



Project Management · Civil/Structural Engineering · Urban Design · Land Planning  
Entitlements · Right-of-Way/Permitting · Surveying · Construction Staking · Graphics

**PRELIMINARY OPINION OF PROBABLE COST**  
FOR  
**ORCIUOLI DEVELOPMENT**  
**120 SINGLE FAMILY DWELLING UNITS**  
**46.51± ACRES**  
**ESPARTO, CALIFORNIA**  
**19-Sep-23**

ITEM	DESCRIPTION	QUAN.	UNIT	UNIT COST	AMOUNT
<b>I. ON-SITE IMPROVEMENTS FOR SINGLE FAMILY DWELLING UNITS</b>					
<b>A. SITE DEMOLITION AND GRADING</b>					
1.	SITE CLEARING AND GRUBBING (SEE NOTE 2)	1	LS	\$32,000.00	\$32,000
2.	MOBILIZATION	1	LS	\$48,000.00	\$48,000
3.	REMOVE CURB AND GUTTER	295	LF	\$2.00	\$590
4.	RELOCATE EX STREET LIGHT	1	EA	\$3,000.00	\$3,000
5.	SITE GRADING INCLUDING 120 LOTS	1	LS	\$335,100.00	\$335,100
6.	TEMPORARY EROSION CONTROL	1	LS	\$36,000.00	\$36,000
7.	OVER EXCAVATE FILL AREAS/ BLDG PAD AREAS 2FT	1	LS	\$337,900.00	\$337,900
					\$792,590
				SUB-TOTAL	
<b>B. STREET WORK</b>					
1.	PAVEMENT - 4" AC OVER 15" AB (ROADS)	234,638	SF	\$7.00	\$1,642,466
2.	6" VERTICAL CURB AND GUTTER	13,146	LF	\$23.00	\$302,358
3.	6" PCC / 6" AB SIDEWALK	67,909	SF	\$6.50	\$441,409
4.	CONCRETE DRIVEWAYS (6" CONCRETE)	12,870	SF	\$7.00	\$90,090
5.	ACCESSIBLE RAMPS (LABOR ONLY)	26	EA	\$1,000.00	\$26,000
					\$2,502,323
				SUB-TOTAL	
<b>C. SANITARY SEWER</b>					
1.	8" SDR-26 PVC	6,903	LF	\$47.00	\$324,441
2.	8" C900 PVC	44	LF	\$55.50	\$2,442
3.	STANDARD MANHOLE	26	EA	\$6,300.00	\$163,800
4.	4" SEWER SERVICE W/CO	120	EA	\$945.00	\$113,400
5.	8" SEWER STUB OUT	3	EA	\$1,000.00	\$3,000
6.	CONNECT TO EXISTING SEWER	2	EA	\$15,000.00	\$30,000
					\$637,083
				SUB-TOTAL	
<b>D. WATER SYSTEM</b>					
1.	8" C900 PVC	7,297	LF	\$55.50	\$404,984
2.	8" GATE VALVE	42	EA	\$2,252.00	\$94,584
3.	1" WATER SERVICE AND METER	120	EA	\$1,945.00	\$233,400
4.	8" BLOWOFF VALVE	4	EA	\$2,250.00	\$9,000
5.	ARV VALVE WITH ENCLOSURE	4	EA	\$5,000.00	\$20,000
6.	FIRE HYDRANT ASSEMBLY	21	EA	\$7,245.00	\$152,145
7.	TIE IN / TESTING AND DISINFECTION	3	EA	\$4,500.00	\$13,500
8.	STUB TO FUTURE DEVELOPMENT	4	EA	\$1,200.00	\$4,800
9.	1" LANDSCAPE SERVICE WITH METER	2	EA	\$1,945.00	\$3,890
10.	3" LANDSCAPE SERVICE WITH METER	1	EA	\$4,500.00	\$4,500
					\$940,803
				SUB-TOTAL	

**mid-valley engineering**

1117 L Street, Modesto, CA 95354 · 866.526.4214 · 866.932.9683 fax · www.mve.net  
Northern California · Southern California · Nevada

ITEM	DESCRIPTION	QUAN.	UNIT	UNIT COST	AMOUNT
<b>E. STORM DRAINAGE</b>					
1.	30" CLASS III R.C.P.	983	LF	\$136.00	\$133,688
2.	24" CLASS III R.C.P.	1,407	LF	\$112.50	\$158,288
3.	18" CLASS III R.C.P.	3,605	LF	\$72.75	\$262,264
4.	DETENTION BASIN OUTFLOW STRUCTURE	1	EA	\$25,000.00	\$25,000
5.	60" STORM DRAIN MANHOLE (30" AND LARGER)	4	EA	\$6,825.00	\$27,300
6.	48" STORM DRAIN MANHOLE (24" AND SMALLER)	8	EA	\$4,350.00	\$34,800
7.	GRATED CURB INLET	35	EA	\$3,250.00	\$113,750
8.	FLARED END SECTION	2	EA	\$3,000.00	\$6,000
9.	STUB & PLUG TO FUTURE DEVELOPMENT	1	EA	\$1,500.00	\$1,500
SUB-TOTAL					\$762,589
<b>F. MISCELLANEOUS ITEMS</b>					
1.	STRIPING / SIGNAGE	1	LS	\$25,000.00	\$25,000
2.	CITY STANDARD 150 WATT STREET LIGHT	28	EA	\$8,500.00	\$238,000
3.	JOINT TRENCH (SEE NOTE 3)	120	EA	\$6,500.00	\$780,000
4.	STREET FRONTAGE STRIP LANDSCAPING	38,010	SF	\$3.50	\$133,035
SUB-TOTAL					\$1,176,035
<b>TOTAL CONSTRUCTION COST=====&gt;</b>					\$6,811,422
<b>15% CONTINGENCY =====&gt;</b>					\$1,021,713
<b>20% COUNTY ADMINISTRATIVE COSTS =====&gt;</b>					\$1,362,284
<b>GRAND TOTAL(ADMINISTRATIVE,CONTINGENCY AND CONSTRUCTION COSTS) =====&gt;</b>					<b>\$9,195,420</b>
<b>II. OFF-SITE HIGHWAY 16 IMPROVEMENTS (CALTRANS)</b>					
<b>A. SITE DEMOLITION AND GRADING</b>					
1.	SAWCUT & REMOVAL OF EXISTING PAVEMENT	4,318	SF	\$1.50	\$6,477
2.	EX 0.15' PAVEMENT GRIND	18,219	SF	\$1.00	\$18,219
3.	ROUGH GRADING EXCAVATION	1	LS	\$20,000.00	\$20,000
4.	TEMPORARY EROSION CONTROL /SWPPP PROTECTION	1	LS	\$20,000.00	\$20,000
SUB-TOTAL					\$64,696
<b>B. STREET WORK</b>					
1.	8" HMA-A / 26" CLASS 2 A.B.	38,252	SF	\$13.00	\$497,276
2.	0.15' PAVEMENT OVERLAY	18,219	SF	\$0.75	\$13,664
SUB-TOTAL					\$510,940
<b>C. STORM DRAINAGE</b>					
1.	18" R.C.P. CLASS 3	174	LF	\$65.00	\$11,310
2.	18" FLARED END SECTION W/ 10'x4' COBBLE RIP-RAP	2	EA	\$2,500.00	\$5,000
SUB-TOTAL					\$16,310
<b>D. STRIPING &amp; SIGNAGE</b>					
1.	DETAIL 11 LANE STRIPE	250	LF	\$2.00	\$500
2.	DETAIL 22 LANE STRIPE	1,300	LF	\$2.00	\$2,600
3.	DETAIL 24 LANE STRIPE	1,000	LF	\$2.00	\$2,000
4.	DETAIL 27B LANE STRIPE	2,144	LF	\$2.00	\$4,288
5.	DETAIL 27C LANE STRIPE	150	LF	\$2.00	\$300
6.	DETAIL 38A LANE STRIPE	250	LF	\$2.00	\$500
7.	STOP BAR, LEGEND AND R1 STOP SIGN	1	EA	\$800.00	\$800
8.	TYPE III ARROW	2	EA	\$500.00	\$1,000
9.	TYPE VI ARROW	2	EA	\$500.00	\$1,000
10.	CENTERLINE RUMBLE STRIP	1,805	LF	\$26.55	\$47,923
SUB-TOTAL					\$60,911

ITEM	DESCRIPTION	QUAN.	UNIT	UNIT COST	AMOUNT
<b>E. ELECTRICAL</b>					
1.	200 WATT STREETLIGHT (SEE NOTE 3)	2	EA	\$9,000.00	\$18,000
2.	#5 STATE TYPE PULL BOX (SEE NOTE 3)	2	EA	\$1,000.00	\$2,000
SUB-TOTAL					\$20,000
<b>F. MISCELLANEOUS</b>					
1.	TRAFFIC CONTROL	1	LS	\$40,000.00	\$40,000
SUB-TOTAL					\$40,000
<b>OFF-SITE CONSTRUCTION TOTAL =====&gt;</b>					<b>\$712,857</b>
<b>15% CONTINGENCY =====&gt;</b>					<b>\$106,929</b>
<b>20% COUNTY ADMINISTRATIVE COSTS =====&gt;</b>					<b>\$142,571</b>
<b>GRAND TOTAL(ADMINISTRATIVE,CONTINGENCY AND CONSTRUCTION COSTS) =====&gt;</b>					<b>\$962,357</b>

**II. LANDSCAPE IMPROVEMENTS PROVIDED BY RW STOVER AND ASSOCIATES INC.**

ITEM	DESCRIPTION	QUAN.	UNIT	UNIT COST	AMOUNT
<b>A. MAIN LARGE PARK</b>					
1.	SOIL PREP & FINE GRADING	274,246	SF	\$0.30	\$82,274
2.	15 GALLON TREES	94	EA	\$130.00	\$12,220
3.	SHREDDED BARK	34,657	SF	\$0.52	\$18,022
4.	5 GALLON SHRUBS	390	EA	\$30.00	\$11,700
5.	ONE GALLON SHRUBS	410	EA	\$8.00	\$3,280
6.	ONE GALLON GROUND COVER	2,062	EA	\$6.00	\$12,372
7.	LAWN / HYDROSEED	239,589	SF	\$0.08	\$19,167
8.	42" HEIGHT METAL RAIL FENCE	180	LF	\$25.00	\$4,500
9.	IRRIGATION -INCL. CONTROLLER	274,246	SF	\$1.45	\$397,657
10.	BOOSTER PUMP - IRRIGATION	1	ALLOW	\$15,000.00	\$15,000
11.	STEEL HEADER	1,881	LF	\$10.00	\$18,810
12.	CONCRETE BROOM FINISH W/ A.B.	11,331	SF	\$10.00	\$113,310
13.	DECOMPOSED GRANITE SURFACE	3,978	SF	\$8.00	\$31,824
14.	VOLLYBALL SAND SURFACE	3,530	SF	\$8.00	\$28,240
15.	HORSESHOE COURT (TYP. OF 4)	4	EA	\$1,000.00	\$4,000
16.	TOT-LOT (2-5) MIRACLE #718-S185	1	EA	\$30,000.00	\$30,000
17.	TOT-LOT (5-12) MIRACLE #718-S224J	1	EA	\$50,000.00	\$50,000
18.	TOT-LOT RUBBER PLAY SURFACE	3,596	SF	\$25.00	\$89,900
19.	TOT-LOT (DRAINAGE & CURBING)	1	ALLOW	\$10,000.00	\$10,000
20.	PICNIC TABLES/ ADA TABLES	11	EA	\$2,100.00	\$23,100
21.	BENCHES	16	EA	\$1,600.00	\$25,600
22.	CHARCOAL BARBECUES	3	EA	\$1,600.00	\$4,800
23.	BIKE RACKS	3	EA	\$1,600.00	\$4,800
24.	SMALL SHADE CANOPY - PLAY AREA	1	EA	\$16,000.00	\$16,000
25.	LARGE SHADE CANOPY - PLAY AREA	1	EA	\$20,000.00	\$20,000
26.	TRASH / RECYCLE RECEPTACLE	3	EA	\$1,300.00	\$3,900
27.	DRINKING FOUNTAIN	1	ALLOW	\$15,000.00	\$15,000
28.	VOLLYBALL KIT & POSTS	1	ALLOW	\$3,000.00	\$3,000
29.	BASKETBALL COURT SURFACE-EQUIP.	1	ALLOW	\$12,000.00	\$12,000
30.	MAINTENANCE (180 DAYS)	274,246	SF	\$0.10	\$27,425
SUB-TOTAL					\$1,107,900

ITEM	DESCRIPTION	QUAN.	UNIT	UNIT COST	AMOUNT
<b>B. POCKET PARK &amp; TRAIL</b>					
1.	SOIL PREP & FINE GRADING	23,819	SF	\$0.30	\$7,145.70
2.	15 GALLON TREES	11	EA	\$130.00	\$1,430.00
3.	SHREDDED BARK	22,059	SF	\$0.52	\$11,470.68
4.	5 GALLON SHRUBS	99	EA	\$30.00	\$2,970.00
5.	ONE GALLON SHRUBS	131	EA	\$8.00	\$1,048.00
6.	ONE GALLON GROUND COVER	1,487	EA	\$6.00	\$8,922.00
7.	LAWN / SOD	1,760	SF	\$0.90	\$1,584.00
8.	IRRIGATION -INCL. CONTROLLER	23,819	SF	\$1.45	\$34,537.55
9.	BOOSTER PUMP IRRIGATION	1	ALLOW	\$15,000.00	\$15,000.00
10.	42" HEIGHT METAL RAIL FENCE	49	LF	\$25.00	\$1,225.00
11.	STEEL HEADER	157	LF	\$10.00	\$1,570.00
12.	CONCRETE BROOM FINISH W/ A.B.	10,825	SF	\$10.00	\$108,250.00
13.	TOT-LOT (2-5) MIRACLE #714-S562	1	EA	\$60,000.00	\$60,000.00
14.	TOT-LOT W/ RUBBER PLAY SURFACE	1,642	SF	\$25.00	\$41,050.00
15.	BENCHES	3	EA	\$1,600.00	\$4,800.00
16.	SMALL SHADE CANOPY - PLAY AREA	1	EA	\$16,000.00	\$16,000.00
17.	TRASH / RECYCLE RECEPTACLE	1	EA	\$1,300.00	\$1,300.00
18.	DRINKING FOUNTAIN	1	EA	\$12,000.00	\$12,000.00
19.	MAINTENANCE (180 DAYS)	23,819	SF	\$0.10	\$2,381.90
SUB-TOTAL					\$332,684.83
<b>C. FRONTAGE ON STATE ROUTE 16</b>					
1.	SOIL PREP & FINE GRADING	126,683	SF	\$0.30	\$38,004.90
2.	15 GALLON TREES	75	EA	\$130.00	\$9,750.00
3.	SHREDDED BARK	36,637	SF	\$0.52	\$19,051.24
4.	5 GALLON SHRUBS	816	EA	\$30.00	\$24,480.00
5.	ONE GALLON SHRUBS	32	EA	\$8.00	\$256.00
6.	ONE GALLON GROUND COVER	195	EA	\$6.00	\$1,170.00
7.	NON-IRRIGATED HYDROSEED	45,023	SF	\$0.08	\$3,601.84
8.	IRRIGATION -INCL. CONTROLLER	36,637	SF	\$1.45	\$53,123.65
9.	BOOSTER PUMP - IRRIGATION	1	LF	\$15,000.00	\$15,000.00
10.	MAINTENANCE (180 DAYS)	1	SF	\$0.10	\$0.10
SUB-TOTAL					\$164,437.73
<b>LANDSCAPE CONSTRUCTION TOTAL =====&gt;</b>					<b>\$1,605,022</b>
<b>15% CONTINGENCY =====&gt;</b>					<b>\$240,753</b>
<b>20% COUNTY ADMINISTRATIVE COSTS =====&gt;</b>					<b>\$321,004</b>
<b>GRAND TOTAL(ADMINISTRATIVE,CONTINGENCY AND CONSTRUCTION COSTS) =====&gt;</b>					<b>\$2,166,780</b>

**POPC NOTES:**

1. THIS PRELIMINARY OPINION OF PROBABLE COST (POPC) IS BASED ON THE 5TH SUBMITTAL ONSITE AND OFFSITE CIVIL IMPROVEMENT PLANS FOR THE ORCIUOLI SUBDIVISION. THE LANDSCAPE COST ESTIMATE VALUES WERE PROVIDED TO US BY RW STOVER AND ASSOCIATES INC. THIS OPTION OF PROBABLE COST DOES NOT INCLUDE IMPROVEMENTS THAT PERTAIN TO THE MULTI-FAMILY PORTION, THIS IS OUT OF MVE'S SCOPE.
2. SITE CLEARING ROUGH ESTIMATE IS BASED ON PROJECT BIDS FROM CONTRACTORS FOR PROJECTS LOCATED IN THE CENTRAL VALLEY
3. STREETLIGHT AND PULL BOX UNIT COST VALUES ALSO INCLUDE THE COST FOR JOINT TRENCH WORK
4. PRELIMINARY ENGINEER'S COST ESTIMATE IS BASED ON PROJECT BIDS OBTAINED FROM CONTRACTORS FOR OTHER PROJECTS LOCATED IN THE CENTRAL VALLEY