



PLACES -- PARCELS CHANGED IN SCENARIO 1, 47TH AVENUE CORRIDOR / VICTORIA STATION PROJECT

AREA	APN	ACREAGE	BASECASE	PROPOSED	ZONE
192027.87592	03703100130000	4.41	4. Small Lot Single Family Residential	16(R). Mixed Use Residential Focus Mid-Rise (Renta	R1A
193208.70268	03703100140000	4.44	24. Public/Civic/Education	16(O). Mixed Use Residential Focus Mid-Rise (Owner	R1A
97276.06922	03902410010000	2.23	12. Community/Neighborhood Retail	16(O). Mixed Use Residential Focus Mid-Rise (Owner	RD20
209545.38638	03900110080000	4.81	4. Small Lot Single Family Residential	5(O). Townhouse (Owner)	LC & RD-15
113079.57316	03900110430000	2.60	12. Community/Neighborhood Retail	5(O). Townhouse (Owner)	LC & RD-15
95702.25773	03900110420000	2.20	12. Community/Neighborhood Retail	5(O). Townhouse (Owner)	LC & RD-15
82243.33574	03900110060000	1.89	12. Community/Neighborhood Retail	5(O). Townhouse (Owner)	LC & RD-15
16228.49109	03900110200000	0.37	12. Community/Neighborhood Retail	16(R). Mixed Use Residential Focus Mid-Rise (Renta	LC
72410.24710	03900110210000	1.66	12. Community/Neighborhood Retail	26. Parks	LC & RD-15
68780.57625	03900110330000	1.58	12. Community/Neighborhood Retail	16(R). Mixed Use Residential Focus Mid-Rise (Renta	LC
13544.05805	03900110340000	0.31	12. Community/Neighborhood Retail	16(R). Mixed Use Residential Focus Mid-Rise (Renta	LC
45158.46227	03900520500000	1.04	12. Community/Neighborhood Retail	18. Mixed Use Employment Focus Mid-Rise	LC
18949.15560	03900520560000	0.44	4. Small Lot Single Family Residential	5(R). Townhouse (Rental)	RD20
24172.01164	03900520120000	0.55	4. Small Lot Single Family Residential	5(O). Townhouse (Owner)	RD20
6811.79888	03900520450000	0.16	4. Small Lot Single Family Residential	15(O). Live/Work (Owner)	RD20
17012.59355	03900520440000	0.39	4. Small Lot Single Family Residential	15(O). Live/Work (Owner)	RD20
107367.63944	03903000220000	2.46	12. Community/Neighborhood Retail	19. Mixed Use Employment Focus High-Rise	GC
110113.41110	03903000230000	2.53	12. Community/Neighborhood Retail	19. Mixed Use Employment Focus High-Rise	GC
22557.48946	03900520370000	0.52	4. Small Lot Single Family Residential	15(O). Live/Work (Owner)	RD20
38032.71198	03900520270000	0.87	3. Medium Lot Single Family Residential	6(R). Low-Rise Apartments (Rental)	RD10
111455.88747	03900520340000	2.56	3. Medium Lot Single Family Residential	5(O). Townhouse (Owner)	RD10
317945.19963	03900110130000	7.30	6(R). Low-Rise Apartments (Rental)	5(O). Townhouse (Owner)	RD20
		45.32			

Opinion of Cost For: Public Improvements  
 Opinion is based upon: Prelim. Plans

Proj. Name: Victoria Station  
 Proj. No: 1410-00-772  
 Prepared by: Jason Jenkins, P.E.  
 Date: 12/22/05  
 Path: S:\Proj\1410\Spread\1410 Cost Estimate.xls



The following has been prepared by Burrell Consulting Group, Inc. to render an opinion of probable costs that may be associated with the construction of improvements for the above mentioned project and is based on the best available information at the time of preparation and in no way guarantees the construction bids for the improvements will be the same or close to the estimate below.

**OPINION OF PROBABLE COST**

**PHASE I**

Item	Description	Quantity	Unit	Unit Cost	Cost
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**STREET IMPROVEMENTS - PUBLIC**

1	EX. PAVEMENT - SAW CUT & REMOVAL	2,110	SF	1.00	\$ 2,110.00
2	EX. CURB & GUTTER REMOVAL	265	LF	5.00	1,325.00
3	5.5" AC OVER 20.5" AB	7,385	SF	4.49	33,158.65
4	2" AC OVER 11" AB	115,500	SF	2.08	240,240.00
5	TYPE I CURB & GUTTER (FRONTAGE)	1,000	LF	28.00	28,000.00
6	TYPE I CURB & GUTTER (ONSITE)	7,000	LF	28.00	196,000.00
7	4" THICK SIDEWALK W/ 6" AB (FRONTAGE)	8,000	SF	4.50	36,000.00
8	PLANTERS	16	EA	650.00	10,400.00
9	TRAFFIC LANE STRIPING	1	LS	2750.00	2,750.00
10	BIKE LANE STRIPING	1	LS	750.00	750.00
11	TRAFFIC CONTROL	1	LS	3000.00	3,000.00

-----SUBTOTAL	\$ 553,733.65
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**MISCELLANEOUS IMPROVEMENTS - PUBLIC**

12	STOP SIGN - R31	1	EA	250.00	\$ 250.00
13	STREET NAME SIGN	2	EA	400.00	800.00
14	RIGHT/LEFT TURN ONLY SIGN	1	EA	150.00	150.00
15	LANDSCAPING AND IRRIGATION (47TH AVE)	1	LS	65000.00	65,000.00
16	CANAL LANDSCAPING (47TH AVE ONLY)	6,000	SF	10.00	60,000.00

-----SUBTOTAL	\$ 126,200.00
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**STREET LIGHTING SYSTEM - PUBLIC**

17	PUBLIC TYPE "A" STREET LIGHT (@150' Spacing)	8	EA	4000.00	\$ 32,000.00
18	PUBLIC TYPE "B" STREET LIGHT (@ 250' Spacing)	15	EA	6000.00	90,000.00
19	RIGID CONDUIT LINE - 1 1/2" DIA. w / Conductors	3900	LF	7.00	27,300.00
20	PULL BOX	30	EA	400.00	12,000.00
21	SERVICE PEDESTALS	1	EA	2000.00	2,000.00
22	PUBLIC STREET LIGHT SERVICE POINT	1	EA	2000.00	2,000.00

-----SUBTOTAL	\$ 165,300.00
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**TRAFFIC SIGNAL**

23	TRAFFIC SIGNAL	1	LS	250000.00	\$ 250,000.00
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-----SUBTOTAL	\$ 250,000.00
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-----PROJECT SUBTOTAL	\$ 1,095,233.65
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-----10% CONTINGENCY	\$ 109,523.37
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-----PROJECT TOTAL	\$ 1,204,757.02
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Opinion of Cost For: Public Improvements  
 Opinion is based upon: Prelim. Plans

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**OPINION OF PROBABLE COST**

**PHASE II**

Item	Description	Quantity	Unit	Unit Cost	Cost
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**STREET IMPROVEMENTS - PUBLIC**

1	TYPE 1 CURB & GUTTER (EXTENDED)	340	LF	28.00	9,520.00
2	4" THICK SIDEWALK W/ 6" AB (EXTENDED)	1,360	SF	4.50	6,120.00
3	TRAFFIC LANE STRIPING	1	LS	2750.00	2,750.00
4	BIKE LANE STRIPING	1	LS	750.00	750.00
5	TRAFFIC CONTROL	1	LS	3000.00	3,000.00

-----SUBTOTAL	\$ 22,140.00
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-----PROJECT SUBTOTAL	\$ 22,140.00
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-----10% CONTINGENCY	\$ 2,214.00
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-----PROJECT TOTAL	\$ 24,354.00
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2005-07 SACOG Community Design Capital Grant  
 Sacramento County - 47th Avenue Corridor Improvements / Victoria Station  
 January 12, 2006

<b>Description</b>	<b>Start</b>	<b>Finish</b>
<b>Victoria Station</b>	12/30/2004	12/21/2007
Tenative Map	12/30/2004	6/13/2005
Final Map	10/11/2005	3/20/2006
Site Plans (submitted/approved)	9/20/2005	4/3/2006
House Plans (submitted/approved)	5/8/2006	8/10/2006
Clear and Grub	4/10/2006	4/14/2006
Grade	4/17/2006	5/3/2006
Sewer and Storm	5/4/2006	5/30/2006
Water	5/31/2006	6/16/2006
Joint Trench	6/19/2006	7/21/2006
Base/Subgrade	7/24/2006	7/28/2006
Street Light Conduit	7/31/2006	8/1/2006
Curb/Gutter	8/2/2006	8/3/2006
Trim for Streets	8/4/2006	8/8/2006
Pavement	8/9/2006	8/10/2006
Raise Iron/Street Light Bases	8/11/2006	8/15/2006
Production	8/14/2006	12/21/2007