00	$0.00
34	Median Treatment	SF	0	$7.00	$0.00	$0.00	$0.00
35	Street Lights and Pull Boxes	EA	65	$5,500.00	$360,030.00	$360,030.00	$0.00
36	Street Lights Conduit System	LF	9819	$27.00	$265,113.00	$265,113.00	$0.00
	Traffic Signals						
37	Traffic Signal Modification (low)	LS	0	$90,000.00	$0.00	$0.00	$0.00
38	Traffic Signal Modification (high)	LS	0	$200,000.00	$0.00	$0.00	$0.00
39	Traffic Signal New (low)	LS	0	$200,000.00	$0.00	$0.00	$0.00
40	Traffic Signal New (high)	LS	0	$275,000.00	$0.00	$0.00	$0.00
	Subtotal Construction Items				$10,490,192.89	$6,048,035.74	$4,442,157.15
	Construction Contingency			30%	$3,147,057.87	$1,707,210.49	$1,439,847.38
	Engineering & Administration			20%	$2,098,038.58	$1,138,140.33	$959,898.25
	Right of Way						
41	Developed (parking)	Stall		$3,500.00	$0.00	$0.00	$0.00
42	Developed (landscaped)	SF		$20.00	$0.00	$0.00	$0.00
43	Developed (Building)	SF	3106	$250.00	$776,500.00	$0.00	$776,500.00
44	Undeveloped	SF	923025	$10.00	$9,230,250.00	$5,007,210.00	$4,223,040.00
	Additional Items						
45	Relocate Utility Pole	EA	0	$15,000.00	$0.00	$0.00	$0.00
46	Remove Concrete Barrier	LF	0	$20.00	$0.00	$0.00	$0.00
47	Concrete Barrier (Type 60)	LF	0	$45.00	$0.00	$0.00	$0.00

City of Soledad Capital Facility Fee 07/16/07

Prepared By: ______________

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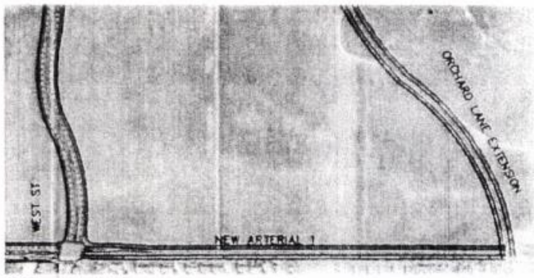
Base ENR General Cost Index * Apr '07



Roadway #16 New Arterial 1

Location: West Street to Orchard Lane

Detail **Figure 1**

No.	Description	Units	Quantity	Current Unit Cost	TOTAL AMOUNT	DEVELOPER AMOUNT	FEE
	Earthwork						
1	Roadway Excavation (developed)	CY	0	$25.00	$0.00	$0.00	$0.00
2	Roadway Excavation (undeveloped)	CY	8105	$7.00	$56,732.47	$35,166.57	$21,565.90
	Existing Facilities						
3	Sawcut Existing Asphalt Concrete	LF	0	$2.00	$0.00	$0.00	$0.00
4	Removal of Striping	LF	0	$4.00	$0.00	$0.00	$0.00
5	Removal of Pavement Markings	SF	0	$10.00	$0.00	$0.00	$0.00
6	Removal of Existing Trees	EA	0	$1,500.00	$0.00	$0.00	$0.00
7	Relocate Existing Fence	LF	0	$15.00	$0.00	$0.00	$0.00
	Structural Section						
8	Type A Asphalt Concrete	Ton	4533	$80.00	$362,624.70	$224,779.00	$137,845.70
9	Class 2 Aggregate Base	CY	5789	$50.00	$289,451.39	$179,421.30	$110,030.09
10	Slurry Seal	Ton	0	$300.00	$0.00	$0.00	$0.00
	Concrete Items						
11	Concrete Sidewalk	SF	19800	$6.00	$118,800.00	$118,800.00	$0.00
12	Curb and Gutter	LF	3960	$25.00	$99,000.00	$99,000.00	$0.00
13	Median Island Curb	LF	0	$25.00	$0.00	$0.00	$0.00
14	Median Island Flatwork	SF	0	$7.00	$0.00	$0.00	$0.00
15	Driveway	EA	0	$4,500.00	$0.00	$0.00	$0.00
16	Sidewalk Ramp	EA	0	$4,000.00	$0.00	$0.00	$0.00
	Signing/Striping Improvements						
17	Striping Imps (CBE & CCE - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
18	Striping Imps (CBE & CCE - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
19	Striping Imps (PA - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
20	Striping Imps (MA - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
21	Striping	LF	1980	$3.00	$5,940.00	$3,498.66	$2,441.34
22	Pavement Markings	SF	0	$15.00	$0.00	$0.00	$0.00
23	Signs	EA	2	$300.00	$600.00	$600.00	$0.00
	Miscellaneous						
24	Small Retaining Wall (0 to 5')	LF	0	$250.00	$0.00	$0.00	$0.00
25	Medium Retaining Wall (6 to 10')	LF	0	$500.00	$0.00	$0.00	$0.00
26	Large Retaining Wall (11' & up)	LF	0	$650.00	$0.00	$0.00	$0.00
27	Bike Path (Class I)**	LF	0	$100.00	$0.00	$0.00	$0.00
	Drainage & Utility Improvements						
28	Relocate Drainage Inlets w/ laterals	EA	0	$5,000.00	$0.00	$0.00	$0.00
29	New Drainage Inlets w/ laterals	EA	10	$5,500.00	$54,450.00	$54,450.00	$0.00
30	Storm Drain Mainline w/ Manholes	LF	1980	$95.00	$188,100.00	$188,100.00	$0.00
31	Relocate Fire Hydrant	EA	0	$4,500.00	$0.00	$0.00	$0.00
32	Relocate Commercial Water Service	EA	0	$2,500.00	$0.00	$0.00	$0.00
	Lighting and Landscaping						
33	Landscaping & Irrigation	SF	0	$5.00	$0.00	$0.00	$0.00
34	Median Treatment	SF	0	$7.00	$0.00	$0.00	$0.00
35	Street Lights and Pull Boxes	EA	13	$5,500.00	$72,600.00	$72,600.00	$0.00
36	Street Lights Conduit System	LF	1980	$27.00	$53,460.00	$53,460.00	$0.00
	Traffic Signals						
37	Traffic Signal Modification (low)	LS	0	$90,000.00	$0.00	$0.00	$0.00
38	Traffic Signal Modification (high)	LS	0	$200,000.00	$0.00	$0.00	$0.00
39	Traffic Signal New (low)	LS	0	$200,000.00	$0.00	$0.00	$0.00
40	Traffic Signal New (high)	LS	0	$275,000.00	$0.00	$0.00	$0.00
	Subtotal Construction Items				$1,301,758.56	$1,029,875.53	$271,883.03
	Construction Contingency			30%	$390,527.57	$242,075.06	$148,452.51
	Engineering & Administration			20%	$260,351.71	$161,383.37	$98,968.34
	Right of Way						
41	Developed (parking)	Stall		$3,500.00	$0.00	$0.00	$0.00
42	Developed (landscaped)	SF		$20.00	$0.00	$0.00	$0.00
43	Developed (Building)	SF		$250.00	$0.00	$0.00	$0.00
44	Undeveloped	SF	125043	$10.00	$1,250,430.00	$775,100.00	$475,330.00
	Additional Items						
45	Relocate Utility Pole	EA	0	$15,000.00	$0.00	$0.00	$0.00
46	Remove Concrete Barrier	LF	0	$20.00	$0.00	$0.00	$0.00
47	Concrete Barrier (Type 60)	LF	0	$45.00	$0.00	$0.00	$0.00
48	Relocate Crash Cushion	EA	0	$2,500.00	$0.00	$0.00	$0.00

City of Soledad Capital Facility Fee

07/16/07

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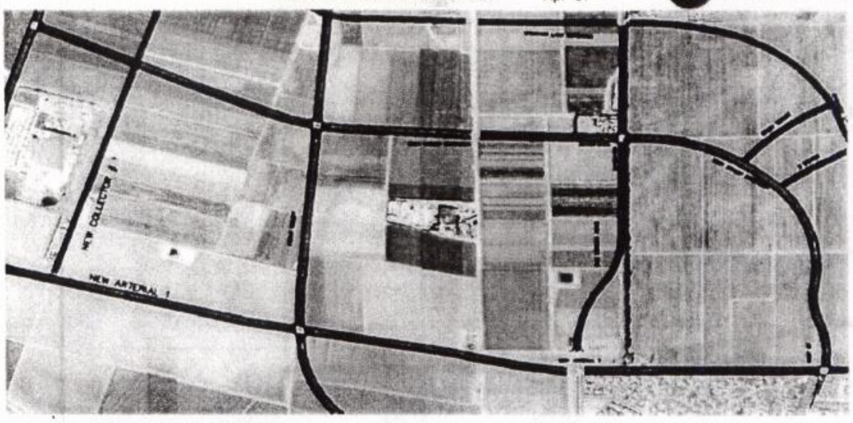

Roadway #17 WEST STREET EXTENSION

Location: New Arterial 1 to Camphora Gloria Rd

Detail Figure 2

No.	Description	Units	Quantity	Current Unit Cost	TOTAL AMOUNT	DEVELOPER AMOUNT	FEE
	Earthwork						
1	Roadway Excavation (developed)	CY	0	$25.00	$0.00	$0.00	$0.00
2	Roadway Excavation (undeveloped)	CY	76710	$7.00	$536,966.89	$292,903.85	$244,063.04
	Existing Facilities						
3	Sawcut Existing Asphalt Concrete	LF	0	$2.00	$0.00	$0.00	$0.00
4	Removal of Striping	LF	0	$4.00	$0.00	$0.00	$0.00
5	Removal of Pavement Markings	SF	0	$10.00	$0.00	$0.00	$0.00
6	Removal of Existing Trees	EA	0	$1,500.00	$0.00	$0.00	$0.00
7	Relocate Existing Fence	LF	0	$15.00	$0.00	$0.00	$0.00
	Structural Section						
8	Type A Asphalt Concrete	Ton	37540	$80.00	$3,003,179.10	$1,638,169.40	$1,365,009.70
9	Class 2 Aggregate Base	CY	57532	$50.00	$2,876,608.33	$1,569,127.78	$1,307,480.56
10	Slurry Seal	Ton	0	$300.00	$0.00	$0.00	$0.00
	Concrete Items						
11	Concrete Sidewalk	SF	111850	$6.00	$671,100.00	$671,100.00	$0.00
12	Curb and Gutter	LF	22370	$25.00	$559,250.00	$559,250.00	$0.00
13	Median Island Curb	LF	22485	$25.00	$562,125.00	$0.00	$562,125.00
14	Median Island Flatwork	SF	212543	$7.00	$1,487,801.00	$0.00	$1,487,801.00
15	Driveway	EA	0	$4,500.00	$0.00	$0.00	$0.00
16	Sidewalk Ramp	EA	0	$4,000.00	$0.00	$0.00	$0.00
	Signing/Striping Improvements						
17	Striping Imps (CBE & CCE - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
18	Striping Imps (CBE & CCE - 4 lanes)	LF	11185	$6.00	$67,110.00	$36,607.06	$30,502.94
19	Striping Imps (PA - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
20	Striping Imps (MA - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
21	Striping	LF	0	$3.00	$0.00	$0.00	$0.00
22	Pavement Markings	SF	0	$15.00	$0.00	$0.00	$0.00
23	Signs	EA	6	$300.00	$1,800.00	$1,800.00	$0.00
	Miscellaneous						
24	Small Retaining Wall (0 to 5')	LF	0	$250.00	$0.00	$0.00	$0.00
25	Medium Retaining Wall (6 to 10')	LF	0	$500.00	$0.00	$0.00	$0.00
26	Large Retaining Wall (11' & up)	LF	0	$650.00	$0.00	$0.00	$0.00
27	Bike Path (Class I)**	LF	0	$100.00	$0.00	$0.00	$0.00
	Drainage & Utility Improvements						
28	Relocate Drainage Inlets w/ laterals	EA	0	$5,000.00	$0.00	$0.00	$0.00
29	New Drainage Inlets w/ laterals	EA	56	$5,500.00	$307,587.50	$307,587.50	$0.00
30	Storm Drain Mainline w/ Manholes	LF	11185	$95.00	$1,062,575.00	$1,062,575.00	$0.00
31	Relocate Fire Hydrant	EA	0	$4,500.00	$0.00	$0.00	$0.00
32	Relocate Commercial Water Service	EA	0	$2,500.00	$0.00	$0.00	$0.00
	Lighting and Landscaping						
33	Landscaping & Irrigation	SF	0	$5.00	$0.00	$0.00	$0.00
34	Median Treatment	SF	0	$7.00	$0.00	$0.00	$0.00
35	Street Lights and Pull Boxes	EA	75	$5,500.00	$410,116.67	$410,116.67	$0.00
36	Street Lights Conduit System	LF	11185	$27.00	$301,995.00	$301,995.00	$0.00
	Traffic Signals						
37	Traffic Signal Modification (low)	LS	0	$90,000.00	$0.00	$0.00	$0.00
38	Traffic Signal Modification (high)	LS	0	$200,000.00	$0.00	$0.00	$0.00
39	Traffic Signal New (low)	LS	0	$200,000.00	$0.00	$0.00	$0.00
40	Traffic Signal New (high)	LS	0	$275,000.00	$0.00	$0.00	$0.00
	Subtotal Construction Items				$11,848,214.49	$6,851,232.25	$4,996,982.24
	Construction Contingency			30%	$3,554,464.35	$1,938,883.61	$1,615,580.74
	Engineering & Administration			20%	$2,369,642.90	$1,292,589.07	$1,077,053.83
	Right of Way						
1	Developed (parking)	Stall		$3,500.00	$0.00	$0.00	$0.00
2	Developed (landscaped)	SF		$20.00	$0.00	$0.00	$0.00

City of Soledad Capital Facility Fee

07/16/07

Prepared By:

omni·means

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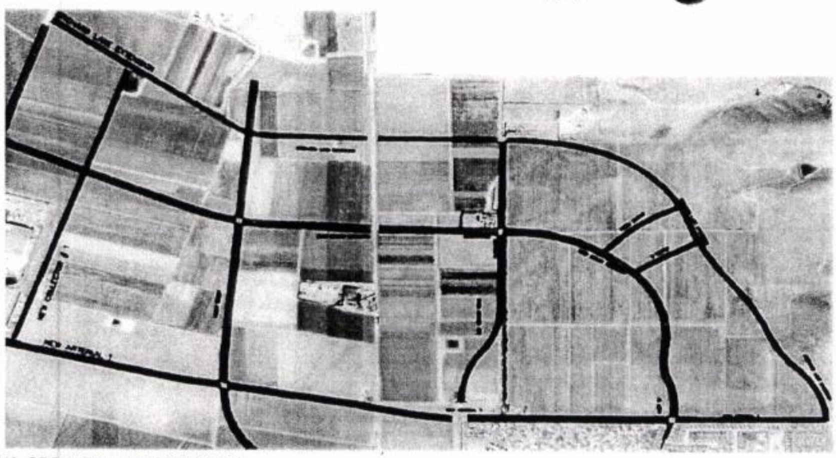

Roadway #18 ORCHARD LANE EXTENSION

Location: New Arterial 1 to Camphora Gloria Rd

Detail **Figure 1**

No.	Description	Units	Quantity	Current Unit Cost	TOTAL AMOUNT	DEVELOPER AMOUNT	FEE
	Earthwork						
1	Roadway Excavation (developed)	CY	0	$25.00	$0.00	$0.00	$0.00
2	Roadway Excavation (undeveloped)	CY	54427	$7.00	$380,989.52	$240,310.97	$140,678.55
	Existing Facilities						
3	Sawcut Existing Asphalt Concrete	LF	0	$2.00	$0.00	$0.00	$0.00
4	Removal of Striping	LF	0	$4.00	$0.00	$0.00	$0.00
5	Removal of Pavement Markings	SF	0	$10.00	$0.00	$0.00	$0.00
6	Removal of Existing Trees	EA	3	$1,500.00	$4,500.00	$4,500.00	$0.00
7	Relocate Existing Fence	LF	0	$15.00	$0.00	$0.00	$0.00
	Structural Section						
8	Type A Asphalt Concrete	Ton	30440	$80.00	$2,435,222.80	$1,536,028.50	$899,194.30
9	Class 2 Aggregate Base	CY	38876	$50.00	$1,943,824.07	$1,226,076.39	$717,747.69
10	Slurry Seal	Ton	0	$300.00	$0.00	$0.00	$0.00
	Concrete Items						
11	Concrete Sidewalk	SF	129180	$6.00	$775,080.00	$775,080.00	$0.00
12	Curb and Gutter	LF	25836	$25.00	$645,900.00	$645,900.00	$0.00
13	Median Island Curb	LF	0	$25.00	$0.00	$0.00	$0.00
14	Median Island Flatwork	SF	0	$7.00	$0.00	$0.00	$0.00
15	Driveway	EA	0	$4,500.00	$0.00	$0.00	$0.00
16	Sidewalk Ramp	EA	0	$4,000.00	$0.00	$0.00	$0.00
	Signing/Striping Improvements						
17	Striping Imps (CBE & CCE - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
18	Striping Imps (CBE & CCE - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
19	Striping Imps (PA - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
20	Striping Imps (MA - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
21	Striping	LF	12918	$3.00	$38,754.00	$22,826.11	$15,927.89
22	Pavement Markings	SF	0	$15.00	$0.00	$0.00	$0.00
23	Signs	EA	6	$300.00	$1,800.00	$1,800.00	$0.00
	Miscellaneous						
24	Small Retaining Wall (0 to 5')	LF	0	$250.00	$0.00	$0.00	$0.00
25	Medium Retaining Wall (6 to 10')	LF	0	$500.00	$0.00	$0.00	$0.00
26	Large Retaining Wall (11' & up)	LF	0	$650.00	$0.00	$0.00	$0.00
27	Bike Path (Class I)**	LF	0	$100.00	$0.00	$0.00	$0.00
	Drainage & Utility Improvements						
28	Relocate Drainage Inlets w/ laterals	EA	0	$5,000.00	$0.00	$0.00	$0.00
29	New Drainage Inlets w/ laterals	EA	65	$5,500.00	$355,245.00	$355,245.00	$0.00
30	Storm Drain Mainline w/ Manholes	LF	12918	$95.00	$1,227,210.00	$1,227,210.00	$0.00
31	Relocate Fire Hydrant	EA	0	$4,500.00	$0.00	$0.00	$0.00
32	Relocate Commercial Water Service	EA	0	$2,500.00	$0.00	$0.00	$0.00
	Lighting and Landscaping						
33	Landscaping & Irrigation	SF	0	$5.00	$0.00	$0.00	$0.00
34	Median Treatment	SF	0	$7.00	$0.00	$0.00	$0.00
35	Street Lights and Pull Boxes	EA	86	$5,500.00	$473,660.00	$473,660.00	$0.00
36	Street Lights Conduit System	LF	12918	$27.00	$348,786.00	$348,786.00	$0.00
	Traffic Signals						
37	Traffic Signal Modification (low)	LS	0	$90,000.00	$0.00	$0.00	$0.00
38	Traffic Signal Modification (high)	LS	0	$200,000.00	$0.00	$0.00	$0.00
39	Traffic Signal New (low)	LS	0	$200,000.00	$0.00	$0.00	$0.00
40	Traffic Signal New (high)	LS	0	$275,000.00	$0.00	$0.00	$0.00
	Subtotal Construction Items				$8,630,971.39	$6,857,422.97	$1,773,548.43
	Construction Contingency			30%	$2,589,291.42	$1,527,681.94	$1,061,609.48
	Engineering & Administration			20%	$1,726,194.28	$1,018,454.62	$707,739.65
	Right of Way						

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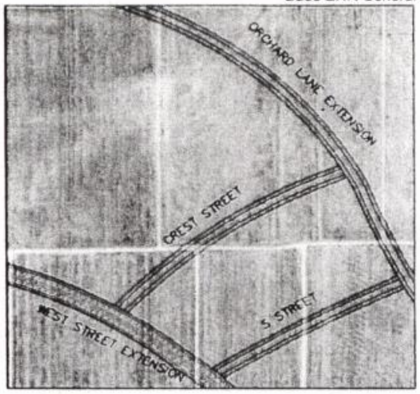

Roadway #19 CREST STREET

Location: Orchard Lane to West Street (Extended) **Detail** **Figure 1**

No.	Description	Units	Quantity	Current Unit Cost	TOTAL AMOUNT	DEVELOPER AMOUNT	FEE
	Earthwork						
1	Roadway Excavation (developed)	CY	0	$25.00	$0.00	$0.00	$0.00
2	Roadway Excavation (undeveloped)	CY	4980	$7.00	$34,863.05	$21,992.83	$12,870.21
	Existing Facilities						
3	Sawcut Existing Asphalt Concrete	LF	0	$2.00	$0.00	$0.00	$0.00
4	Removal of Striping	LF	0	$4.00	$0.00	$0.00	$0.00
5	Removal of Pavement Markings	SF	0	$10.00	$0.00	$0.00	$0.00
6	Removal of Existing Trees	EA	0	$1,500.00	$0.00	$0.00	$0.00
7	Relocate Existing Fence	LF	0	$15.00	$0.00	$0.00	$0.00
	Structural Section						
8	Type A Asphalt Concrete	Ton	2785	$80.00	$222,838.90	$140,574.60	$82,264.30
9	Class 2 Aggregate Base	CY	3557	$50.00	$177,872.69	$112,208.33	$65,664.35
10	Slurry Seal	Ton	0	$300.00	$0.00	$0.00	$0.00
	Concrete Items						
11	Concrete Sidewalk	SF	11810	$6.00	$70,860.00	$70,860.00	$0.00
12	Curb and Gutter	LF	2362	$25.00	$59,050.00	$59,050.00	$0.00
13	Median Island Curb	LF	0	$25.00	$0.00	$0.00	$0.00
14	Median Island Flatwork	SF	0	$7.00	$0.00	$0.00	$0.00
15	Driveway	EA	0	$4,500.00	$0.00	$0.00	$0.00
16	Sidewalk Ramp	EA	0	$4,000.00	$0.00	$0.00	$0.00
	Signing/Striping Improvements						
17	Striping Imps (CBE & CCE - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
18	Striping Imps (CBE & CCE - 4 lanes)	LF	0	$6.00	$0.00	$0.00	$0.00
19	Striping Imps (PA - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
20	Striping Imps (MA - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
21	Striping	LF	1181	$3.00	$3,543.00	$2,086.83	$1,456.17
22	Pavement Markings	SF	0	$15.00	$0.00	$0.00	$0.00
23	Signs	EA	2	$300.00	$600.00	$600.00	$0.00
	Miscellaneous						
24	Small Retaining Wall (0 to 5')	LF	0	$250.00	$0.00	$0.00	$0.00
25	Medium Retaining Wall (6 to 10')	LF	0	$500.00	$0.00	$0.00	$0.00
26	Large Retaining Wall (11' & up)	LF	0	$650.00	$0.00	$0.00	$0.00
27	Bike Path (Class I)**	LF	0	$100.00	$0.00	$0.00	$0.00
	Drainage & Utility Improvements						
28	Relocate Drainage Inlets w/ laterals	EA	0	$5,000.00	$0.00	$0.00	$0.00
29	New Drainage Inlets w/ laterals	EA	6	$5,500.00	$32,477.50	$32,477.50	$0.00
30	Storm Drain Mainline w/ Manholes	LF	1181	$95.00	$112,195.00	$112,195.00	$0.00
31	Relocate Fire Hydrant	EA	0	$4,500.00	$0.00	$0.00	$0.00
32	Relocate Commercial Water Service	EA	0	$2,500.00	$0.00	$0.00	$0.00
	Lighting and Landscaping						
33	Landscaping & Irrigation	SF	0	$5.00	$0.00	$0.00	$0.00
34	Median Treatment	SF	0	$7.00	$0.00	$0.00	$0.00
35	Street Lights and Pull Boxes	EA	8	$5,500.00	$43,303.33	$43,303.33	$0.00
36	Street Lights Conduit System	LF	1181	$27.00	$31,887.00	$31,887.00	$0.00
	Traffic Signals						
37	Traffic Signal Modification (low)	LS	0	$90,000.00	$0.00	$0.00	$0.00
38	Traffic Signal Modification (high)	LS	0	$200,000.00	$0.00	$0.00	$0.00
39	Traffic Signal New (low)	LS	0	$200,000.00	$0.00	$0.00	$0.00
40	Traffic Signal New (high)	LS	0	$275,000.00	$0.00	$0.00	$0.00
	Subtotal Construction Items				$789,490.46	$627,235.43	$162,255.04
	Construction Contingency			30%	$236,847.14	$149,411.49	$87,435.65
	Engineering & Administration			20%	$157,898.09	$99,607.66	$58,290.43
	Right of Way						
41	Developed (parking)	Stall		$3,500.00	$0.00	$0.00	$0.00
42	Developed (landscaped)	SF		$20.00	$0.00	$0.00	$0.00
43	Developed (Building)	SF		$250.00	$0.00	$0.00	$0.00

City of Soledad Capital Facility Fee 07/16/07

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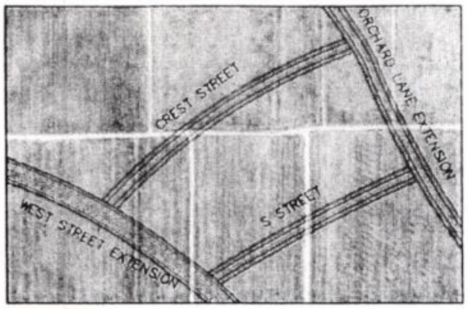

Roadway #20 S STREET

Location: Orchard Lane to West Street Detail **Figure 2**

No.	Description	Units	Quantity	Current Unit Cost	TOTAL AMOUNT	DEVELOPER AMOUNT	FEE
	Earthwork						
1	Roadway Excavation (developed)	CY	0	$25.00	$0.00	$0.00	$0.00
2	Roadway Excavation (undeveloped)	CY	3826	$7.00	$26,785.31	$16,899.56	$9,885.75
	Existing Facilities						
3	Sawcut Existing Asphalt Concrete	LF	0	$2.00	$0.00	$0.00	$0.00
4	Removal of Striping	LF	0	$4.00	$0.00	$0.00	$0.00
5	Removal of Pavement Markings	SF	0	$10.00	$0.00	$0.00	$0.00
6	Removal of Existing Trees	EA	0	$1,500.00	$0.00	$0.00	$0.00
7	Relocate Existing Fence	LF	0	$15.00	$0.00	$0.00	$0.00
	Structural Section						
8	Type A Asphalt Concrete	Ton	2140	$80.00	$171,207.30	$108,019.20	$63,188.10
9	Class 2 Aggregate Base	CY	2733	$50.00	$136,659.72	$86,222.22	$50,437.50
10	Slurry Seal	Ton	0	$300.00	$0.00	$0.00	$0.00
	Concrete Items						
11	Concrete Sidewalk	SF	9070	$6.00	$54,420.00	$54,420.00	$0.00
12	Curb and Gutter	LF	1814	$25.00	$45,350.00	$45,350.00	$0.00
13	Median Island Curb	LF	0	$25.00	$0.00	$0.00	$0.00
14	Median Island Flatwork	SF	0	$7.00	$0.00	$0.00	$0.00
15	Driveway	EA	0	$4,500.00	$0.00	$0.00	$0.00
16	Sidewalk Ramp	EA	0	$4,000.00	$0.00	$0.00	$0.00
	Signing/Striping Improvements						
17	Striping Imps (CBE & CCE - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
18	Striping Imps (CBE & CCE - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
19	Striping Imps (PA - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
20	Striping Imps (MA - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
21	Striping	LF	907	$3.00	$2,721.00	$1,602.67	$1,118.33
22	Pavement Markings	SF	0	$15.00	$0.00	$0.00	$0.00
23	Signs	EA	2	$300.00	$600.00	$600.00	$0.00
	Miscellaneous						
24	Small Retaining Wall (0 to 5')	LF	0	$250.00	$0.00	$0.00	$0.00
25	Medium Retaining Wall (6 to 10')	LF	0	$500.00	$0.00	$0.00	$0.00
26	Large Retaining Wall (11' & up)	LF	0	$650.00	$0.00	$0.00	$0.00
27	Bike Path (Class I)**	LF	0	$100.00	$0.00	$0.00	$0.00
	Drainage & Utility Improvements						
28	Relocate Drainage Inlets w/ laterals	EA	0	$5,000.00	$0.00	$0.00	$0.00
29	New Drainage Inlets w/ laterals	EA	5	$5,500.00	$24,942.50	$24,942.50	$0.00
30	Storm Drain Mainline w/ Manholes	LF	907	$95.00	$86,165.00	$86,165.00	$0.00
31	Relocate Fire Hydrant	EA	0	$4,500.00	$0.00	$0.00	$0.00
32	Relocate Commercial Water Service	EA	0	$2,500.00	$0.00	$0.00	$0.00
	Lighting and Landscaping						
33	Landscaping & Irrigation	SF	0	$5.00	$0.00	$0.00	$0.00
34	Median Treatment	SF	0	$7.00	$0.00	$0.00	$0.00
35	Street Lights and Pull Boxes	EA	6	$5,500.00	$33,256.67	$33,256.67	$0.00
36	Street Lights Conduit System	LF	907	$27.00	$24,489.00	$24,489.00	$0.00
	Traffic Signals						
37	Traffic Signal Modification (low)	LS	0	$90,000.00	$0.00	$0.00	$0.00
38	Traffic Signal Modification (high)	LS	0	$200,000.00	$0.00	$0.00	$0.00
39	Traffic Signal New (low)	LS	0	$200,000.00	$0.00	$0.00	$0.00
40	Traffic Signal New (high)	LS	0	$275,000.00	$0.00	$0.00	$0.00
	Subtotal Construction Items				$606,596.49	$481,966.81	$124,629.68
	Construction Contingency			30%	$181,978.95	$114,815.32	$67,163.63
	Engineering & Administration			20%	$121,319.30	$76,543.54	$44,775.75
	Right of Way						
41	Developed (parking)	Stall		$3,500.00	$0.00	$0.00	$0.00
42	Developed (landscaped)	SF		$20.00	$0.00	$0.00	$0.00
43	Developed (Building)	SF		$250.00	$0.00	$0.00	$0.00
44	Undeveloped	SF	59037	$10.00	$590,370.00	$372,480.00	$217,890.00
	Additional Items						
45	Relocate Utility Pole	EA	0	$15,000.00	$0.00	$0.00	$0.00
46	Remove Concrete Barrier	LF	0	$20.00	$0.00	$0.00	$0.00

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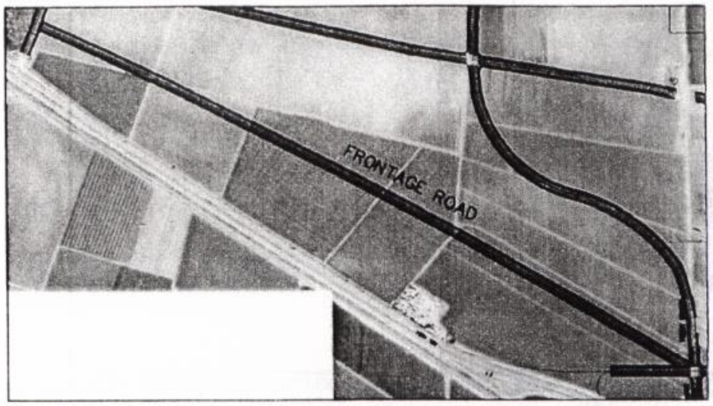


Roadway: FRONTAGE ROAD

Location: Front Street to Camphora Gloria Rd. **Detail** **Figure 2**

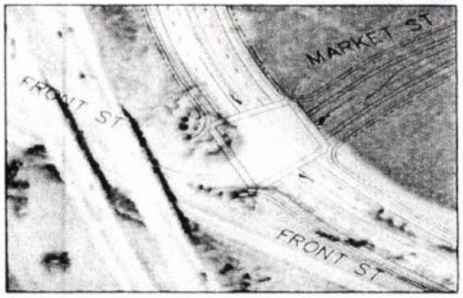
No.	Description	Units	Quantity	Current Unit Cost	TOTAL AMOUNT	DEVELOPER AMOUNT	FEE
	Earthwork						
1	Roadway Excavation (developed)	CY	0	$25.00	$0.00	$0.00	$0.00
2	Roadway Excavation (undeveloped)	CY	47428	$7.00	$331,992.89	$179,968.44	$152,024.44
	Existing Facilities						
3	Sawcut Existing Asphalt Concrete	LF	0	$2.00	$0.00	$0.00	$0.00
4	Removal of Striping	LF	0	$4.00	$0.00	$0.00	$0.00
5	Removal of Pavement Markings	SF	0	$10.00	$0.00	$0.00	$0.00
6	Removal of Existing Trees	EA	0	$1,500.00	$0.00	$0.00	$0.00
7	Relocate Existing Fence	LF	0	$15.00	$0.00	$0.00	$0.00
	Structural Section						
8	Type A Asphalt Concrete	Ton	23210	$80.00	$1,856,788.80	$1,006,537.80	$850,251.00
9	Class 2 Aggregate Base	CY	35571	$50.00	$1,778,533.33	$964,116.67	$814,416.67
10	Slurry Seal	Ton	0	$300.00	$0.00	$0.00	$0.00
	Concrete Items						
11	Concrete Sidewalk	SF	68090	$6.00	$408,540.00	$408,540.00	$0.00
12	Curb and Gutter	LF	13618	$25.00	$340,450.00	$340,450.00	$0.00
13	Median Island Curb	LF	13689	$25.00	$342,225.00	$0.00	$342,225.00
14	Median Island Flatwork	SF	129655	$7.00	$907,585.00	$0.00	$907,585.00
15	Driveway	EA	0	$4,500.00	$0.00	$0.00	$0.00
16	Sidewalk Ramp	EA	0	$4,000.00	$0.00	$0.00	$0.00
	Signing/Striping Improvements						
17	Striping Imps (CBE & CCE - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
18	Striping Imps (CBE & CCE - 4 lanes)	LF	6809	$6.00	$40,854.00	$22,469.70	$18,384.30
19	Striping Imps (PA - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
20	Striping Imps (MA - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
21	Striping	LF	0	$3.00	$0.00	$0.00	$0.00
22	Pavement Markings	SF	4	$15.00	$60.00	$0.00	$60.00
23	Signs	EA	6	$300.00	$1,800.00	$1,800.00	$0.00
	Miscellaneous						
24	Small Retaining Wall (0 to 5')	LF	0	$250.00	$0.00	$0.00	$0.00
25	Medium Retaining Wall (6 to 10')	LF	0	$500.00	$0.00	$0.00	$0.00
26	Large Retaining Wall (11' & up)	LF	0	$650.00	$0.00	$0.00	$0.00
27	Bike Path (Class I)**	LF	0	$100.00	$0.00	$0.00	$0.00
	Drainage & Utility Improvements						
28	Relocate Drainage Inlets w/ laterals	EA	0	$5,000.00	$0.00	$0.00	$0.00
29	New Drainage Inlets w/ laterals	EA	34	$5,500.00	$187,247.50	$187,247.50	$0.00
30	Storm Drain Mainline w/ Manholes	LF	6809	$95.00	$646,855.00	$646,855.00	$0.00
31	Relocate Fire Hydrant	EA	0	$4,500.00	$0.00	$0.00	$0.00
32	Relocate Commercial Water Service	EA	0	$2,500.00	$0.00	$0.00	$0.00
	Lighting and Landscaping						
33	Landscaping & Irrigation	SF	0	$5.00	$0.00	$0.00	$0.00
34	Median Treatment	SF	0	$7.00	$0.00	$0.00	$0.00
35	Street Lights and Pull Boxes	EA	45	$5,500.00	$249,663.33	$249,663.33	$0.00
36	Street Lights Conduit System	LF	6809	$27.00	$183,843.00	$183,843.00	$0.00
	Traffic Signals						
37	Traffic Signal Modification (low)	LS	0	$90,000.00	$0.00	$0.00	$0.00
38	Traffic Signal Modification (high)	LS	0	$200,000.00	$0.00	$0.00	$0.00
39	Traffic Signal New (low)	LS	0	$200,000.00	$0.00	$0.00	$0.00
40	Traffic Signal New (high)	LS	0	$275,000.00	$0.00	$0.00	$0.00
	Subtotal Construction Items				$7,276,437.86	$4,191,491.44	$3,084,946.41
	Construction Contingency			30%	$2,182,931.36	$1,200,612.25	$982,319.11
	Engineering & Administration			20%	$1,455,287.57	$800,408.16	$654,879.41
	Right of Way						
1	Developed (parking)	Stall		$3,500.00	$0.00	$0.00	$0.00
2	Developed (landscaped)	SF		$20.00	$0.00	$0.00	$0.00

City of Soledad Capital Facility Fee 07/18/07

Prepared By: omni·means

PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST

Base ENR General Cost Index * Apr '07



Intersection #5
Location: Front Street and Market Street Extension

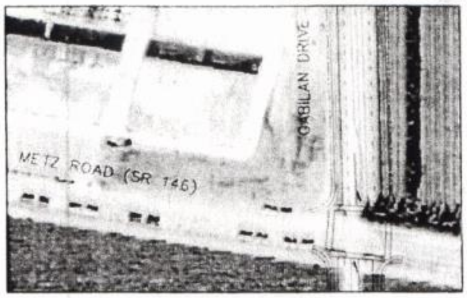
No.	Description	Units	Quantity	Current Unit Cost	TOTAL AMOUNT	DEVELOPER AMOUNT	FEE
	Earthwork						
1	Roadway Excavation (developed)	CY	0	$25.00	$0.00	$0.00	$0.00
2	Roadway Excavation (undeveloped)	CY	6564	$7.00	$45,948.00	$24,332.00	$21,616.00
	Existing Facilities						
3	Sawcut Existing Asphalt Concrete	LF	0	$2.00	$0.00	$0.00	$0.00
4	Removal of Striping	LF	0	$4.00	$0.00	$0.00	$0.00
5	Removal of Pavement Markings	SF	0	$10.00	$0.00	$0.00	$0.00
6	Removal of Existing Trees	EA	0	$1,500.00	$0.00	$0.00	$0.00
7	Relocate Existing Fence	LF	0	$15.00	$0.00	$0.00	$0.00
	Structural Section						
8	Type A Asphalt Concrete	Ton	3212	$80.00	$256,980.60	$136,085.40	$120,895.20
9	Class 2 Aggregate Base	CY	4923	$50.00	$246,150.00	$130,350.00	$115,800.00
10	Slurry Seal	Ton	0	$300.00	$0.00	$0.00	$0.00
	Concrete Items						
11	Concrete Sidewalk	SF	9600	$6.00	$57,600.00	$57,600.00	$0.00
12	Curb and Gutter	LF	1920	$25.00	$48,000.00	$48,000.00	$0.00
13	Median Island Curb	LF	952	$25.00	$23,800.00	$0.00	$23,800.00
14	Median Island Flatwork	SF	5502	$7.00	$38,514.00	$0.00	$38,514.00
15	Driveway	EA	0	$4,500.00	$0.00	$0.00	$0.00
16	Sidewalk Ramp	EA	4	$4,000.00	$16,000.00	$16,000.00	$0.00
	Signing/Striping Improvements						
17	Striping Imps (CBE & CCE - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
18	Striping Imps (CBE & CCE - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
19	Striping Imps (PA - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
20	Striping Imps (MA - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
21	Striping	LF	1060	$3.00	$3,180.00	$1,873.02	$1,306.98
22	Pavement Markings	SF	336	$15.00	$5,040.00	$0.00	$5,040.00
23	Signs	EA	4	$300.00	$1,200.00	$1,200.00	$0.00
	Miscellaneous						
24	Small Retaining Wall (0 to 5')	LF	0	$250.00	$0.00	$0.00	$0.00
25	Medium Retaining Wall (6 to 10')	LF	0	$500.00	$0.00	$0.00	$0.00
26	Large Retaining Wall (11' & up)	LF	0	$650.00	$0.00	$0.00	$0.00
27	Bike Path (Class I)**	LF	0	$100.00	$0.00	$0.00	$0.00
	Drainage & Utility Improvements						
28	Relocate Drainage Inlets w/ laterals	EA	0	$5,000.00	$0.00	$0.00	$0.00
29	New Drainage Inlets w/ laterals	EA	5	$5,500.00	$26,400.00	$26,400.00	$0.00
30	Storm Drain Mainline w/ Manholes	LF	960	$95.00	$91,200.00	$91,200.00	$0.00
31	Relocate Fire Hydrant	EA	0	$4,500.00	$0.00	$0.00	$0.00
32	Relocate Commercial Water Service	EA	0	$2,500.00	$0.00	$0.00	$0.00
	Lighting and Landscaping						
33	Landscaping & Irrigation	SF	0	$5.00	$0.00	$0.00	$0.00
34	Median Treatment	SF	0	$7.00	$0.00	$0.00	$0.00
35	Street Lights and Pull Boxes	EA	4	$5,500.00	$22,000.00	$22,000.00	$0.00
36	Street Lights Conduit System	LF	960	$27.00	$25,920.00	$25,920.00	$0.00
	Traffic Signals						
37	Traffic Signal Modification (low)	LS	0	$90,000.00	$0.00	$0.00	$0.00
38	Traffic Signal Modification (high)	LS	0	$200,000.00	$0.00	$0.00	$0.00
39	Traffic Signal New (low)	LS	1	$200,000.00	$200,000.00	$0.00	$200,000.00
40	Traffic Signal New (high)	LS	0	$275,000.00	$0.00	$0.00	$0.00
	Subtotal Construction Items				$1,107,932.60	$580,960.42	$526,972.18
	Construction Contingency			30%	$332,379.78	$176,013.42	$156,366.36
	Engineering & Administration			20%	$221,586.52	$117,342.28	$104,244.24
	Right of Way						
41	Developed (parking)	Stall		$3,500.00	$0.00	$0.00	$0.00
42	Developed (landscaped)	SF		$20.00	$0.00	$0.00	$0.00
43	Developed (Building)	SF		$250.00	$0.00	$0.00	$0.00
44	Undeveloped	SF	88614	$10.00	$886,140.00	$469,260.00	$416,880.00
	Additional Items						
45	Relocate Utility Pole	EA	0	$15,000.00	$0.00	$0.00	$0.00
46	Remove Concrete Barrier	LF	0	$20.00	$0.00	$0.00	$0.00
47	Concrete Barrier (Type 60)	LF	0	$45.00	$0.00	$0.00	$0.00

City of Soledad Capital Facility Fee 07/18/07

Prepared By: omni·means

PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST

Base ENR General Cost Index * Apr '07



Intersection #6

Location: Metz Road (SR 146) and Gabilan Drive Extension

No.	Description	Units	Quantity	Current Unit Cost	TOTAL AMOUNT	DEVELOPER AMOUNT	FEE
	Earthwork						
1	Roadway Excavation (developed)	CY	0	$25.00	$0.00	$0.00	$0.00
2	Roadway Excavation (undeveloped)	CY	4133	$7.00	$28,928.15	$15,255.85	$13,672.30
	Existing Facilities						
3	Sawcut Existing Asphalt Concrete	LF	0	$2.00	$0.00	$0.00	$0.00
4	Removal of Striping	LF	0	$4.00	$0.00	$0.00	$0.00
5	Removal of Pavement Markings	SF	0	$10.00	$0.00	$0.00	$0.00
6	Removal of Existing Trees	EA	3	$1,500.00	$4,500.00	$4,500.00	$0.00
7	Relocate Existing Fence	LF	0	$15.00	$0.00	$0.00	$0.00
	Structural Section						
8	Type A Asphalt Concrete	Ton	2022	$80.00	$161,791.00	$85,323.80	$76,467.20
9	Class 2 Aggregate Base	CY	3099	$50.00	$154,972.22	$81,727.78	$73,244.44
10	Slurry Seal	Ton	0	$300.00	$0.00	$0.00	$0.00
	Concrete Items						
11	Concrete Sidewalk	SF	4800	$6.00	$28,800.00	$28,800.00	$0.00
12	Curb and Gutter	LF	960	$25.00	$24,000.00	$24,000.00	$0.00
13	Median Island Curb	LF	952	$25.00	$23,800.00	$0.00	$23,800.00
14	Median Island Flatwork	SF	5502	$7.00	$38,514.00	$0.00	$38,514.00
15	Driveway	EA	0	$4,500.00	$0.00	$0.00	$0.00
16	Sidewalk Ramp	EA	4	$4,000.00	$16,000.00	$16,000.00	$0.00
	Signing/Striping Improvements						
17	Striping Imps (CBE & CCE - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
18	Striping Imps (CBE & CCE - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
19	Striping Imps (PA - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
20	Striping Imps (MA - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
21	Striping	LF	480	$3.00	$1,440.00	$848.16	$591.84
22	Pavement Markings	SF	168	$15.00	$2,520.00	$0.00	$2,520.00
23	Signs	EA	2	$300.00	$600.00	$600.00	$0.00
	Miscellaneous						
24	Small Retaining Wall (0 to 5')	LF	0	$250.00	$0.00	$0.00	$0.00
25	Medium Retaining Wall (6 to 10')	LF	0	$500.00	$0.00	$0.00	$0.00
26	Large Retaining Wall (11' & up)	LF	0	$650.00	$0.00	$0.00	$0.00
27	Bike Path (Class I)**	LF	0	$100.00	$0.00	$0.00	$0.00
	Drainage & Utility Improvements						
28	Relocate Drainage Inlets w/ laterals	EA	0	$5,000.00	$0.00	$0.00	$0.00
29	New Drainage Inlets w/ laterals	EA	2	$5,500.00	$13,200.00	$13,200.00	$0.00
30	Storm Drain Mainline w/ Manholes	LF	480	$95.00	$45,600.00	$45,600.00	$0.00
31	Relocate Fire Hydrant	EA	0	$4,500.00	$0.00	$0.00	$0.00
32	Relocate Commercial Water Service	EA	0	$2,500.00	$0.00	$0.00	$0.00
	Lighting and Landscaping						
33	Landscaping & Irrigation	SF	0	$5.00	$0.00	$0.00	$0.00
34	Median Treatment	SF	0	$7.00	$0.00	$0.00	$0.00
35	Street Lights and Pull Boxes	EA	3	$5,500.00	$17,600.00	$17,600.00	$0.00
36	Street Lights Conduit System	LF	480	$27.00	$12,960.00	$12,960.00	$0.00
	Traffic Signals						
37	Traffic Signal Modification (low)	LS	0	$90,000.00	$0.00	$0.00	$0.00
38	Traffic Signal Modification (high)	LS	0	$200,000.00	$0.00	$0.00	$0.00
39	Traffic Signal New (low)	LS	1	$200,000.00	$200,000.00	$0.00	$200,000.00
40	Traffic Signal New (high)	LS	0	$275,000.00	$0.00	$0.00	$0.00
	Subtotal Construction Items				$775,225.37	$346,415.59	$428,809.78
	Construction Contingency			30%	$232,567.61	$122,649.30	$109,918.31
	Engineering & Administration			20%	$155,045.07	$81,766.20	$73,278.88
	Right of Way						
41	Developed (parking)	Stall		$3,500.00	$0.00	$0.00	$0.00
42	Developed (landscaped)	SF		$20.00	$0.00	$0.00	$0.00
43	Developed (Building)	SF		$250.00	$0.00	$0.00	$0.00
44	Undeveloped	SF	55790	$10.00	$557,900.00	$294,220.00	$263,680.00
	Additional Items						
45	Relocate Utility Pole	EA	0	$15,000.00	$0.00	$0.00	$0.00
46	Remove Concrete Barrier	LF	0	$20.00	$0.00	$0.00	$0.00
47	Concrete Barrier (Type 60)	LF	0	$45.00	$0.00	$0.00	$0.00

City of Soledad Capital Facility Fee 07/18/07

Prepared By:

PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST

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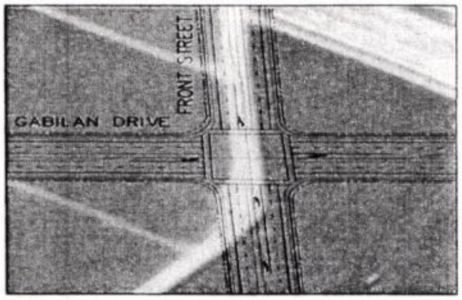
Base ENR General Cost Index * Apr '07



Intersection #7
Location: Front Street and Gabilan Drive Extension

No.	Description	Units	Quantity	Current Unit Cost	TOTAL AMOUNT	DEVELOPER AMOUNT	FEE
	Earthwork						
1	Roadway Excavation (developed)	CY	0	$25.00	$0.00	$0.00	$0.00
2	Roadway Excavation (undeveloped)	CY	7416	$7.00	$51,915.11	$26,243.78	$25,671.33
	Existing Facilities						
3	Sawcut Existing Asphalt Concrete	LF	0	$2.00	$0.00	$0.00	$0.00
4	Removal of Striping	LF	0	$4.00	$0.00	$0.00	$0.00
5	Removal of Pavement Markings	SF	0	$10.00	$0.00	$0.00	$0.00
6	Removal of Existing Trees	EA	0	$1,500.00	$0.00	$0.00	$0.00
7	Relocate Existing Fence	LF	0	$15.00	$0.00	$0.00	$0.00
	Structural Section						
8	Type A Asphalt Concrete	Ton	3629	$80.00	$290,353.80	$146,777.70	$143,576.10
9	Class 2 Aggregate Base	CY	5562	$50.00	$278,116.67	$140,591.67	$137,525.00
10	Slurry Seal	Ton	0	$300.00	$0.00	$0.00	$0.00
	Concrete Items						
11	Concrete Sidewalk	SF	9600	$6.00	$57,600.00	$57,600.00	$0.00
12	Curb and Gutter	LF	1920	$25.00	$48,000.00	$48,000.00	$0.00
13	Median Island Curb	LF	1904	$25.00	$47,600.00	$0.00	$47,600.00
14	Median Island Flatwork	SF	11004	$7.00	$77,028.00	$0.00	$77,028.00
15	Driveway	EA	0	$4,500.00	$0.00	$0.00	$0.00
16	Sidewalk Ramp	EA	4	$4,000.00	$16,000.00	$16,000.00	$0.00
	Signing/Striping Improvements						
17	Striping Imps (CBE & CCE - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
18	Striping Imps (CBE & CCE - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
19	Striping Imps (PA - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
20	Striping Imps (MA - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
21	Striping	LF	960	$3.00	$2,880.00	$1,696.32	$1,183.68
22	Pavement Markings	SF	336	$15.00	$5,040.00	$0.00	$5,040.00
23	Signs	EA	4	$300.00	$1,200.00	$1,200.00	$0.00
	Miscellaneous						
24	Small Retaining Wall (0 to 5')	LF	0	$250.00	$0.00	$0.00	$0.00
25	Medium Retaining Wall (6 to 10')	LF	0	$500.00	$0.00	$0.00	$0.00
26	Large Retaining Wall (11' & up)	LF	0	$650.00	$0.00	$0.00	$0.00
27	Bike Path (Class I)**	LF	0	$100.00	$0.00	$0.00	$0.00
	Drainage & Utility Improvements						
28	Relocate Drainage Inlets w/ laterals	EA	0	$5,000.00	$0.00	$0.00	$0.00
29	New Drainage Inlets w/ laterals	EA	5	$5,500.00	$26,400.00	$26,400.00	$0.00
30	Storm Drain Mainline w/ Manholes	LF	960	$95.00	$91,200.00	$91,200.00	$0.00
31	Relocate Fire Hydrant	EA	0	$4,500.00	$0.00	$0.00	$0.00
32	Relocate Commercial Water Service	EA	0	$2,500.00	$0.00	$0.00	$0.00
	Lighting and Landscaping						
33	Landscaping & Irrigation	SF	0	$5.00	$0.00	$0.00	$0.00
34	Median Treatment	SF	0	$7.00	$0.00	$0.00	$0.00
35	Street Lights and Pull Boxes	EA	6	$5,500.00	$35,200.00	$35,200.00	$0.00
36	Street Lights Conduit System	LF	960	$27.00	$25,920.00	$25,920.00	$0.00
	Traffic Signals						
37	Traffic Signal Modification (low)	LS	0	$90,000.00	$0.00	$0.00	$0.00
38	Traffic Signal Modification (high)	LS	0	$200,000.00	$0.00	$0.00	$0.00
39	Traffic Signal New (low)	LS	1	$200,000.00	$200,000.00	$0.00	$200,000.00
40	Traffic Signal New (high)	LS	0	$275,000.00	$0.00	$0.00	$0.00
	Subtotal Construction Items				$1,254,453.58	$616,829.46	$637,624.11
	Construction Contingency			30%	$376,336.07	$190,242.88	$186,093.19
	Engineering & Administration			20%	$250,890.72	$126,828.59	$124,062.13
	Right of Way						
41	Developed (parking)	Stall		$3,500.00	$0.00	$0.00	$0.00
42	Developed (landscaped)	SF		$20.00	$0.00	$0.00	$0.00
43	Developed (Building)	SF		$250.00	$0.00	$0.00	$0.00
44	Undeveloped	SF	100122	$10.00	$1,001,220.00	$506,130.00	$495,090.00
	Additional Items						
45	Relocate Utility Pole	EA	0	$15,000.00	$0.00	$0.00	$0.00
46	Remove Concrete Barrier	LF	0	$20.00	$0.00	$0.00	$0.00
47	Concrete Barrier (Type 60)	LF	0	$45.00	$0.00	$0.00	$0.00

City of Soledad Capital Facility Fee 07/10/07

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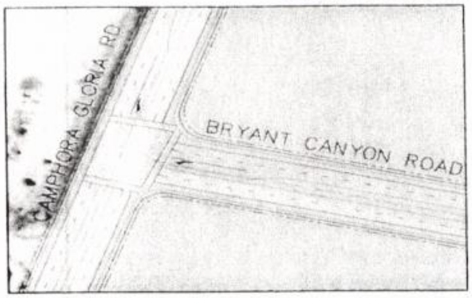


Intersection #8
Location: New Arterial 1 and Camphora Gloria Road

No.	Description	Units	Quantity	Current Unit Cost	TOTAL AMOUNT	DEVELOPER AMOUNT	FEE
	Earthwork						
1	Roadway Excavation (developed)	CY	0	$25.00	$0.00	$0.00	$0.00
2	Roadway Excavation (undeveloped)	CY	5380	$7.00	$37,658.96	$18,621.04	$19,037.93
	Existing Facilities						
3	Sawcut Existing Asphalt Concrete	LF	0	$2.00	$0.00	$0.00	$0.00
4	Removal of Striping	LF	0	$4.00	$0.00	$0.00	$0.00
5	Removal of Pavement Markings	SF	0	$10.00	$0.00	$0.00	$0.00
6	Removal of Existing Trees	EA	0	$1,500.00	$0.00	$0.00	$0.00
7	Relocate Existing Fence	LF	0	$15.00	$0.00	$0.00	$0.00
	Structural Section						
8	Type A Asphalt Concrete	Ton	2633	$80.00	$210,621.20	$104,144.80	$106,476.40
9	Class 2 Aggregate Base	CY	4035	$50.00	$201,744.44	$99,755.56	$101,988.89
10	Slurry Seal	Ton	0	$300.00	$0.00	$0.00	$0.00
	Concrete Items						
11	Concrete Sidewalk	SF	4900	$6.00	$29,400.00	$29,400.00	$0.00
12	Curb and Gutter	LF	980	$25.00	$24,500.00	$24,500.00	$0.00
13	Median Island Curb	LF	1428	$25.00	$35,700.00	$0.00	$35,700.00
14	Median Island Flatwork	SF	8253	$7.00	$57,771.00	$0.00	$57,771.00
15	Driveway	EA	0	$4,500.00	$0.00	$0.00	$0.00
16	Sidewalk Ramp	EA	2	$4,000.00	$8,000.00	$8,000.00	$0.00
	Signing/Striping Improvements						
17	Striping Imps (CBE & CCE - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
18	Striping Imps (CBE & CCE - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
19	Striping Imps (PA - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
20	Striping Imps (MA - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
21	Striping	LF	700	$3.00	$2,100.00	$1,236.90	$863.10
22	Pavement Markings	SF	252	$15.00	$3,780.00	$0.00	$3,780.00
23	Signs	EA	3	$300.00	$900.00	$900.00	$0.00
	Miscellaneous						
24	Small Retaining Wall (0 to 5')	LF	0	$250.00	$0.00	$0.00	$0.00
25	Medium Retaining Wall (6 to 10')	LF	0	$500.00	$0.00	$0.00	$0.00
26	Large Retaining Wall (11' & up)	LF	0	$650.00	$0.00	$0.00	$0.00
27	Bike Path (Class I)**	LF	0	$100.00	$0.00	$0.00	$0.00
	Drainage & Utility Improvements						
28	Relocate Drainage Inlets w/ laterals	EA	0	$5,000.00	$0.00	$0.00	$0.00
29	New Drainage Inlets w/ laterals	EA	2	$5,500.00	$13,475.00	$13,475.00	$0.00
30	Storm Drain Mainline w/ Manholes	LF	700	$95.00	$66,500.00	$66,500.00	$0.00
31	Relocate Fire Hydrant	EA	0	$4,500.00	$0.00	$0.00	$0.00
32	Relocate Commercial Water Service	EA	0	$2,500.00	$0.00	$0.00	$0.00
	Lighting and Landscaping						
33	Landscaping & Irrigation	SF	0	$5.00	$0.00	$0.00	$0.00
34	Median Treatment	SF	0	$7.00	$0.00	$0.00	$0.00
35	Street Lights and Pull Boxes	EA	3	$5,500.00	$17,966.67	$17,966.67	$0.00
36	Street Lights Conduit System	LF	700	$27.00	$18,900.00	$18,900.00	$0.00
	Traffic Signals						
37	Traffic Signal Modification (low)	LS	0	$90,000.00	$0.00	$0.00	$0.00
38	Traffic Signal Modification (high)	LS	0	$200,000.00	$0.00	$0.00	$0.00
39	Traffic Signal New (low)	LS	1	$200,000.00	$200,000.00	$0.00	$200,000.00
40	Traffic Signal New (high)	LS	0	$275,000.00	$0.00	$0.00	$0.00
	Subtotal Construction Items				$929,017.27	$403,399.96	$525,617.31
	Construction Contingency			30%	$278,705.18	$137,809.94	$140,895.24
	Engineering & Administration			20%	$185,803.45	$91,873.30	$93,930.16
	Right of Way						
41	Developed (parking)	Stall		$3,500.00	$0.00	$0.00	$0.00
42	Developed (landscaped)	SF		$20.00	$0.00	$0.00	$0.00
43	Developed (Building)	SF		$250.00	$0.00	$0.00	$0.00
44	Undeveloped	SF	72628	$10.00	$726,280.00	$359,120.00	$367,160.00
	Additional Items						
45	Relocate Utility Pole	EA	0	$15,000.00	$0.00	$0.00	$0.00
46	Remove Concrete Barrier	LF	0	$20.00	$0.00	$0.00	$0.00
47	Concrete Barrier (Type 60)	LF	0	$45.00	$0.00	$0.00	$0.00

City of Soledad Capital Facility Fee

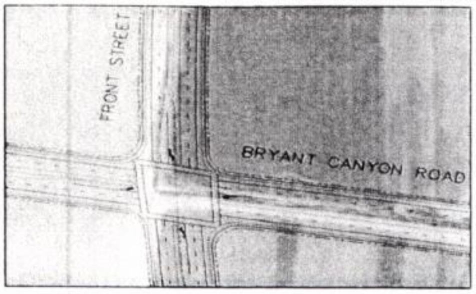
07/10/07

Prepared By:

omni-means

PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST

Base ENR General Cost Index * Apr '07



Intersection #9

Location: New Arterial 1 and Front Street Extension

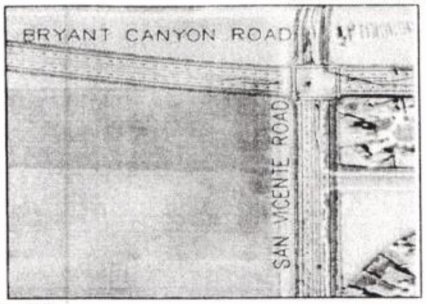
No.	Description	Units	Quantity	Current Unit Cost	TOTAL AMOUNT	DEVELOPER AMOUNT	FEE
	Earthwork						
1	Roadway Excavation (developed)	CY	0	$25.00	$0.00	$0.00	$0.00
2	Roadway Excavation (undeveloped)	CY	7397	$7.00	$51,781.33	$26,110.00	$25,671.33
	Existing Facilities						
3	Sawcut Existing Asphalt Concrete	LF	0	$2.00	$0.00	$0.00	$0.00
4	Removal of Striping	LF	0	$4.00	$0.00	$0.00	$0.00
5	Removal of Pavement Markings	SF	0	$10.00	$0.00	$0.00	$0.00
6	Removal of Existing Trees	EA	0	$1,500.00	$0.00	$0.00	$0.00
7	Relocate Existing Fence	LF	0	$15.00	$0.00	$0.00	$0.00
	Structural Section						
8	Type A Asphalt Concrete	Ton	3620	$80.00	$289,605.60	$146,029.50	$143,576.10
9	Class 2 Aggregate Base	CY	5548	$50.00	$277,400.00	$139,875.00	$137,525.00
10	Slurry Seal	Ton	0	$300.00	$0.00	$0.00	$0.00
	Concrete Items						
11	Concrete Sidewalk	SF	9600	$6.00	$57,600.00	$57,600.00	$0.00
12	Curb and Gutter	LF	1920	$25.00	$48,000.00	$48,000.00	$0.00
13	Median Island Curb	LF	1904	$25.00	$47,600.00	$0.00	$47,600.00
14	Median Island Flatwork	SF	11004	$7.00	$77,028.00	$0.00	$77,028.00
15	Driveway	EA	0	$4,500.00	$0.00	$0.00	$0.00
16	Sidewalk Ramp	EA	4	$4,000.00	$16,000.00	$16,000.00	$0.00
	Signing/Striping Improvements						
17	Striping Imps (CBE & CCE - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
18	Striping Imps (CBE & CCE - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
19	Striping Imps (PA - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
20	Striping Imps (MA - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
21	Striping	LF	960	$3.00	$2,880.00	$1,696.32	$1,183.68
22	Pavement Markings	SF	336	$15.00	$5,040.00	$0.00	$5,040.00
23	Signs	EA	4	$300.00	$1,200.00	$1,200.00	$0.00
	Miscellaneous						
24	Small Retaining Wall (0 to 5')	LF	0	$250.00	$0.00	$0.00	$0.00
25	Medium Retaining Wall (6 to 10')	LF	0	$500.00	$0.00	$0.00	$0.00
26	Large Retaining Wall (11' & up)	LF	0	$650.00	$0.00	$0.00	$0.00
27	Bike Path (Class I)**	LF	0	$100.00	$0.00	$0.00	$0.00
	Drainage & Utility Improvements						
28	Relocate Drainage Inlets w/ laterals	EA	0	$5,000.00	$0.00	$0.00	$0.00
29	New Drainage Inlets w/ laterals	EA	5	$5,500.00	$26,400.00	$26,400.00	$0.00
30	Storm Drain Mainline w/ Manholes	LF	960	$95.00	$91,200.00	$91,200.00	$0.00
31	Relocate Fire Hydrant	EA	0	$4,500.00	$0.00	$0.00	$0.00
32	Relocate Commercial Water Service	EA	0	$2,500.00	$0.00	$0.00	$0.00
	Lighting and Landscaping						
33	Landscaping & Irrigation	SF	0	$5.00	$0.00	$0.00	$0.00
34	Median Treatment	SF	0	$7.00	$0.00	$0.00	$0.00
35	Street Lights and Pull Boxes	EA	6	$5,500.00	$35,200.00	$35,200.00	$0.00
36	Street Lights Conduit System	LF	960	$27.00	$25,920.00	$25,920.00	$0.00
	Traffic Signals						
37	Traffic Signal Modification (low)	LS	0	$90,000.00	$0.00	$0.00	$0.00
38	Traffic Signal Modification (high)	LS	0	$200,000.00	$0.00	$0.00	$0.00
39	Traffic Signal New (low)	LS	1	$200,000.00	$200,000.00	$0.00	$200,000.00
40	Traffic Signal New (high)	LS	0	$275,000.00	$0.00	$0.00	$0.00
	Subtotal Construction Items				$1,252,854.93	$615,230.82	$637,624.11
	Construction Contingency			30%	$375,856.48	$189,520.28	$186,336.20
	Engineering & Administration			20%	$250,570.99	$126,346.85	$124,224.13
	Right of Way						
41	Developed (parking)	Stall		$3,500.00	$0.00	$0.00	$0.00
42	Developed (landscaped)	SF		$20.00	$0.00	$0.00	$0.00
43	Developed (Building)	SF		$250.00	$0.00	$0.00	$0.00
44	Undeveloped	SF	99864	$10.00	$998,640.00	$503,550.00	$495,090.00
	Additional Items						
45	Relocate Utility Pole	EA	0	$15,000.00	$0.00	$0.00	$0.00
46	Remove Concrete Barrier	LF	0	$20.00	$0.00	$0.00	$0.00
47	Concrete Barrier (Type 60)	LF	0	$45.00	$0.00	$0.00	$0.00

City of Soledad Capital Facility Fee 07/10/07

Prepared By: ____________

PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST

Base ENR General Cost Index * Apr '07



Intersection #10

Location: New Arterial 1 and San Vicente Road

No.	Description	Units	Quantity	Current Unit Cost	TOTAL AMOUNT	DEVELOPER AMOUNT	FEE
	Earthwork						
1	Roadway Excavation (developed)	CY	0	$25.00	$0.00	$0.00	$0.00
2	Roadway Excavation (undeveloped)	CY	6141	$7.00	$42,990.37	$22,652.00	$20,338.37
	Existing Facilities						
3	Sawcut Existing Asphalt Concrete	LF	0	$2.00	$0.00	$0.00	$0.00
4	Removal of Striping	LF	0	$4.00	$0.00	$0.00	$0.00
5	Removal of Pavement Markings	SF	0	$10.00	$0.00	$0.00	$0.00
6	Removal of Existing Trees	EA	0	$1,500.00	$0.00	$0.00	$0.00
7	Relocate Existing Fence	LF	0	$15.00	$0.00	$0.00	$0.00
	Structural Section						
8	Type A Asphalt Concrete	Ton	3005	$80.00	$240,439.00	$126,689.40	$113,749.60
9	Class 2 Aggregate Base	CY	4606	$50.00	$230,305.56	$121,350.00	$108,955.56
10	Slurry Seal	Ton	0	$300.00	$0.00	$0.00	$0.00
	Concrete Items						
11	Concrete Sidewalk	SF	9600	$6.00	$57,600.00	$57,600.00	$0.00
12	Curb and Gutter	LF	1920	$25.00	$48,000.00	$48,000.00	$0.00
13	Median Island Curb	LF	1428	$25.00	$35,700.00	$0.00	$35,700.00
14	Median Island Flatwork	SF	8253	$7.00	$57,771.00	$0.00	$57,771.00
15	Driveway	EA	0	$4,500.00	$0.00	$0.00	$0.00
16	Sidewalk Ramp	EA	4	$4,000.00	$16,000.00	$16,000.00	$0.00
	Signing/Striping Improvements						
17	Striping Imps (CBE & CCE - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
18	Striping Imps (CBE & CCE - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
19	Striping Imps (PA - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
20	Striping Imps (MA - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
21	Striping	LF	960	$3.00	$2,880.00	$1,696.32	$1,183.68
22	Pavement Markings	SF	294	$15.00	$4,410.00	$0.00	$4,410.00
23	Signs	EA	4	$300.00	$1,200.00	$1,200.00	$0.00
	Miscellaneous						
24	Small Retaining Wall (0 to 5')	LF	0	$250.00	$0.00	$0.00	$0.00
25	Medium Retaining Wall (6 to 10')	LF	0	$500.00	$0.00	$0.00	$0.00
26	Large Retaining Wall (11' & up)	LF	0	$650.00	$0.00	$0.00	$0.00
27	Bike Path (Class I)**	LF	0	$100.00	$0.00	$0.00	$0.00
	Drainage & Utility Improvements						
28	Relocate Drainage Inlets w/ laterals	EA	0	$5,000.00	$0.00	$0.00	$0.00
29	New Drainage Inlets w/ laterals	EA	5	$5,500.00	$26,400.00	$26,400.00	$0.00
30	Storm Drain Mainline w/ Manholes	LF	960	$95.00	$91,200.00	$91,200.00	$0.00
31	Relocate Fire Hydrant	EA	0	$4,500.00	$0.00	$0.00	$0.00
32	Relocate Commercial Water Service	EA	0	$2,500.00	$0.00	$0.00	$0.00
	Lighting and Landscaping						
33	Landscaping & Irrigation	SF	0	$5.00	$0.00	$0.00	$0.00
34	Median Treatment	SF	0	$7.00	$0.00	$0.00	$0.00
35	Street Lights and Pull Boxes	EA	6	$5,500.00	$35,200.00	$35,200.00	$0.00
36	Street Lights Conduit System	LF	960	$27.00	$25,920.00	$25,920.00	$0.00
	Traffic Signals						
37	Traffic Signal Modification (low)	LS	0	$90,000.00	$0.00	$0.00	$0.00
38	Traffic Signal Modification (high)	LS	0	$200,000.00	$0.00	$0.00	$0.00
39	Traffic Signal New (low)	LS	1	$200,000.00	$200,000.00	$0.00	$200,000.00
40	Traffic Signal New (high)	LS	0	$275,000.00	$0.00	$0.00	$0.00
	Subtotal Construction Items				$1,116,015.93	$573,907.72	$542,108.21
	Construction Contingency			30%	$334,804.78	$176,411.55	$158,393.23
	Engineering & Administration			20%	$223,203.19	$117,607.70	$105,595.49
	Right of Way						
41	Developed (parking)	Stall		$3,500.00	$0.00	$0.00	$0.00
42	Developed (landscaped)	SF		$20.00	$0.00	$0.00	$0.00
43	Developed (Building)	SF		$250.00	$0.00	$0.00	$0.00
44	Undeveloped	SF	82910	$10.00	$829,100.00	$436,860.00	$392,240.00
	Additional Items						
45	Relocate Utility Pole	EA	0	$15,000.00	$0.00	$0.00	$0.00
46	Remove Concrete Barrier	LF	0	$20.00	$0.00	$0.00	$0.00
47	Concrete Barrier (Type 60)	LF	0	$45.00	$0.00	$0.00	$0.00

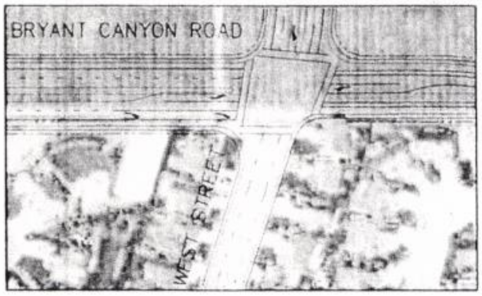
City of Soledad Capital Facility Fee

07/10/07

Prepared By: omni·means

PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST

Base ENR General Cost Index * Apr '07



Intersection #11
Location: New Arterial 1 and West Street

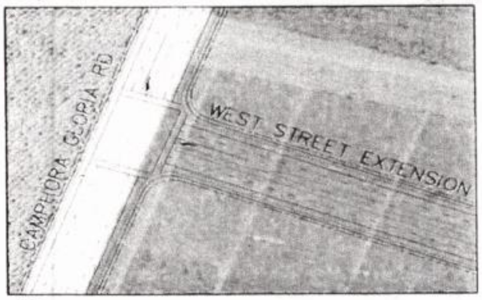
No.	Description	Units	Quantity	Current Unit Cost	TOTAL AMOUNT	DEVELOPER AMOUNT	FEE
	Earthwork						
1	Roadway Excavation (developed)	CY	0	$25.00	$0.00	$0.00	$0.00
2	Roadway Excavation (undeveloped)	CY	5262	$7.00	$36,835.56	$19,142.15	$17,693.41
	Existing Facilities						
3	Sawcut Existing Asphalt Concrete	LF	0	$2.00	$0.00	$0.00	$0.00
4	Removal of Striping	LF	0	$4.00	$0.00	$0.00	$0.00
5	Removal of Pavement Markings	SF	0	$10.00	$0.00	$0.00	$0.00
6	Removal of Existing Trees	EA	0	$1,500.00	$0.00	$0.00	$0.00
7	Relocate Existing Fence	LF	0	$15.00	$0.00	$0.00	$0.00
	Structural Section						
8	Type A Asphalt Concrete	Ton	2575	$80.00	$206,016.00	$107,059.30	$98,956.70
9	Class 2 Aggregate Base	CY	3947	$50.00	$197,333.33	$102,547.22	$94,786.11
10	Slurry Seal	Ton	0	$300.00	$0.00	$0.00	$0.00
	Concrete Items						
11	Concrete Sidewalk	SF	7200	$6.00	$43,200.00	$43,200.00	$0.00
12	Curb and Gutter	LF	1440	$25.00	$36,000.00	$36,000.00	$0.00
13	Median Island Curb	LF	952	$25.00	$23,800.00	$0.00	$23,800.00
14	Median Island Flatwork	SF	5502	$7.00	$38,514.00	$0.00	$38,514.00
15	Driveway	EA	0	$4,500.00	$0.00	$0.00	$0.00
16	Sidewalk Ramp	EA	4	$4,000.00	$16,000.00	$16,000.00	$0.00
	Signing/Striping Improvements						
17	Striping Imps (CBE & CCE - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
18	Striping Imps (CBE & CCE - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
19	Striping Imps (PA - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
20	Striping Imps (MA - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
21	Striping	LF	720	$3.00	$2,160.00	$1,272.24	$887.76
22	Pavement Markings	SF	252	$15.00	$3,780.00	$0.00	$3,780.00
23	Signs	EA	4	$300.00	$1,200.00	$1,200.00	$0.00
	Miscellaneous						
24	Small Retaining Wall (0 to 5')	LF	0	$250.00	$0.00	$0.00	$0.00
25	Medium Retaining Wall (6 to 10')	LF	0	$500.00	$0.00	$0.00	$0.00
26	Large Retaining Wall (11' & up)	LF	0	$650.00	$0.00	$0.00	$0.00
27	Bike Path (Class I)**	LF	0	$100.00	$0.00	$0.00	$0.00
	Drainage & Utility Improvements						
28	Relocate Drainage Inlets w/ laterals	EA	0	$5,000.00	$0.00	$0.00	$0.00
29	New Drainage Inlets w/ laterals	EA	4	$5,500.00	$19,800.00	$19,800.00	$0.00
30	Storm Drain Mainline w/ Manholes	LF	720	$95.00	$68,400.00	$68,400.00	$0.00
31	Relocate Fire Hydrant	EA	0	$4,500.00	$0.00	$0.00	$0.00
32	Relocate Commercial Water Service	EA	0	$2,500.00	$0.00	$0.00	$0.00
	Lighting and Landscaping						
33	Landscaping & Irrigation	SF	0	$5.00	$0.00	$0.00	$0.00
34	Median Treatment	SF	0	$7.00	$0.00	$0.00	$0.00
35	Street Lights and Pull Boxes	EA	5	$5,500.00	$26,400.00	$26,400.00	$0.00
36	Street Lights Conduit System	LF	720	$27.00	$19,440.00	$19,440.00	$0.00
	Traffic Signals						
37	Traffic Signal Modification (low)	LS	0	$90,000.00	$0.00	$0.00	$0.00
38	Traffic Signal Modification (high)	LS	0	$200,000.00	$0.00	$0.00	$0.00
39	Traffic Signal New (low)	LS	1	$200,000.00	$200,000.00	$0.00	$200,000.00
40	Traffic Signal New (high)	LS	0	$275,000.00	$0.00	$0.00	$0.00
	Subtotal Construction Items				$938,878.89	$460,460.91	$478,417.98
	Construction Contingency			30%	$281,663.67	$146,370.74	$135,292.92
	Engineering & Administration			20%	$187,775.78	$97,580.50	$90,195.28
	Right of Way						
41	Developed (parking)	Stall		$3,500.00	$0.00	$0.00	$0.00
42	Developed (landscaped)	SF		$20.00	$0.00	$0.00	$0.00
43	Developed (Building)	SF		$250.00	$0.00	$0.00	$0.00
44	Undeveloped	SF	71040	$10.00	$710,400.00	$369,170.00	$341,230.00
	Additional Items						
45	Relocate Utility Pole	EA	0	$15,000.00	$0.00	$0.00	$0.00
46	Remove Concrete Barrier	LF	0	$20.00	$0.00	$0.00	$0.00
47	Concrete Barrier (Type 60)	LF	0	$45.00	$0.00	$0.00	$0.00

City of Soledad Capital Facility Fee 07/18/07

Prepared By: omni·means

PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST

Base ENR General Cost Index * Apr '07



Intersection #12
Location: West Street Extension and Camphora Gloria Road

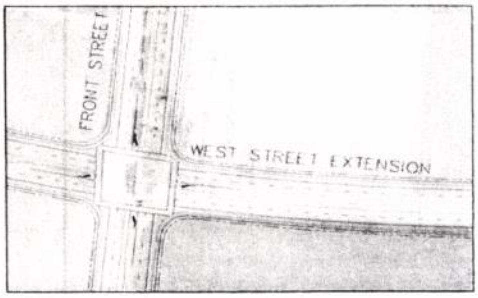
No.	Description	Units	Quantity	Current Unit Cost	TOTAL AMOUNT	DEVELOPER AMOUNT	FEE
	Earthwork						
1	Roadway Excavation (developed)	CY	0	$25.00	$0.00	$0.00	$0.00
2	Roadway Excavation (undeveloped)	CY	5681	$7.00	$39,769.33	$19,569.93	$20,199.41
	Existing Facilities						
3	Sawcut Existing Asphalt Concrete	LF	0	$2.00	$0.00	$0.00	$0.00
4	Removal of Striping	LF	0	$4.00	$0.00	$0.00	$0.00
5	Removal of Pavement Markings	SF	0	$10.00	$0.00	$0.00	$0.00
6	Removal of Existing Trees	EA	0	$1,500.00	$0.00	$0.00	$0.00
7	Relocate Existing Fence	LF	0	$15.00	$0.00	$0.00	$0.00
	Structural Section						
8	Type A Asphalt Concrete	Ton	2780	$80.00	$222,424.20	$109,451.80	$112,972.40
9	Class 2 Aggregate Base	CY	4261	$50.00	$213,050.00	$104,838.89	$108,211.11
10	Slurry Seal	Ton	0	$300.00	$0.00	$0.00	$0.00
	Concrete Items						
11	Concrete Sidewalk	SF	7200	$6.00	$43,200.00	$43,200.00	$0.00
12	Curb and Gutter	LF	1440	$25.00	$36,000.00	$36,000.00	$0.00
13	Median Island Curb	LF	1428	$25.00	$35,700.00	$0.00	$35,700.00
14	Median Island Flatwork	SF	8253	$7.00	$57,771.00	$0.00	$57,771.00
15	Driveway	EA	0	$4,500.00	$0.00	$0.00	$0.00
16	Sidewalk Ramp	EA	2	$4,000.00	$8,000.00	$8,000.00	$0.00
	Signing/Striping Improvements						
17	Striping Imps (CBE & CCE - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
18	Striping Imps (CBE & CCE - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
19	Striping Imps (PA - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
20	Striping Imps (MA - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
21	Striping	LF	720	$3.00	$2,160.00	$1,272.24	$887.76
22	Pavement Markings	SF	252	$15.00	$3,780.00	$0.00	$3,780.00
23	Signs	EA	3	$300.00	$900.00	$900.00	$0.00
	Miscellaneous						
24	Small Retaining Wall (0 to 5')	LF	0	$250.00	$0.00	$0.00	$0.00
25	Medium Retaining Wall (6 to 10')	LF	0	$500.00	$0.00	$0.00	$0.00
26	Large Retaining Wall (11' & up)	LF	0	$650.00	$0.00	$0.00	$0.00
27	Bike Path (Class I)**	LF	0	$100.00	$0.00	$0.00	$0.00
	Drainage & Utility Improvements						
28	Relocate Drainage Inlets w/ laterals	EA	0	$5,000.00	$0.00	$0.00	$0.00
29	New Drainage Inlets w/ laterals	EA	4	$5,500.00	$19,800.00	$19,800.00	$0.00
30	Storm Drain Mainline w/ Manholes	LF	720	$95.00	$68,400.00	$68,400.00	$0.00
31	Relocate Fire Hydrant	EA	0	$4,500.00	$0.00	$0.00	$0.00
32	Relocate Commercial Water Service	EA	0	$2,500.00	$0.00	$0.00	$0.00
	Lighting and Landscaping						
33	Landscaping & Irrigation	SF	0	$5.00	$0.00	$0.00	$0.00
34	Median Treatment	SF	0	$7.00	$0.00	$0.00	$0.00
35	Street Lights and Pull Boxes	EA	5	$5,500.00	$26,400.00	$26,400.00	$0.00
36	Street Lights Conduit System	LF	720	$27.00	$19,440.00	$19,440.00	$0.00
	Traffic Signals						
37	Traffic Signal Modification (low)	LS	0	$90,000.00	$0.00	$0.00	$0.00
38	Traffic Signal Modification (high)	LS	0	$200,000.00	$0.00	$0.00	$0.00
39	Traffic Signal New (low)	LS	1	$200,000.00	$200,000.00	$0.00	$200,000.00
40	Traffic Signal New (high)	LS	0	$275,000.00	$0.00	$0.00	$0.00
	Subtotal Construction Items				$996,794.53	$457,272.85	$539,521.68
	Construction Contingency			30%	$299,038.36	$147,152.54	$151,885.82
	Engineering & Administration			20%	$199,358.91	$98,101.70	$101,257.21
	Right of Way						
41	Developed (parking)	Stall		$3,500.00	$0.00	$0.00	$0.00
42	Developed (landscaped)	SF		$20.00	$0.00	$0.00	$0.00
43	Developed (Building)	SF		$250.00	$0.00	$0.00	$0.00
44	Undeveloped	SF	76698	$10.00	$766,980.00	$377,420.00	$389,560.00
	Additional Items						
45	Relocate Utility Pole	EA	0	$15,000.00	$0.00	$0.00	$0.00
46	Remove Concrete Barrier	LF	0	$20.00	$0.00	$0.00	$0.00
47	Concrete Barrier (Type 60)	LF	0	$45.00	$0.00	$0.00	$0.00

City of Soledad Capital Facility Fee 07/18/07

Prepared By: omni·means

PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST

Base ENR General Cost Index * Apr '07



Intersection #13
Location: West Street Extension and Front Street Extension

No.	Description	Units	Quantity	Current Unit Cost	TOTAL AMOUNT	DEVELOPER AMOUNT	FEE
	Earthwork						
1	Roadway Excavation (developed)	CY	0	$25.00	$0.00	$0.00	$0.00
2	Roadway Excavation (undeveloped)	CY	7402	$7.00	$51,811.41	$26,243.78	$25,567.63
	Existing Facilities						
3	Sawcut Existing Asphalt Concrete	LF	0	$2.00	$0.00	$0.00	$0.00
4	Removal of Striping	LF	0	$4.00	$0.00	$0.00	$0.00
5	Removal of Pavement Markings	SF	0	$10.00	$0.00	$0.00	$0.00
6	Removal of Existing Trees	EA	0	$1,500.00	$0.00	$0.00	$0.00
7	Relocate Existing Fence	LF	0	$15.00	$0.00	$0.00	$0.00
	Structural Section						
8	Type A Asphalt Concrete	Ton	3622	$80.00	$289,773.80	$146,777.70	$142,996.10
9	Class 2 Aggregate Base	CY	5551	$50.00	$277,561.11	$140,591.67	$136,969.44
10	Slurry Seal	Ton	0	$300.00	$0.00	$0.00	$0.00
	Concrete Items						
11	Concrete Sidewalk	SF	9600	$6.00	$57,600.00	$57,600.00	$0.00
12	Curb and Gutter	LF	1920	$25.00	$48,000.00	$48,000.00	$0.00
13	Median Island Curb	LF	1904	$25.00	$47,600.00	$0.00	$47,600.00
14	Median Island Flatwork	SF	11004	$7.00	$77,028.00	$0.00	$77,028.00
15	Driveway	EA	0	$4,500.00	$0.00	$0.00	$0.00
16	Sidewalk Ramp	EA	4	$4,000.00	$16,000.00	$16,000.00	$0.00
	Signing/Striping Improvements						
17	Striping Imps (CBE & CCE - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
18	Striping Imps (CBE & CCE - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
19	Striping Imps (PA - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
20	Striping Imps (MA - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
21	Striping	LF	960	$3.00	$2,880.00	$1,696.32	$1,183.68
22	Pavement Markings	SF	336	$15.00	$5,040.00	$0.00	$5,040.00
23	Signs	EA	4	$300.00	$1,200.00	$1,200.00	$0.00
	Miscellaneous						
24	Small Retaining Wall (0 to 5')	LF	0	$250.00	$0.00	$0.00	$0.00
25	Medium Retaining Wall (6 to 10')	LF	0	$500.00	$0.00	$0.00	$0.00
26	Large Retaining Wall (11' & up)	LF	0	$650.00	$0.00	$0.00	$0.00
27	Bike Path (Class I)**	LF	0	$100.00	$0.00	$0.00	$0.00
	Drainage & Utility Improvements						
28	Relocate Drainage Inlets w/ laterals	EA	0	$5,000.00	$0.00	$0.00	$0.00
29	New Drainage Inlets w/ laterals	EA	5	$5,500.00	$26,400.00	$26,400.00	$0.00
30	Storm Drain Mainline w/ Manholes	LF	960	$95.00	$91,200.00	$91,200.00	$0.00
31	Relocate Fire Hydrant	EA	0	$4,500.00	$0.00	$0.00	$0.00
32	Relocate Commercial Water Service	EA	0	$2,500.00	$0.00	$0.00	$0.00
	Lighting and Landscaping						
33	Landscaping & Irrigation	SF	0	$5.00	$0.00	$0.00	$0.00
34	Median Treatment	SF	0	$7.00	$0.00	$0.00	$0.00
35	Street Lights and Pull Boxes	EA	6	$5,500.00	$35,200.00	$35,200.00	$0.00
36	Street Lights Conduit System	LF	960	$27.00	$25,920.00	$25,920.00	$0.00
	Traffic Signals						
37	Traffic Signal Modification (low)	LS	0	$90,000.00	$0.00	$0.00	$0.00
38	Traffic Signal Modification (high)	LS	0	$200,000.00	$0.00	$0.00	$0.00
39	Traffic Signal New (low)	LS	1	$200,000.00	$200,000.00	$0.00	$200,000.00
40	Traffic Signal New (high)	LS	0	$275,000.00	$0.00	$0.00	$0.00
	Subtotal Construction Items				$1,253,214.32	$616,829.46	$636,384.85
	Construction Contingency			30%	$375,964.30	$190,435.35	$185,528.95
	Engineering & Administration			20%	$250,642.86	$126,956.90	$123,685.96
	Right of Way						
41	Developed (parking)	Stall		$3,500.00	$0.00	$0.00	$0.00
42	Developed (landscaped)	SF		$20.00	$0.00	$0.00	$0.00
43	Developed (Building)	SF		$250.00	$0.00	$0.00	$0.00
44	Undeveloped	SF	99922	$10.00	$999,220.00	$506,130.00	$493,090.00
	Additional Items						
45	Relocate Utility Pole	EA	0	$15,000.00	$0.00	$0.00	$0.00
46	Remove Concrete Barrier	LF	0	$20.00	$0.00	$0.00	$0.00
47	Concrete Barrier (Type 60)	LF	0	$45.00	$0.00	$0.00	$0.00

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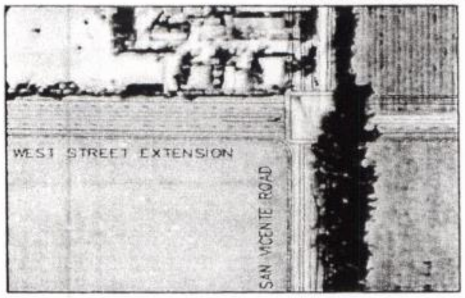
City of Soledad Capital Facility Fee 07/18/07

Prepared By: omni·means

PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST

Base ENR General Cost Index * Apr '07



Intersection #14

Location: West Street Extension and San Vicente Road

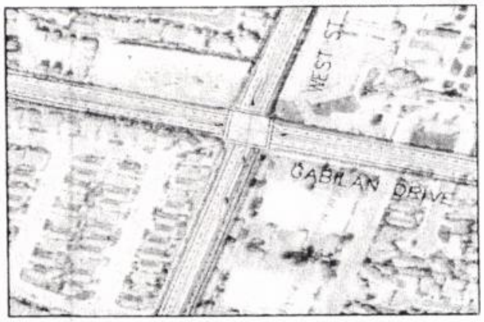
No.	Description	Units	Quantity	Current Unit Cost	TOTAL AMOUNT	DEVELOPER AMOUNT	FEE
	Earthwork						
1	Roadway Excavation (developed)	CY	0	$25.00	$0.00	$0.00	$0.00
2	Roadway Excavation (undeveloped)	CY	6564	$7.00	$45,948.00	$23,375.33	$22,572.67
	Existing Facilities						
3	Sawcut Existing Asphalt Concrete	LF	0	$2.00	$0.00	$0.00	$0.00
4	Removal of Striping	LF	0	$4.00	$0.00	$0.00	$0.00
5	Removal of Pavement Markings	SF	0	$10.00	$0.00	$0.00	$0.00
6	Removal of Existing Trees	EA	8	$1,500.00	$12,000.00	$12,000.00	$0.00
7	Relocate Existing Fence	LF	0	$15.00	$0.00	$0.00	$0.00
	Structural Section						
8	Type A Asphalt Concrete	Ton	3212	$80.00	$256,980.60	$130,734.90	$126,245.70
9	Class 2 Aggregate Base	CY	4923	$50.00	$246,150.00	$125,225.00	$120,925.00
10	Slurry Seal	Ton	0	$300.00	$0.00	$0.00	$0.00
	Concrete Items						
11	Concrete Sidewalk	SF	9600	$6.00	$57,600.00	$57,600.00	$0.00
12	Curb and Gutter	LF	1920	$25.00	$48,000.00	$48,000.00	$0.00
13	Median Island Curb	LF	952	$25.00	$23,800.00	$0.00	$23,800.00
14	Median Island Flatwork	SF	5502	$7.00	$38,514.00	$0.00	$38,514.00
15	Driveway	EA	0	$4,500.00	$0.00	$0.00	$0.00
16	Sidewalk Ramp	EA	4	$4,000.00	$16,000.00	$16,000.00	$0.00
	Signing/Striping Improvements						
17	Striping Imps (CBE & CCE - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
18	Striping Imps (CBE & CCE - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
19	Striping Imps (PA - 6 lanes)	LF		$8.00	$0.00	$0.00	$0.00
20	Striping Imps (MA - 4 lanes)	LF		$6.00	$0.00	$0.00	$0.00
21	Striping	LF	960	$3.00	$2,880.00	$1,696.32	$1,183.68
22	Pavement Markings	SF	252	$15.00	$3,780.00	$0.00	$3,780.00
23	Signs	EA	4	$300.00	$1,200.00	$1,200.00	$0.00
	Miscellaneous						
24	Small Retaining Wall (0 to 5')	LF	0	$250.00	$0.00	$0.00	$0.00
25	Medium Retaining Wall (6 to 10')	LF	0	$500.00	$0.00	$0.00	$0.00
26	Large Retaining Wall (11' & up)	LF	0	$650.00	$0.00	$0.00	$0.00
27	Bike Path (Class I)**	LF	0	$100.00	$0.00	$0.00	$0.00
	Drainage & Utility Improvements						
28	Relocate Drainage Inlets w/ laterals	EA	0	$5,000.00	$0.00	$0.00	$0.00
29	New Drainage Inlets w/ laterals	EA	5	$5,500.00	$26,400.00	$26,400.00	$0.00
30	Storm Drain Mainline w/ Manholes	LF	960	$95.00	$91,200.00	$91,200.00	$0.00
31	Relocate Fire Hydrant	EA	0	$4,500.00	$0.00	$0.00	$0.00
32	Relocate Commercial Water Service	EA	0	$2,500.00	$0.00	$0.00	$0.00
	Lighting and Landscaping						
33	Landscaping & Irrigation	SF	0	$5.00	$0.00	$0.00	$0.00
34	Median Treatment	SF	0	$7.00	$0.00	$0.00	$0.00
35	Street Lights and Pull Boxes	EA	6	$5,500.00	$35,200.00	$35,200.00	$0.00
36	Street Lights Conduit System	LF	960	$27.00	$25,920.00	$25,920.00	$0.00
	Traffic Signals						
37	Traffic Signal Modification (low)	LS	0	$90,000.00	$0.00	$0.00	$0.00
38	Traffic Signal Modification (high)	LS	0	$200,000.00	$0.00	$0.00	$0.00
39	Traffic Signal New (low)	LS	1	$200,000.00	$200,000.00	$0.00	$200,000.00
40	Traffic Signal New (high)	LS	0	$275,000.00	$0.00	$0.00	$0.00
	Subtotal Construction Items				$1,131,572.60	$594,551.55	$537,021.05
	Construction Contingency			30%	$339,471.78	$172,701.01	$166,770.77
	Engineering & Administration			20%	$226,314.52	$115,134.01	$111,180.51
	Right of Way						
41	Developed (parking)	Stall		$3,500.00	$0.00	$0.00	$0.00
42	Developed (landscaped)	SF		$20.00	$0.00	$0.00	$0.00
43	Developed (Building)	SF		$250.00	$0.00	$0.00	$0.00
44	Undeveloped	SF	88614	$10.00	$886,140.00	$450,810.00	$435,330.00
	Additional Items						
45	Relocate Utility Pole	EA	0	$15,000.00	$0.00	$0.00	$0.00
46	Remove Concrete Barrier	LF	0	$20.00	$0.00	$0.00	$0.00
47	Concrete Barrier (Type 60)	LF	0	$45.00	$0.00	$0.00	$0.00

City of Soledad Capital Facility Fee 07/18/07

Prepared By: omni·means

PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST

Base ENR General Cost Index * Apr '07



Intersection #15
Location: Gabilan Drive and West Street

No.	Description	Units	Quantity	Current Unit Cost	TOTAL AMOUNT	DEVELOPER AMOUNT	FEE
	Earthwork						
1	Roadway Excavation (developed)	CY	0	$25.00	$0.00	$0.00	$0.00
2	Roadway Excavation (undeveloped)	CY	0	$7.00	$0.00	$0.00	$0.00
	Existing Facilities						
3	Sawcut Existing Asphalt Concrete	LF	0	$2.00	$0.00	$0.00	$0.00
4	Removal of Striping	LF	0	$4.00	$0.00	$0.00	$0.00
5	Removal of Pavement Markings	SF	0	$10.00	$0.00	$0.00	$0.00
6	Removal of Existing Trees	EA	0	$1,500.00	$0.00	$0.00	$0.00
7	Relocate Existing Fence	LF	0	$15.00	$0.00	$0.00	$0.00
	Structural Section						
8	Type A Asphalt Concrete	Ton	0	$80.00	$0.00	$0.00	$0.00
9	Class 2 Aggregate Base	CY	0	$50.00	$0.00	$0.00	$0.00
10	Slurry Seal	Ton	0	$300.00	$0.00	$0.00	$0.00
	Concrete Items						
11	Concrete Sidewalk	SF	0	$6.00	$0.00	$0.00	$0.00
12	Curb and Gutter	LF	0	$25.00	$0.00	$0.00	$0.00
13	Median Island Curb	LF	0	$25.00	$0.00	$0.00	$0.00
14	Median Island Flatwork	SF	0	$7.00	$0.00	$0.00	$0.00
15	Driveway	EA	0	$4,500.00	$0.00	$0.00	$0.00
16	Sidewalk Ramp	EA	4	$4,000.00	$16,000.00	$0.00	$16,000.00
	Signing/Striping Improvements						
17	Striping Imps (CBE & CCE - 6 lanes)	LF	0	$8.00	$0.00	$0.00	$0.00
18	Striping Imps (CBE & CCE - 4 lanes)	LF	0	$6.00	$0.00	$0.00	$0.00
19	Striping Imps (PA - 6 lanes)	LF	0	$8.00	$0.00	$0.00	$0.00
20	Striping Imps (MA - 4 lanes)	LF	0	$6.00	$0.00	$0.00	$0.00
21	Striping	LF	0	$3.00	$0.00	$0.00	$0.00
22	Pavement Markings	SF	0	$15.00	$0.00	$0.00	$0.00
23	Signs	EA	0	$300.00	$0.00	$0.00	$0.00
	Miscellaneous						
24	Small Retaining Wall (0 to 5')	LF	0	$250.00	$0.00	$0.00	$0.00
25	Medium Retaining Wall (6 to 10')	LF	0	$500.00	$0.00	$0.00	$0.00
26	Large Retaining Wall (11' & up)	LF	0	$650.00	$0.00	$0.00	$0.00
27	Bike Path (Class I)**	LF	0	$100.00	$0.00	$0.00	$0.00
	Drainage & Utility Improvements						
28	Relocate Drainage Inlets w/ laterals	EA	0	$5,000.00	$0.00	$0.00	$0.00
29	New Drainage Inlets w/ laterals	EA	0	$5,500.00	$0.00	$0.00	$0.00
30	Storm Drain Mainline w/ Manholes	LF	0	$95.00	$0.00	$0.00	$0.00
31	Relocate Fire Hydrant	EA	0	$4,500.00	$0.00	$0.00	$0.00
32	Relocate Commercial Water Service	EA	0	$2,500.00	$0.00	$0.00	$0.00
	Lighting and Landscaping						
33	Landscaping & Irrigation	SF	0	$5.00	$0.00	$0.00	$0.00
34	Median Treatment	SF	0	$7.00	$0.00	$0.00	$0.00
35	Street Lights and Pull Boxes	EA	0	$5,500.00	$0.00	$0.00	$0.00
36	Street Lights Conduit System	LF	0	$27.00	$0.00	$0.00	$0.00
	Traffic Signals						
37	Traffic Signal Modification (low)	LS	0	$90,000.00	$0.00	$0.00	$0.00
38	Traffic Signal Modification (high)	LS	0	$200,000.00	$0.00	$0.00	$0.00
39	Traffic Signal New (low)	LS	1	$200,000.00	$200,000.00	$0.00	$200,000.00
40	Traffic Signal New (high)	LS	0	$275,000.00	$0.00	$0.00	$0.00
	Subtotal Construction Items				$216,000.00	$0.00	$216,000.00
	Construction Contingency			30%	$64,800.00	$0.00	$64,800.00
	Engineering & Administration			20%	$43,200.00	$0.00	$43,200.00
	Right of Way						
41	Developed (parking)	Stall	0	$3,500.00	$0.00	$0.00	$0.00
42	Developed (landscaped)	SF	0	$20.00	$0.00	$0.00	$0.00
43	Developed (Building)	SF	0	$250.00	$0.00	$0.00	$0.00
44	Undeveloped	SF	0	$10.00	$0.00	$0.00	$0.00
	Additional Items						
45	Relocate Utility Pole	EA	0	$15,000.00	$0.00	$0.00	$0.00
46	Remove Concrete Barrier	LF	0	$20.00	$0.00	$0.00	$0.00

City of Soledad Capital Facility Fee 06/26/07

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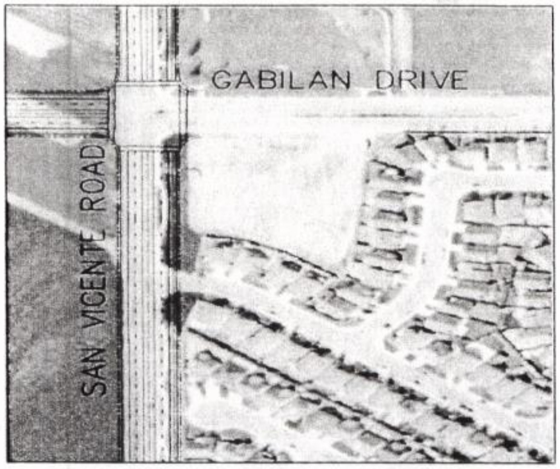
PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST

Base ENR General Cost Index * Apr '07



Intersection #16

Location: Gabilan Drive and San Vicente

No.	Description	Units	Quantity	Current Unit Cost	TOTAL AMOUNT	DEVELOPER AMOUNT	FEE
	Earthwork						
1	Roadway Excavation (developed)	CY	0	$25.00	$0.00	$0.00	$0.00
2	Roadway Excavation (undeveloped)	CY	0	$7.00	$0.00	$0.00	$0.00
	Existing Facilities						
3	Sawcut Existing Asphalt Concrete	LF	0	$2.00	$0.00	$0.00	$0.00
4	Removal of Striping	LF	0	$4.00	$0.00	$0.00	$0.00
5	Removal of Pavement Markings	SF	0	$10.00	$0.00	$0.00	$0.00
6	Removal of Existing Trees	EA	0	$1,500.00	$0.00	$0.00	$0.00
7	Relocate Existing Fence	LF	0	$15.00	$0.00	$0.00	$0.00
	Structural Section						
8	Type A Asphalt Concrete	Ton	0	$80.00	$0.00	$0.00	$0.00
9	Class 2 Aggregate Base	CY	0	$50.00	$0.00	$0.00	$0.00
10	Slurry Seal	Ton	0	$300.00	$0.00	$0.00	$0.00
	Concrete Items						
11	Concrete Sidewalk	SF	0	$6.00	$0.00	$0.00	$0.00
12	Curb and Gutter	LF	0	$25.00	$0.00	$0.00	$0.00
13	Median Island Curb	LF	0	$25.00	$0.00	$0.00	$0.00
14	Median Island Flatwork	SF	0	$7.00	$0.00	$0.00	$0.00
15	Driveway	EA	0	$4,500.00	$0.00	$0.00	$0.00
16	Sidewalk Ramp	EA	4	$4,000.00	$16,000.00	$0.00	$16,000.00
	Signing/Striping Improvements						
17	Striping Imps (CBE & CCE - 6 lanes)	LF	0	$8.00	$0.00	$0.00	$0.00
18	Striping Imps (CBE & CCE - 4 lanes)	LF	0	$6.00	$0.00	$0.00	$0.00
19	Striping Imps (PA - 6 lanes)	LF	0	$8.00	$0.00	$0.00	$0.00
20	Striping Imps (MA - 4 lanes)	LF	0	$6.00	$0.00	$0.00	$0.00
21	Striping	LF	0	$3.00	$0.00	$0.00	$0.00
22	Pavement Markings	SF	0	$15.00	$0.00	$0.00	$0.00
23	Signs	EA	0	$300.00	$0.00	$0.00	$0.00
	Miscellaneous						
24	Small Retaining Wall (0 to 5')	LF	0	$250.00	$0.00	$0.00	$0.00
25	Medium Retaining Wall (6 to 10')	LF	0	$500.00	$0.00	$0.00	$0.00
26	Large Retaining Wall (11' & up)	LF	0	$650.00	$0.00	$0.00	$0.00
27	Bike Path (Class I)**	LF	0	$100.00	$0.00	$0.00	$0.00
	Drainage & Utility Improvements						
28	Relocate Drainage Inlets w/ laterals	EA	0	$5,000.00	$0.00	$0.00	$0.00
29	New Drainage Inlets w/ laterals	EA	0	$5,500.00	$0.00	$0.00	$0.00
30	Storm Drain Mainline w/ Manholes	LF	0	$95.00	$0.00	$0.00	$0.00
31	Relocate Fire Hydrant	EA	0	$4,500.00	$0.00	$0.00	$0.00
32	Relocate Commercial Water Service	EA	0	$2,500.00	$0.00	$0.00	$0.00
	Lighting and Landscaping						
33	Landscaping & Irrigation	SF	0	$5.00	$0.00	$0.00	$0.00
34	Median Treatment	SF	0	$7.00	$0.00	$0.00	$0.00
35	Street Lights and Pull Boxes	EA	0	$5,500.00	$0.00	$0.00	$0.00
36	Street Lights Conduit System	LF	0	$27.00	$0.00	$0.00	$0.00
	Traffic Signals						
37	Traffic Signal Modification (low)	LS	0	$90,000.00	$0.00	$0.00	$0.00
38	Traffic Signal Modification (high)	LS	0	$200,000.00	$0.00	$0.00	$0.00
39	Traffic Signal New (low)	LS	1	$200,000.00	$200,000.00	$0.00	$200,000.00
40	Traffic Signal New (high)	LS	0	$275,000.00	$0.00	$0.00	$0.00
	Subtotal Construction Items				$216,000.00	$0.00	$216,000.00
	Construction Contingency			30%	$64,800.00	$0.00	$64,800.00
	Engineering & Administration			20%	$43,200.00	$0.00	$43,200.00

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APPENDIX C
PROJECT USE CATEGORY TABLE

TABLE C-1
PROJECT USE CATEGORY TABLE

Land Use	ITE Land Use Code	Land Use Unit	Average Trip Generation Rate / Unit	
			Weekday	Weekend
COMMERCIAL / RETAIL				
Lumber Yard	812	1000 sq.ft.	45	-
Discount Store	815		56	-
Hardware / Paint	816	1000 sq.ft.	51	-
Garden Nursery	817	1000 sq.ft.	36	-
Shopping Center	820		43	-
Auto Dealer (New)	841	1000 sq.ft.	33	-
Auto Dealer (Used)	-	1000 sq.ft.	20	-
Auto Parts	843	1000 sq.ft.	62	-
Supermarket	850	1000 sq.ft.	102	-
Convenience Market	851	1000 sq.ft.	738	-
Wholesale Market	860	1000 sq.ft.	7	-
Discount Club	861	1000 sq.ft.	42	-
Electronic Superstore	863	1000 sq.ft.	45	-
Pharmacy/Drugstore, no Drive Through	880	1000 sq.ft.	90	-
Pharmacy/Drugstore, w\ Drive Through	881	1000 sq.ft.	88	
Furniture Store	-	1000 sq.ft.	16	-
Apparel	-	1000 sq.ft.	16	-
Chain or High Volume Sporting Goods	-	1000 sq.ft.	50	-
Chain or High Volume Record Store	-	1000 sq.ft.	50	-
Health Food Store	-	1000 sq.ft.	80	-
RESTAURANTS				
Quality	931	1000 sq.ft.	90	-
High Turnover / Sit-down	932	1000 sq.ft.	127	-
Fast Food, w\ Drive Through	934	1000 sq.ft.	496	-
Cafes / Coffee Shops	933	1000 sq.ft.	73	-
Ice Cream Parlors	933	1000 sq.ft.	20	-
Bars	936	1000 sq.ft.	15	-

COMMERCIAL / SERVICE				
Service Station w\ Convenience Market	945	Pump	163	-
Auto Repair	-	1000 sq.ft.	7	-
Beauty Salon	-	1000 sq.ft.	30	-
Car Wash	-	Acre	600	-
Dry Cleaners	-	1000 sq.ft.	30	-
Florist	-	1000 sq.ft.	70	-
Laundry	-	1000 sq.ft.	30	-
Liquor Store	-	1000 sq.ft.	30	-
Sporting Goods (not Discount or Chain)	-	1000 sq.ft.	30	-
Video Rentals	-	1000 sq.ft.	100	-
FINANCIAL INSTITUTIONS				
Bank (Standard)	-	1000 sq.ft.	180	-
Bank (Walk-up)	-	1000 sq.ft.	150	-
Bank (Drive-thru)	-	1000 sq.ft.	200	-
Lending Agency	-	1000 sq.ft.	60	-
Real Estate	-	1000 sq.ft.	12	-
Insurance	-	1000 sq.ft.	11	-