



**Economic & Planning  
Systems, Inc.**  
The Economics of Land Use

# NOVEMBER 2025 SPIF INFRASTRUCTURE FEE ADJUSTMENT

**PUBLIC REVIEW  
DRAFT REPORT**

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**Prepared for:**  
City of Folsom

**Prepared by:**  
Economic & Planning Systems, Inc.

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November 2025

EPS #142079

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# 1. Executive Summary

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## **Introduction and Background**

The City of Folsom (City) adopted the Folsom Plan Area Specific Plan Infrastructure Fee Program (SPIF, SPIF Program, or Fee Program) for the Folsom Plan Area Specific Plan (FPASP) on September 8, 2015, by Resolution No. 9642. Economic & Planning Systems, Inc. (EPS) prepared the SPIF Nexus Study dated August 28, 2015 (2015 Nexus Study). The Fee Program was requested to be created by property owners in the FPASP to equalize the allocation of costs for SPIF facilities among benefiting properties.

As stipulated in the 2015 Nexus Study, the City anticipated property owners would petition the City to consider one or more Specific Plan Amendments (SPAs). Such SPAs, if approved by the City, would change the nature and mix of residential and nonresidential land uses. Any such SPAs approved by the City on or before June 30, 2016, would be incorporated into a SPIF Program update. Between the adoption of the 2015 Nexus Study and June 30, 2016, the City approved SPAs that resulted in a change in the mix of FPASP residential and nonresidential land uses. These land uses then became the baseline for establishing the Target SPIF Revenues for each developable FPASP parcel.

Following the SPAs, EPS prepared a Fiscal Year (FY) 2017-2018 Nexus Study Update (2018 Nexus Study Update). Adopted by the City on January 9, 2018, by Resolution No. 10059, the 2018 Nexus Study Update included updated estimates of costs, land use and other fee program information required to determine the nexus between required infrastructure, habitat mitigation, parkland and public facilities land, and the developable land uses that will drive the demand for the facilities.

As intended and mentioned in the 2015 Nexus Study and 2018 Nexus Study Update, the City may update the nexus study periodically based on several factors, including changes in facility costs greater than annual escalation factors. In 2020, the FPASP property owners requested an update to the 2018 Nexus Study to ensure the SPIF—Infrastructure Fee is reflective of the cost of SPIF backbone infrastructure construction.

Outside of any period SPIF Fee updates, the City has annually escalated the infrastructure portion of the fees using the change in Engineering News and Review's Construction Cost Index (CCI) on July 1 of each calendar year. In addition, the public land and parkland equalization portion of the SPIF is adjusted on July 1 of every year using the current appraised value of residential land.

Following the automatic annual fee adjustment on July 1, 2023, FPASP property owners and the City agreed to an additional one-time adjustment based on evidence that the escalation in fees calculated using CCI was not keeping pace with actual costs incurred by property owners installing SPIF-funded infrastructure. That one-time adjustment (the August 2023 Adjustment) was adopted by the Folsom City Council on August 22<sup>nd</sup>, 2023, with the adjusted fees taking effect on October 23, 2023. However, after the August 2023 Adjustment was adopted by the City, EPS and MacKay & Soms, Inc. determined a set of SPIF-eligible infrastructure costs were erroneously omitted from the adjusted fee calculations. In omitting these costs, the total amount of infrastructure improvements to be funded by the SPIF was approximately \$26.8 million lower than it should have been. At the same time, approximately \$2.8 million in costs for already constructed improvements were unnecessarily included in the August 2023 Adjustment calculations. Thus, a November 2023 adjustment removed those costs (for already completed improvements), and when combined with the above cost addition corrections, results in a net increase of approximately \$23.9 million in total SPIF costs to be funded as compared to the August 2023 Adjustment. The November 2023 Adjustment was adopted by the City Council on November 14, 2023.

## 2025 SPIF Adjustment

This November 2025 SPIF adjustment was precipitated by the City's adoption of the August 2025 Specific Plan Amendment and, at the request of FPASP property owners, adds a few new eligible capital facilities costs the FPASP capital improvement program (CIP).

### Land Use Changes

In August 2025, the City approved a 2025 Specific Plan Amendment to upzone a number of FPASP parcels to permit increased residential densities on both residential and on mixed use properties. Specifically, the Specific Plan Amendment resulted in the potential for 1,882 additional residential dwelling units while reducing maximum nonresidential building square footage by 251,266 square feet. For the purposes of the this November SPIF adjustment, these land use changes resulted in more fee-paying dwelling units.

### Capital Facilities Costs

With unanimous approval of the FPASP property owners and the concurrence of City public works and engineering staff, the following facilities have been included in the FPASP SPIF CIP:

- **Sierra Parkway**, which is a new north/south road that will run along the eastern edge of the Plan Area.

- **Haven Parkway**, which is a new east/west road that will run through the Alder Creek area.
- **69kV Power Pole Relocation** to relocate existing 69kV power lines along Prairie City Road on the western edge of the FPASP.

Like each of the proceeding SPIF updates, this 2025 SPIF Infrastructure Fee Adjustment adjusts the only the infrastructure portion of the SPIF, and accounts for each of the following items:

1. **Current construction unit prices.** These prices are based on a review of current construction contracts and bids for projects in and around the Folsom Plan Area Specific Plan Area and current as of 2025.
2. **Update remaining reimbursements** owed to developers and land owners who constructed SPIF-funded improvements. The remaining reimbursement, which reflect the costs of installed infrastructure minus the amount of reimbursements that have been converted to fee credits, are considered “costs” allocated to the remaining development.
3. **Changes in outside funding.** Certain improvements which were originally expected to be SPIF-funded are now assumed to be funded by other sources.
4. **Reflect remaining land uses.** As detailed in Chapter 2, this Fee Update the remaining developable land to which these costs can be allocated.

The parkland and public land equalization portion of the SPIF remains unchanged, as do the allocation factors by which the costs are allocated to each land use. **Table 1** and **Table 2** depict the adjusted fees by land use type.

This report describes the process by which EPS updated the remaining costs and land uses to arrive at the November 2025 Adjusted SPIF and includes detailed supporting documentation of the updated costs in technical appendices.

**Table 1. SPIF Summary per Dwelling Unit/Bldg. Sq. Ft. (Page 1 of 2)**

Item	Residential - SPIF Per Dwelling Unit					
	Single-Family		Multifamily			
	Low Density	High Density	Low Density	Med. Density	High Density	Mixed Use
<b>Specific Plan Infrastructure Fee (SPIF)</b>						
On- and Off-Site Roadways	\$17,664	\$16,058	\$14,453	\$12,847	\$12,044	\$11,241
Dry Utilities	\$4,478	\$4,478	\$3,359	\$3,359	\$3,359	\$3,359
On-Site Water	\$18,440	\$11,564	\$7,188	\$5,938	\$5,626	\$5,001
Off-Site Water	\$2,062	\$1,293	\$804	\$664	\$629	\$559
Recycled Water	\$6,069	\$3,806	\$2,366	\$1,954	\$1,852	\$1,646
Drainage	\$8,799	\$8,082	\$7,475	\$4,830	\$3,665	\$2,380
Sewer	\$2,573	\$2,573	\$1,930	\$1,930	\$1,930	\$1,930
Habitat Mitigation	\$1,998	\$1,311	\$772	\$422	\$260	\$150
Administration (3% of sum of all SPIF costs)	\$1,862	\$1,475	\$1,150	\$958	\$881	\$788
<b>Total SPIF Cost per Dwelling Unit/Bldg. Sq. Ft.</b>	<b>\$63,946</b>	<b>\$50,641</b>	<b>\$39,496</b>	<b>\$32,902</b>	<b>\$30,244</b>	<b>\$27,053</b>
<b>FY 2025-26 SPIF Fee Summary (Including Admin.)</b>	<b>\$65,192</b>	<b>\$50,448</b>	<b>\$40,571</b>	<b>\$33,333</b>	<b>\$31,498</b>	<b>\$31,169</b>
<b>Difference from FY 2025-2026 SPIF Fee</b>						
Amount	(\$1,246)	\$193	(\$1,075)	(\$431)	(\$1,254)	(\$4,116)
Percentage	(1.9%)	0.4%	(2.7%)	(1.3%)	(4.0%)	(13.2%)

Source: City of Folsom; MacKay & Somp; EPS.

**Table 1. SPIF Summary per Dwelling Unit/Bldg. Sq. Ft. (Page 2 of 2)**

Item	Nonresidential - SPIF Per Bldg. Sq. Ft				
	Mixed Use Commercial	Industrial/Office Park (IND/OP)	General Commercial	Community Commercial	Regional Commercial
<b>Specific Plan Infrastructure Fee (SPIF)</b>					
On- and Off-Site Roadways	\$21.63	\$18.18	\$25.56	\$25.56	\$18.67
Dry Utilities	\$2.14	\$2.73	\$3.29	\$4.40	\$2.24
On-Site Water	\$3.06	\$4.70	\$4.43	\$5.92	\$2.86
Off-Site Water	\$0.34	\$0.53	\$0.50	\$0.66	\$0.32
Recycled Water	\$1.01	\$1.55	\$1.46	\$1.95	\$0.94
Drainage	\$6.97	\$8.90	\$10.73	\$14.33	\$7.31
Sewer	\$0.26	\$0.51	\$0.26	\$0.26	\$0.26
Habitat Mitigation	\$0.44	\$0.56	\$0.68	\$0.90	\$0.46
Administration (3% of sum of all SPIF costs)	\$1.08	\$1.13	\$1.41	\$1.62	\$0.99
<b>Total SPIF Cost per Dwelling Unit/Bldg. Sq. Ft.</b>	<b>\$36.93</b>	<b>\$38.79</b>	<b>\$48.30</b>	<b>\$55.59</b>	<b>\$34.05</b>
<b>FY 2025-26 SPIF Fee Summary (Including Admin.)</b>	<b>\$50.12</b>	<b>\$39.21</b>	<b>\$49.05</b>	<b>\$51.80</b>	<b>\$39.09</b>
<b>Difference from FY 2025-2026 SPIF Fee</b>					
Amount	(\$13.19)	(\$0.42)	(\$0.75)	\$3.79	(\$5.04)
Percentage	(26.3%)	(1.1%)	(1.5%)	7.3%	(12.9%)

Source: City of Folsom; MacKay & Soms; EPS.

**Table 2. Folsom Heights SPIF Summary per Dwelling Unit/Bldg. Sq. Ft. (Page 1 of 2)**

Item	Residential - SPIF per Dwelling Unit [1]					
	Single-Family		Multifamily			
	Low Density	High Density	Low Density	Med. Density	High Density	Mixed Use
<b>Specific Plan Infrastructure Fee (SPIF)</b>						
On- and Off-Site Roadways	\$17,664	\$16,058	\$14,453	\$12,847	\$12,044	\$11,241
Dry Utilities	\$4,478	\$4,478	\$3,359	\$3,359	\$3,359	\$3,359
On-Site Water	-	-	-	-	-	-
Off-Site Water	-	-	-	-	-	-
Recycled Water	-	-	-	-	-	-
Drainage	\$8,799	\$8,082	\$7,475	\$4,830	\$3,665	\$2,380
Sewer	\$19	\$19	\$14	\$14	\$14	\$14
Habitat Mitigation	\$1,998	\$1,311	\$772	\$422	\$260	\$150
Administration (3% of sum of all SPIF costs)	\$989	\$898	\$782	\$644	\$580	\$514
<b>Total SPIF Cost per Dwelling Unit/Bldg. Sq. Ft.</b>	<b>\$33,947</b>	<b>\$30,847</b>	<b>\$26,854</b>	<b>\$22,116</b>	<b>\$19,922</b>	<b>\$17,658</b>
<b>FY 2025-26 SPIF Fee Summary (Including Admin.)</b>	<b>\$35,464</b>	<b>\$30,764</b>	<b>\$27,977</b>	<b>\$22,565</b>	<b>\$21,188</b>	<b>\$21,771</b>
<i>Difference from FY 2025-2026 SPIF Fee (Amount)</i>	<i>(\$1,517)</i>	<i>\$83</i>	<i>(\$1,123)</i>	<i>(\$449)</i>	<i>(\$1,266)</i>	<i>(\$4,113)</i>
<i>Difference from FY 2025-2026 SPIF Fee (Percentage)</i>	<i>(4.5%)</i>	<i>0.3%</i>	<i>(4.2%)</i>	<i>(2.0%)</i>	<i>(6.4%)</i>	<i>(23.3%)</i>

Source: City of Folsom; MacKay & Somps; EPS.

[1] Folsom Heights includes only Single-Family, Single-Family Low Density, and Multifamily Low Density residential land uses, and only General Commercial nonresidential land uses. However, this table shows the corresponding SPIF Fee for all FPASP land uses assuming the SPIF Infrastructure Fee components charged to Folsom Heights development.

**Table 2. Folsom Heights SPIF Summary per Dwelling Unit/Bldg. Sq. Ft. (Page 2 of 2)**

Item	Nonresidential - SPIF per Bldg. Sq. Ft [1]				
	Mixed Use Commercial	Industrial/Office Park (IND/OP)	General Commercial	Community Commercial	Regional Commercial
<b>Specific Plan Infrastructure Fee (SPIF)</b>					
On- and Off-Site Roadways	\$21.63	\$18.18	\$25.56	\$25.56	\$18.67
Dry Utilities	\$2.14	\$2.73	\$3.29	\$4.40	\$2.24
On-Site Water	-	-	-	-	-
Off-Site Water	-	-	-	-	-
Recycled Water	-	-	-	-	-
Drainage	\$6.97	\$8.90	\$10.73	\$14.33	\$7.31
Sewer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Habitat Mitigation	\$0.44	\$0.56	\$0.68	\$0.90	\$0.46
Administration (3% of sum of all SPIF costs)	\$0.94	\$0.91	\$1.21	\$1.36	\$0.86
<b>Total SPIF Cost per Dwelling Unit/Bldg. Sq. Ft.</b>	<b>\$32.11</b>	<b>\$31.29</b>	<b>\$41.46</b>	<b>\$46.55</b>	<b>\$29.54</b>
<b>FY 2025-26 SPIF Fee Summary (Including Admin.)</b>	<b>\$41.34</b>	<b>\$31.79</b>	<b>\$42.30</b>	<b>\$44.20</b>	<b>\$33.30</b>
<i>Difference from FY 2025-2026 SPIF Fee (Amount)</i>	<i>(\$9.23)</i>	<i>(\$0.50)</i>	<i>(\$0.84)</i>	<i>\$2.35</i>	<i>(\$3.76)</i>
<i>Difference from FY 2025-2026 SPIF Fee (Percentage)</i>	<i>(28.7%)</i>	<i>(1.6%)</i>	<i>(2.0%)</i>	<i>5.0%</i>	<i>(12.7%)</i>

Source: City of Folsom; MacKay & Soms; EPS.

[1] Folsom Heights includes only Single-Family, Single-Family Low Density, and Multifamily Low Density residential land uses, and only General Commercial nonresidential land uses. However, this table shows the corresponding SPIF Fee for all FPASP land uses assuming the SPIF Infrastructure Fee components charged to Folsom Heights development.

## Purpose of SPIF Adjustment

The City of Folsom Municipal Code Chapter 3.130 establishes the SPIF Program. Per Section 3.130.030(F)(2), the City shall adjust the fees annually based on general changes in construction costs. The City has adhered to this process for each year during SPIF implementation. However, under their rights described in Section 3.130.030(F)(6), property owners requested an additional review and adjustment of the SPIF fees, based on the City's recent Specific Plan Amendment (August 2025) and on evidence from backbone infrastructure construction contracts that the CCI-escalated SPIF fees were not keeping pace with the actual cost of installing backbone infrastructure. As this November 2025 SPIF Adjustment is based on general changes in construction costs (described in further detail in **Chapter 3**), in addition to adjusting the fees based on the remaining land uses and non-SPIF funding for backbone infrastructure, it is considered an adjustment under Section 3.13.030(F).

## Compliance with Assembly Bill 602 (AB 602)

AB 602 added Section 66016.5(a) of the California Government Code and requires that any nexus study adopted after July 1, 2022, calculate fees for residential uses proportional to building square footage. However, as described above, this November 2025 SPIF Infrastructure Fee Adjustment does not represent an adoption of a nexus study subject to these requirements. The nexus between each land use's proportionate share of various facility types in the SPIF program remains unchanged, and this report does not request that the City adopt new nexus findings. As such, this November 2025 SPIF Adjustment does not represent a Nexus Study subject to Assembly Bill 602.

In addition, the SPIF Program already meets the requirements Government Code Section 66016.5(a)(5)(B), which exempts fee programs from the square footage if the City makes findings that include the following:

1. An explanation as to why square footage is not an appropriate metric to calculate fees imposed on a housing development project.
2. An explanation that an alternative basis of calculating the fee bears a reasonable relationship between the fee charged and the burden posed by the development.
3. That other policies in the fee structure support smaller developments, or otherwise ensure that smaller developments are not charged disproportionate fees.

With respect to finding 1 above, building square footage is not an appropriate metric to calculate SPIF fees for several reasons. The SPIF program charges fees for most residential developments at the time that the final small-lot subdivision map is approved. For almost all developments, this is the final planning entitlement, and represents the point at which residential lot layouts are finalized and any installed infrastructure improvements are accepted by the City. At this stage, many developers have not yet begun to finalize designs for the homes that will be built on each lot and may even sell the subdivision to another home-building entity that will ultimately design and construct the home.

As such, at the time that the final maps are approved and SPIF fees are charged, the total building square footage of the development may not be reasonably estimated, and implementing the fee by square footage would be administratively burdensome. In addition, although the SPIF fee is charged as a single fee, each component of the SPIF Fee is calculated by most precisely estimating the demand or impact of each type of infrastructure by each type of housing in the FPASP. For example, impact on storm drainage facilities is directly correlated to the amount of impervious surface that each housing unit creates in the Plan Area, while impact on water facilities is a function of household population. These infrastructure-specific demand factors were adopted by the City in the 2020 Nexus Study Update and constitute a reasonable relationship between each SPIF Program component and the burden posed by development.

Lastly, the City's residential zoning categories and policies in the fee structure support smaller developments. The nature of the housing market and the development standards in the FPASP result in smaller units being constructed in higher-density residential land use designations, and per-unit fees for the higher-density land uses are significantly lower than the per-unit fees for low-density land uses. For example, the per unit SPIF fees for the higher density multifamily land uses, where the smallest residential units the Plan Area can be found, are all less than 65 percent of the fees for the lowest density residential land use. Nearly every component of the SPIF Program (with the exception of Dry Utilities and Sewer) charges proportionally less per unit to denser land use categories, as seen in **Tables 17 through 24** later in this report. As such, adopting new nexus findings to calculate fees precisely on a square foot basis is unnecessary.

### ***SPIF Program Overview***

The SPIF is a City-implemented plan area-specific development impact fee program applicable only to FPASP land uses.

The SPIF contains the following fee components:

- SPIF—Infrastructure Fee.
- SPIF—Parkland Equalization Fee.
- SPIF—Public Facilities Land Equalization Fee.
- SPIF—Administration Fee.

The SPIF Infrastructure Fee Component contains the following categories of improvements and costs:

- Roadway facilities.
- Dry utility facilities.
- Sanitary sewer facilities.
- Potable water facilities.
- Recycled water facilities.
- Storm drainage facilities.
- Habitat mitigation for backbone infrastructure.

## **Supporting Documents**

The following documents produced by or for the City have been used to inform this analysis:

- Folsom Plan Area Specific Plan Document, as amended.
- Amended and Restated Development Agreement between the City and FPASP Property Owners.
- Folsom Plan Area Specific Plan Infrastructure Fee Nexus Study Document.
- Folsom Plan Area Specific Plan Infrastructure Fee Nexus Study Fiscal Year 2020 Update Document.
- Folsom Plan Area Specific Plan Public Facilities Financing Plan Document.
- Russell Ranch Specific Plan Amendment.
- Westland Eagle Specific Plan Amendment.
- Hillsborough Specific Plan Amendment.
- Carr Trust Specific Plan Amendment and Tentative Map.

- Folsom Heights Specific Plan Amendment.
- Broadstone Estates Specific Plan Amendment.
- Infrastructure master plans prepared by or on behalf of the City.

## Organization of Report

This SPIF Program Nexus Study is organized into the following chapters:

- **Chapter 1** summarizes the SPIF Infrastructure Fee Adjustment.
- **Chapter 2** identifies the land uses that are subject to the Fee Program.
- **Chapter 3** describes the SPIF—Infrastructure Fee Component.

## 2. Land Uses

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Throughout implementation of the FPASP, property owners and the City have processed a number of Specific Plan Amendments. As mentioned in the 2015 Nexus Study, the City anticipated one or more property owners to petition the City to consider a SPA. Such SPAs, if approved by the City, would change the nature and mix of residential and nonresidential land uses. Any such SPAs that were approved by the City on or before June 30, 2016, were incorporated into the SPIF Program Update at that time. In May 2015, the City approved its first SPA for the Russell Ranch project and the following amendments that were incorporated into that same SPIF Program Update:

- Westland Eagle SPA; September 22, 2015.
- Folsom Heights SPA; June 28, 2016.
- Hillsborough SPA; May 24, 2016.
- Broadstone Estates SPA; June 28, 2016.
- Carr Trust; June 28, 2016.

As noted, these land uses that preceded the June 30, 2016 deadline formed the basis of the Target SPIF Revenue for all FPASP parcels. Since that time, any land use modifications, primarily effectuated through minor administrative modifications (MAMs) to the Specific Plan, were required to determine whether Target SPIF Revenues were staying or being transferred as part of those MAMs.

However, because the City's August 2024 Specific Plan Amendment increased residential land uses densities, increasing the total dwelling unit count by more than 10 percent, the Specific Plan Amendment and this update reflects updated Target SPIF Revenues for remaining developable FPASP parcels.

### **August 2024 Specific Plan Amendment**

On August 27, 2024, the Folsom City Council approved Resolution No. 11252, along with other complementary resolutions, that amended the Specific Plan to permit increased residential densities on both residential and on mixed use properties. Specifically, the Specific Plan Amendment resulted in the potential for 1,882 additional residential dwelling units while reducing maximum nonresidential building square footage by 251,266 square feet. For the purposes of the this November SPIF adjustment, these land use changes resulted in more fee-paying dwelling units.

**Table 3A** shows the new maximum total approved residential and nonresidential land uses permitted following the August 2024 Specific Plan Amendment. **Table 3A** also accounts for the approximately 5,500 residential lots and approximately 139,000 nonresidential building square feet for which SPIF fees have already been charged resulting in remaining land uses that would be subject to the SPIF fees. **Table 3B** compares the land uses prior to the August 2024 Specific Plan Amendment and the resulting land uses following the amendment. The maximum total in **Table 3B** is the starting point for remaining land uses that are depicted in **Table 3A**.

## Folsom Heights

The FPASP contains a subarea referred to as Folsom Heights that is located in the eastern portion of the project and borders El Dorado County. Folsom Heights is located within the boundaries of the El Dorado Irrigation District (EID). As such, Folsom Heights will receive its water and sewer services from the EID and will not participate through the SPIF in funding FPASP water and sewer infrastructure.<sup>1</sup> Consequently, the Folsom Heights development is excluded for the purpose of allocating water and sewer improvement costs to the various land uses. **Table 4** shows the Folsom Heights development is excluded from the water and sewer cost allocations. **Table 5** details the land uses for remaining the FPASP, as amended by the SPAs through June 30, 2016, less the Folsom Heights development.

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<sup>1</sup> In 2024, a minor change Russell Ranch permitted approximately 100 units from Folsom Heights to outfall sewer effluent into the sewer pipelines served by the City of Folsom. This change has not changed sewer cost allocations in the SPIF program.

**Table 3A. Remaining Developable Land Uses**

Land Use	Density Range	Beginning Land Uses (As of July 1, 2025)			Developed Land Uses (As of July 1, 2025)			Remaining Land Uses		
		Acres	Units [1]	Sq. Ft.	Acres	Units [1]	Sq. Ft.	Acres	Units [1]	Sq. Ft.
<b>Residential</b>										
	<i>du/acre</i>									
Single-Family (SF)	1-4	423.0	1,505	-	(135.3)	(446)	-	287.7	1,059	-
Single-Family High Density (SFHD)	4-7	848.7	4,440	-	(631.4)	(3,221)	-	217.3	1,219	-
Multifamily Low Density (MLD)	7-12	272.1	2,432	-	(123.3)	(1,014)	-	148.8	1,418	-
Multifamily Medium Density (MMD)	12-20	65.4	1,110	-	(9.5)	(136)	-	55.9	974	-
Multifamily High Density (MHD)	20-30	96.1	2,704	-	(25.1)	(696)	-	71.0	2,008	-
Mixed Use District (MU) - Residential [3]	9-30	22.8	1,117	-	-	-	-	22.8	1,117	-
<b>Subtotal Residential</b>		<b>1,728.1</b>	<b>13,308</b>	<b>-</b>	<b>(924.6)</b>	<b>(5,513)</b>	<b>-</b>	<b>803.4</b>	<b>7,795</b>	<b>-</b>
<b>Nonresidential</b>										
	<i>target far</i>									
Mixed Use District (MU) - Commercial [3]	0.20	15.2		254,204	-	-	-	15.2	-	254,204
Industrial/Office Park (IND/OP)	0.30	92.9		1,216,631	-	-	-	92.9	-	1,216,631
General Commercial (GC) [4]	0.25	42.5		461,735	-	-	-	42.5	-	461,735
Community Commercial (CC)	0.25	11.4		92,565	-	-	-	11.4	-	92,565
Regional Commercial (RC)	0.28	42.3		512,443	(18.9)	-	(139,195)	23.4	-	373,248
<b>Subtotal Commercial</b>		<b>204.2</b>	<b>-</b>	<b>2,537,578</b>	<b>(18.9)</b>	<b>-</b>	<b>(139,195)</b>	<b>185.3</b>	<b>-</b>	<b>2,398,383</b>
<b>Total</b>		<b>1,932.3</b>	<b>13,308</b>	<b>2,537,578</b>	<b>(943.5)</b>	<b>(5,513)</b>	<b>(139,195)</b>	<b>988.8</b>	<b>7,795</b>	<b>2,398,383</b>

Source: City of Folsom; MacKay & Somps; EPS.

[1] Units are an estimate based on target dwelling units. Actual dwelling units may differ but will fall within specified density range.

[2] Based on the FPASP approved land uses for final maps and small lot final maps approved through July 1, 2025.

In addition, this includes Mangini Ranch Phase 1 Village 4, and Mangini Ranch Phase 2 Villages 4 and 8, as they have satisfied their SPIF obligation.

[3] Mixed Use District is split 60% residential and 40% commercial.

[4] Up to 25% of the General Commercial acres may be developed as office.

**Table 3B. Land Use Adjustments from 2016 Nexus Study Land Uses**

Land Use	Density Range	Beginning Land Uses (As of June 30, 2016)			Adjustments			SPIF Fee Starting Land Uses		
		Acres	Units	Sq. Ft.	Acres	Units	Sq. Ft.	Acres	Units	Sq. Ft.
<b>Residential [1]</b>	<i>du/acre</i>									
Single-Family (SF)	1-4	467.6	1,535	-	(44.6)	(30)	-	423.0	1,505	-
Single-Family High Density (SFHD)	4-7	822.0	4,453	-	26.7	(13)	-	848.7	4,440	-
Multifamily Low Density (MLD)	7-12	278.9	2,509	-	(6.8)	(77)	-	272.1	2,432	-
Multifamily Medium Density (MMD)	12-20	47.8	896	-	17.6	214	-	65.4	1,110	-
Multifamily High Density (MHD)	20-30	64.3	1,601	-	31.8	1,103	-	96.1	2,704	-
Mixed Use District (MU) - Residential [1]	9-30	17.1	343	-	5.7	774	-	22.8	1,117	-
<b>Subtotal Residential</b>		<b>1,697.7</b>	<b>11,337</b>	<b>-</b>	<b>30.4</b>	<b>1,971</b>	<b>-</b>	<b>1,728.1</b>	<b>13,308</b>	<b>-</b>
<b>Nonresidential</b>	<i>target far</i>									
Mixed Use District (MU) - Commercial [1]	0.20	11.4		100,362	3.8	-	153,842	15.2	-	254,204
Industrial/Office Park (IND/OP) [2]	0.30	103.4		1,353,845	(10.5)		(137,214)	92.9	-	1,216,631
General Commercial (GC) [3]	0.25	54.0		586,970	(11.5)		(125,235)	42.5	-	461,735
Community Commercial [4]	0.25	24.5		235,224	(13.1)		(142,659)	11.4	-	92,565
Regional Commercial (RC)	0.28	42.3		512,443	-	-	-	42.3	-	512,443
<b>Subtotal Commercial</b>		<b>235.6</b>	<b>-</b>	<b>2,788,844</b>	<b>(31.4)</b>	<b>-</b>	<b>(251,266)</b>	<b>204.2</b>	<b>-</b>	<b>2,537,578</b>
<b>Total</b>		<b>1,933.3</b>	<b>11,337</b>	<b>2,788,844</b>	<b>(1.0)</b>	<b>1,971</b>	<b>(251,266)</b>	<b>1,932.3</b>	<b>13,308</b>	<b>2,537,578</b>

Source: City of Folsom; MacKay & Soms; EPS.

[1] Mixed-Use acres, dwelling units, and square foot allocations based on June 2025 Specific Plan. Acres are split 60% residential and 40% commercial.

[2] Adjustment based on City-initiated rezoning of Parcel 2 from IND/OP to MHD.

[3] Adjustment based on rezoning of Parcel 233 from GC to MU.

[4] Adjustment based on City-initiated rezoning of Parcel 15 from CC to MHD.

**Table 4. Folsom Heights Development**

<b>Land Use</b>	<b>Target FAR</b>	<b>Acres</b>	<b>Dwelling Units</b>	<b>Building Sq. Ft.</b>
<b>Residential</b>				
Single-Family (SF)	-	42.4	134	-
Single-Family High Density (SFHD)	-	55.1	273	-
Multifamily Low Density (MLD)	-	14.9	123	-
Multifamily Medium Density (MMD)	-	-	-	-
Multifamily High Density (MHD)	-	-	-	-
Mixed Use District (MU) - Residential	-	-	-	-
<b>Subtotal Residential</b>		<b>112.4</b>	<b>530</b>	-
<b>Nonresidential</b>				
Mixed Use District (MU) - Commercial	-	-	-	-
Industrial/Office Park (IND/OP)	-	-	-	-
General Commercial (GC)	0.25	11.5	-	125,673
Community Commercial (CC)	-	-	-	-
Regional Commercial (RC)	-	-	-	-
<b>Subtotal Commercial</b>		<b>11.5</b>	-	<b>125,673</b>
<b>Total Developable</b>		<b>123.9</b>	<b>530</b>	<b>125,673</b>

Source: MacKay & Soms.

[1] The City has not approved any final maps or small lot final maps for Folsom Heights development. Therefore, this Nexus Study Update does not adjust Folsom Heights planned land uses.

**Table 5. Remaining Developable Land Uses (Excluding Folsom Heights)**

<b>Land Use</b>	<b>Density Range</b>	<b>Acres</b>	<b>Units [2]</b>	<b>Sq. Ft.</b>
<b>Residential</b>				
	<i>du/acre</i>			
Single-Family (SF)	1-4	245.3	925	-
Single-Family High Density (SFHD)	4-7	162.2	946	-
Multifamily Low Density (MLD)	7-12	133.8	1,295	-
Multifamily Medium Density (MMD)	12-20	55.9	974	-
Multifamily High Density (MHD)	20-30	71.0	2,008	-
Mixed Use District (MU) - Residential [3]	9-30	22.8	1,117	-
<b>Subtotal Residential</b>		<b>691.1</b>	<b>7,265</b>	-
<b>Nonresidential</b>				
	<i>target far</i>			
Mixed Use District (MU) - Commercial [3]	0.20	15.2	-	254,204
Industrial/Office Park (IND/OP)	0.30	92.9	-	1,216,631
General Commercial (GC) [4]	0.25	30.9	-	336,062
Community Commercial (CC)	0.25	11.4	-	92,565
Regional Commercial (RC)	0.28	23.4	-	373,248
<b>Subtotal Commercial</b>		<b>173.8</b>	-	<b>2,272,710</b>
<b>Total</b>		<b>864.9</b>	<b>7,265</b>	<b>2,272,710</b>

Source: City of Folsom; MacKay & Somps; EPS.

[1] Based on the FPASP approved land uses for final maps and small lot final maps approved through July 1, 2025. See Table 3A and Appendix A for details.

[2] Units are an estimate based on target dwelling units. Actual dwelling units may differ but will fall within the specified density range.

[3] Mixed Use District is split 60% residential and 40% commercial.

[4] Up to 25% of the General Commercial acres may be developed as office.

## 3. SPIF—Infrastructure Costs

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This chapter identifies the FPASP Backbone Infrastructure elements and requirements (as more specifically defined below) as informed by the Specific Plan Document, City master plans, and infrastructure planning documents from other agencies that are included in the SPIF. Specific cost detail and infrastructure segment maps supporting FPASP Backbone Infrastructure are included in **Appendix B** through **Appendix I**. Cost estimates for SPIF infrastructure are based on information from MacKay & Soms and the City, unless otherwise indicated.

### Backbone Infrastructure

Many people tend to use the term “backbone infrastructure” for all publicly owned facilities without specific distinction between backbone infrastructure and public facilities. The Fee Program uses the defined term Backbone Infrastructure to include most of the public service-based items that are underground or at ground level, which may be both on site or off site (i.e., within or outside the FPASP boundaries). Backbone Infrastructure is sized to serve the FPASP as a whole and in some cases may be sized to serve broader development areas, including existing development (e.g., future freeway interchanges). For the SPIF, Backbone Infrastructure includes the following items:

- Roadways.<sup>2</sup>
- Dry Utility Facilities.<sup>3</sup>
- Potable Water Facilities.
- Recycled Water Facilities.
- Sewer Facilities.
- Storm Drainage Facilities.
- Habitat Mitigation for Backbone Infrastructure.

It is important to note that Backbone Infrastructure costs include roadway median costs (median curbs and landscaping), as well as the costs for sidewalks/trails and streetlights adjacent to backbone roadways. Backbone Infrastructure does not include landscape corridors and soundwalls adjacent to backbone roadway facilities, with minor exceptions to this rule where a backbone roadway is adjacent to an open space area.

### Backbone Infrastructure Cost Adjustments

As mentioned in **Chapter 1** of this November 2025 SPIF Adjustment, EPS and the City have adjusted the Backbone Infrastructure cost estimates to ensure the SPIF

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<sup>2</sup> Includes on- and off-site roadways.

<sup>3</sup> Dry utility facilities were included in Roadways in the 2015 Nexus Study; however, cost estimates for dry utility facilities significantly increased in the 2018 Nexus Study Update. Dry utility facilities have since been included and allocated as its own component.

Fee Program keeps pace with the actual cost of Backbone Infrastructure construction. Accordingly, EPS, working with MacKay & Somps, has incorporated the following adjustments to update the SPIF Fee Program for purposes of this November 2025 SPIF Adjustment.

## **Incorporate Actual Costs**

As detailed in Chapter 7 of the 2015 Nexus Study and subsequent nexus study updates, a private party (e.g., developer or landowner) may advance-fund eligible SPIF components (constructed Backbone Infrastructure or dedicated eligible park or public facilities land). That party would be defined as a “Constructing Owner” and will be due a reimbursement from the SPIF Program. The Infrastructure Fee Program Reimbursement Agreement (Fee Reimbursement Agreement) outlines the terms and conditions that a Constructing Owner completes Backbone Infrastructure improvements or dedicates parkland or public facility land and is eligible for fee reimbursement.

The total amount of reimbursement for completed Backbone Infrastructure will be based on actual costs incurred for eligible hard costs based on a properly bid construction contract. All hard costs will be subject to verification by the City and actual costs expended will go through a true-up process upon completion of the infrastructure component. The true-up process, which is more specifically detailed in the Fee Reimbursement Agreement, is the way the City, the SPIF Program Administrator, and the Constructing Owner finalize the amount of hard construction cost and related soft costs that will be subject to SPIF Fee reimbursement. As stipulated in the SPIF nexus study and Fee Reimbursement Agreement, this November 2025 SPIF Adjustment incorporates those reconciled costs for completed infrastructure. These true-up costs are added to the Backbone Infrastructure cost estimates to ensure the reconciled hard and soft costs are reflected in the SPIF Program.

## **Completed SPIF Infrastructure Improvements**

When EPS prepared the 2018 Nexus Study Update, Phase 1 SPIF facilities were completed to accommodate initial phases of FPASP development. Between the 2018 Nexus Study Update and the 2020 Nexus Study Update, Constructing Owners have engaged with the City in Fee Reimbursement Agreements for all the Phase 1 SPIF Backbone Infrastructure development. In addition, constructing

owners completed further SPIF backbone infrastructure between the 2020 Nexus Study Update and this November 2025 SPIF Infrastructure Fee Adjustment and have entered (or will imminently enter) into Fee Reimbursement Agreements with the City for these improvements. Improvements constructed during that time period are termed “Phase 2 Improvements.”

As of this November 2025 SPIF Infrastructure Fee Adjustment, EPS removed or adjusted the SPIF Facilities (or portions of) that are included the Fee Reimbursement Agreements to date, including use of Fee Reimbursements that were converted to Fee Credits and used to offset eligible SPIF fees. For the SPIF Program Fee Reimbursement Agreements that have not been fully transferred to SPIF—Infrastructure Fee credits, EPS adjusted the remaining costs using annual construction cost index (CCI) escalation factors. Furthermore, EPS reduced the remaining SPIF Fee Reimbursement amount by the SPIF-Infrastructure Fees paid to the City.

Phase 2 reimbursement agreements were executed based on CCI-escalated costs from the 2020 Nexus Study. For some of these agreements, these CCI-escalated cost estimates for the improvements were significantly less than actual costs incurred by the constructing owners. For agreements where actual costs exceeded CCI-escalated cost estimates, the reimbursement amount was adjusted by the difference between actual costs incurred and the CCI-escalated costs. These adjustments are shown in **Table B-5**.

The Phase 1 and Phase 2 construction cost adjustments, including addition of the true-up costs described above, are provided in **Appendix B** of this November 2025 SPIF Adjustment.

### **Escalate Unit Cost Estimates**

For the improvements remaining in the SPIF program, Mackay & Somps updated the unit costs based on a review of construction bids for 14 different backbone infrastructure projects in the FPASP area. The updated unit pricing was based primarily on the average of the lowest bid and the overall average bid. For unit prices where this calculation resulted in unit prices more than 10 percent above the unit price in the lowest bid, the updated unit price was based on the lowest bid plus 10 percent.

## New SPIF Infrastructure Facilities

With unanimous approval of the FPASP property owners and the concurrence of City public works and engineering staff, the following facilities have been included in the FPASP SPIF CIP:

- **Sierra Parkway**, which is a north/south road that will run along the eastern edge of the Plan Area.
- **Haven Parkway**, which is an east/west road that will run through the Alder Creek area.
- **69kV Power Pole Relocation** to relocate existing 69kV power lines along Prairie City Road on the western edge of the FPASP.

The Sierra Parkway costs include costs for roadway, water, sewer, and storm drainage improvements totaling approximately \$12.7 million. The Haven Parkway costs include costs for roadway, water, sewer, and storm drainage improvements totaling approximately \$8.6 million.

## Other FPASP Development Costs

For this November 2025 SPIF Update, EPS calculated remaining habitat mitigation costs by subtracting the total habitat mitigation costs incurred in Phase 2 reimbursement agreements from the total habitat mitigation costs estimated in the 2020 Nexus Study Update.

## Backbone Infrastructure Cost Summary

**Table 6** summarizes the estimated cost of Phase 1, Phase 2, and remaining FPASP Backbone Infrastructure (2025\$), which includes the following facilities:

- Roadways (On-Site and Off-Site).
- Dry Utilities.
- Water System (On-Site and Off-Site).
- Recycled Water System.
- Sanitary Sewer System.
- Storm Drainage System.
- Habitat Mitigation (for Backbone Infrastructure).

**Table 6. Summary of Estimated SPIF-Funded Infrastructure Improvement Costs**

Improvement	Backbone Infrastructure Costs (2024\$)				Funded by Other Sources	Costs at Buildout
	Phase 1 Costs [1]	Phase 2 Costs [1]	Remaining Costs [2]	Total Costs		
<b>Specific Plan Infrastructure Fee</b>						
<b>On- and Off-Site Roadways</b>						
Backbone Roadway Rough Grading	\$3,291,280	\$13,056,327	\$26,022,385	\$42,369,992	-	\$42,369,992
Backbone Roadways [3]	\$2,883,861	\$15,488,009	\$65,036,281	\$83,408,151	-	\$83,408,151
Community Entry Improvements	\$0	\$0	\$2,771,550	\$2,771,550	-	\$2,771,550
Railroad Crossings	\$229,586	\$222,206	\$2,002,960	\$2,454,752	-	\$2,454,752
City Fiber Optic & Traffic Control System	\$342,306	\$311,856	\$5,555,482	\$6,209,644	-	\$6,209,644
Signalized Intersections & Improvements	\$792,292	\$3,979,002	\$13,618,105	\$18,389,399	-	\$18,389,399
Open Space Vehicular Access Barrier	\$58,502	\$113,131	\$907,314	\$1,078,947	-	\$1,078,947
Off-Site Roadway Improvements	\$0	\$0	\$0	\$0	-	\$0
Class 1 Trail	\$0	\$98,614	\$0	\$98,614	-	\$98,614
<b>Total On- and Off-Site Roadways</b>	<b>\$7,597,827</b>	<b>\$33,269,145</b>	<b>\$115,914,077</b>	<b>\$156,781,049</b>	-	<b>\$156,781,049</b>
Dry Utility	\$3,119,606	\$4,639,227	\$27,599,046	\$35,357,879	-	\$35,357,879
On-Site Water	\$9,476,162	\$6,605,455	\$53,492,482	\$69,574,099	-	\$69,574,099
Off-Site Water [4]	\$21,086,787	\$20,784,870	\$0	\$41,871,657	(\$34,092,929)	\$7,778,728
Recycled Water	\$922,712	\$3,018,220	\$18,958,260	\$22,899,192	-	\$22,899,192
Sewer [5]	\$967,590	\$6,852,713	\$8,299,529	\$16,119,832	-	\$16,119,832
Drainage	\$4,381,126	\$15,791,556	\$45,930,013	\$66,102,695	-	\$66,102,695
Habitat Mitigation	\$218,143	\$1,763,329	\$5,291,514	\$7,272,986	-	\$7,272,986
<b>Total SPIF Improvement Cost</b>	<b>\$47,769,953</b>	<b>\$92,724,515</b>	<b>\$275,484,920</b>	<b>\$415,979,388</b>	<b>(\$34,092,929)</b>	<b>\$381,886,459</b>

Source: MacKay & Soms.

[1] The Phase 1 and Phase 2 costs shown reflect the Phase 1 and Phase 2 SPIF Infrastructure Backbone Facility costs included in SPIF Infrastructure Fee Reimbursements that have not been converted to SPIF credit, SPIF Infrastructure Fee payments made as of July 1, 2025, plus SPIF True-Up amounts. See Table B-1 through Table B-19 for details.

[2] Includes costs expected to be funded by SPIF and other funding sources.

[3] Backbone Roadways: Assumes CFD No. 18 PAYGO for offsetting revenues.

[4] Only the remaining Phase 1 reimbursements owed to the City and Off-Site Water Treatment Plant set-asides are included in the SPIF costs. Other off-site water improvement costs are paid through other sources, including CFD No. 2013-1, CFD No. 17, and CFD No. 18.

[5] Sewer: CFD No. 18 funded portions of SPIF sewer facilities. These facilities have already been completed and are fully funded; and therefore, are not reflected in this table.

**Appendices B through I** contain summary and unit cost estimate assumptions prepared by MacKay & Soms. The appendices are organized so that there is a separate appendix for each facility type. Each of these appendices (**Appendix B** through **Appendix I**) contains an illustration of the backbone infrastructure and summary of the total costs. Each appendix also contains detailed support for the cost estimates. The backbone infrastructure requirements for each element of the are described in further detail in the 2020 Nexus Study Update.

**Tables 7 through 14** summarize the cost of remaining backbone infrastructure by infrastructure type. With the exception of the SPIF Water Treatment Plant component, the costs in these tables were estimated by Mackay & Soms using the updated unit pricing described above.

## **SPIF Water Treatment Plant Set-Aside Fee**

As stipulated in the Water Supply Agreement between the City and the property owners, the FPASP development is responsible for reimbursing the City for having incurred past expenses to expand the water treatment facility and associated conveyance improvements. Therefore, the 2018 Nexus Study Update included approximately \$13.4 million (2017\$) in Water Supply Agreement existing facilities, of which \$5.7 million was to be funded by CFD No. 18 PAYGO revenue and \$7.7 million of which was to be included in the SPIF – Infrastructure Fee.

The 2020 SPIF Nexus Study Update created a SPIF Water Treatment Plant Set-Aside (WTP Set-Aside), which required developers to reimburse the City for the \$7.7 million in water treatment improvement costs, minus the amount of SPIF Off-Site Water fees collected between 2017 and the 2020 SPIF Nexus Study Update. Concurrently with the creation of the 2020 SPIF Nexus Study Update, the City also executed a reimbursement agreement to ensure that it is fully reimbursed for the amount of SPIF credits used to satisfy SPIF Off-Site Water obligations prior to the creation of the WTP Set-Aside. This 2025 SPIF Nexus Study Update allocates the remaining WTP Set-Aside costs to the updated remaining land uses. **Table 10** shows the amount of WTP Set-Aside costs to be paid by remaining development, and **Table 11** shows how these costs are allocated to remaining development.

This Set-Aside Fee is not payable through the use of reimbursements converted to fee credits and is required to be paid in cash at the time of final map approval (or building permit for multifamily and nonresidential development), so that the City can recoup a portion of its expenditures for the Water Treatment Plant in a timeframe acceptable to the City. The other portion of the Off-Site Water component, which can be satisfied with SPIF credits, is the water treatment costs contained in the City’s reimbursement agreement as described above and shown in **Appendix C, Table C-7**.

**Table 7. Estimated Roadway Costs**

Item	Construction	Engineering/ Plan Check/ Inspection	Contingency	Total
<i>Percentage</i>		<i>15%</i>	<i>20%</i>	
<b>Backbone Roadways</b>				
Alder Creek Parkway	\$19,726,053	\$2,958,908	\$3,945,211	\$26,630,171
Oak Avenue Parkway	\$15,836,775	\$2,375,516	\$3,167,355	\$21,379,646
East Bidwell Street	\$662,084	\$99,313	\$132,417	\$893,813
Westwood Drive	\$0	\$0	\$0	\$0
Empire Ranch Road	\$1,905,303	\$285,795	\$381,061	\$2,572,159
Rowberry Drive	\$756,500	\$113,475	\$151,300	\$1,021,275
Mangini Parkway	\$2,492,969	\$373,945	\$498,594	\$3,365,508
Savannah Parkway	\$1,688,892	\$253,334	\$337,778	\$2,280,004
Russell Ranch Road	\$0	\$0	\$0	\$0
Scenic Vista Court	\$0	\$0	\$0	\$0
Haven Parkway	\$2,242,200	\$336,330	\$448,440	\$3,026,970
Placerville Road	\$264,470	\$39,671	\$52,894	\$357,035
Sierra Parkway	\$2,599,778	\$389,967	\$519,956	\$3,509,700
<b>Subtotal Backbone Roadways</b>	<b>\$48,175,023</b>	<b>\$7,226,253</b>	<b>\$9,635,005</b>	<b>\$65,036,281</b>
<b>Community Entry Improvements</b>	\$2,053,000	\$307,950	\$410,600	\$2,771,550
<b>Railroad Crossings</b>	\$1,483,674	\$222,551	\$296,735	\$2,002,960
<b>City Fiber Optic &amp; Traffic Signal Control System</b>	\$4,115,172	\$617,276	\$823,034	\$5,555,482
<b>Signalized Intersections &amp; Improvements</b>	\$10,087,485	\$1,513,123	\$2,017,497	\$13,618,105
<b>Open Space Vehicular Access Barrier</b>	\$672,084	\$100,813	\$134,417	\$907,314
<b>Off-Site Roadway Improvements in Folsom (Fair Share Cost - Assumed 50%)</b>	\$0	\$0	\$0	\$0
<b>Total Remaining SPIF-Funded Construction</b>	<b>\$85,862,279</b>	<b>\$12,879,342</b>	<b>\$17,172,456</b>	<b>\$115,914,077</b>
<b>Total SPIF-Funded Roadways</b>	<b>\$85,862,279</b>	<b>\$12,879,342</b>	<b>\$17,172,456</b>	<b>\$156,781,049</b>
<b>Roadways Funded by PAYGO [2]</b>	\$0	\$0	\$0	\$0
<b>TOTAL BACKBONE ROADWAYS [3]</b>	<b>\$85,862,279</b>	<b>\$12,879,342</b>	<b>\$17,172,456</b>	<b>\$156,781,049</b>

Source: MacKay & Soms.

[1] The Phase 1 and Phase 2 costs shown reflect the Phase 1 and Phase 2 SPIF Infrastructure Backbone Facility costs included in SPIF Infrastructure Fee Reimbursements that have not been converted to SPIF credit, SPIF Infrastructure Fee payments made as of July 1, 2025, plus SPIF True-Up amounts. See Table B-1 through Table B-19 for details.

[2] Future lane widening of Oak Avenue Parkway and Empire Ranch Road.

[3] The horizontal total does not sum because construction, engineering/plan check/inspection, and contingency costs are not provided for the remaining Phase 1 and Phase 2 Roadway costs.

**Table 8. Estimated Dry Utilities Costs**

Item	Construction	SMUD Contract Cost [1]	Engineering/ Plan Check/ Inspection	Contingency	Total
<i>Percentage</i>		50%	15%	20%	
<b>SPIF DRY UTILITIES FACILITIES</b>					
Phase 1 Dry Utilities System [2]	-	-	-	-	\$3,119,606
Phase 2 Dry Utilities System [2]	-	-	-	-	\$4,639,227
<b>Remaining Construction</b>					
<b>Backbone Dry Utility System</b>					
Alder Creek Parkway	\$2,335,930	\$1,167,965	\$350,390	\$467,186	\$4,321,471
Prairie City Road	\$3,259,343	\$1,629,671	\$488,901	\$651,869	\$6,029,784
Oak Avenue Parkway	\$1,597,624	\$798,812	\$239,644	\$319,525	\$2,955,604
East Bidwell Street	\$0	\$0	\$0	\$0	\$0
Westwood Drive	\$0	\$0	\$0	\$0	\$0
Empire Ranch Road	\$716,617	\$358,309	\$107,493	\$143,323	\$1,325,742
Rowberry Drive	\$318,100	\$159,050	\$47,715	\$63,620	\$588,486
Mangini Parkway	\$1,182,194	\$591,097	\$177,329	\$236,439	\$2,187,059
Savannah Parkway	\$220,767	\$110,383	\$33,115	\$44,153	\$408,419
Haven Parkway	\$591,911	\$295,956	\$88,787	\$118,382	\$1,095,036
Sierra Parkway	\$1,018,432	\$509,216	\$152,765	\$203,686	\$1,884,100
<b>Subtotal Backbone Dry Utility System</b>	<b>\$11,240,920</b>	<b>\$5,620,460</b>	<b>\$1,686,138</b>	<b>\$2,248,184</b>	<b>\$20,795,701</b>
<b>Electrical Transmission System - 69 KV Pole Relocation</b>					
Alder Creek Parkway	\$938,841	\$469,420	\$140,826	\$187,768	\$1,736,856
Prarie City Road	\$2,738,643	\$1,369,321	\$410,796	\$547,729	\$5,066,489
<b>Subtotal Electrical Transmission System</b>	<b>\$3,677,484</b>	<b>\$1,838,742</b>	<b>\$551,623</b>	<b>\$735,497</b>	<b>\$6,803,345</b>
<b>Subtotal Remaining Construction</b>	<b>\$14,918,403</b>	<b>\$7,459,202</b>	<b>\$2,237,760</b>	<b>\$2,983,681</b>	<b>\$27,599,046</b>
<b>TOTAL DRY UTILITIES COSTS [3]</b>	<b>\$14,918,403</b>	<b>\$7,459,202</b>	<b>\$2,237,760</b>	<b>\$2,983,681</b>	<b>\$35,357,879</b>

Source: MacKay & Soms.

[1] Reflects the estimated cost SMUD will charge for the installation of backbone electrical conductors.

[2] The Phase 1 and Phase 2 costs shown reflect the Phase 1 and Phase 2 SPIF Infrastructure Backbone Facility costs included in SPIF Infrastructure Fee Reimbursements that have not been converted to SPIF credit, SPIF Infrastructure Fee payments made as of July 1, 2025, plus SPIF True-Up amounts. See Table B-1 through Table B-19 for details.

[3] The horizontal total does not sum because construction, SMUD contract costs, engineering/plan check/inspection, and contingency costs are not provided for the remaining Phase 1 and Phase 2 Dry Utility costs.

**Table 9. Estimated On-Site Potable Water System Costs**

Item	Construction	Engineering/ Plan Check/ Inspection	Contingency	Total
<i>Percentage</i>		15%	20%	
<b>SPIF ON-SITE POTABLE WATER FACILITIES</b>				
Phase 1 On-Site Potable Water System [2]	-	-	-	<b>\$9,476,162</b>
Phase 2 On-Site Potable Water System [2]	-	-	-	<b>\$6,605,455</b>
<b>Remaining Construction</b>				
<b>Potable Water Pipelines System</b>				
Alder Creek Parkway	\$4,257,623	\$638,643	\$851,525	\$5,747,791
Oak Avenue Parkway	\$2,163,511	\$324,527	\$432,702	\$2,920,739
East Bidwell Street	\$0	\$0	\$0	\$0
Westwood Drive	\$0	\$0	\$0	\$0
Empire Ranch Road	\$1,172,253	\$175,838	\$234,451	\$1,582,542
Rowberry Drive	\$224,030	\$33,604	\$44,806	\$302,440
Mangini Parkway	\$1,590,610	\$238,591	\$318,122	\$2,147,323
Savannah Parkway	\$0	\$0	\$0	\$0
Prairie City Road	\$2,496,329	\$374,449	\$499,266	\$3,370,044
Haven Parkway	\$1,184,156	\$177,623	\$236,831	\$1,598,611
Sierra Parkway	\$1,373,037	\$205,956	\$274,607	\$1,853,600
<b>Subtotal Potable Water Pipelines System</b>	<b>\$14,461,548</b>	<b>\$2,169,232</b>	<b>\$2,892,310</b>	<b>\$19,523,090</b>
<b>Storage Reservoirs</b>				
Zone 3 - Phase 1	\$5,739,017	\$860,853	\$1,147,803	\$7,747,673
Zone 3 - Phase 2	\$4,792,611	\$718,892	\$958,522	\$6,470,025
Zone 4	\$6,265,203	\$939,780	\$1,253,041	\$8,458,024
<b>Subtotal Storage Reservoirs</b>	<b>\$16,796,831</b>	<b>\$2,519,525</b>	<b>\$3,359,366</b>	<b>\$22,675,721</b>
<b>Pressure Reducing Stations</b>				
Zone 3 to Zone 2	\$87,986	\$13,198	\$17,597	\$118,781
Zone 4 to Zone 3	\$0	\$0	\$0	\$0
<b>Subtotal Pressure Reducing Stations</b>	<b>\$87,986</b>	<b>\$13,198</b>	<b>\$17,597</b>	<b>\$118,781</b>
<b>Booster Pump Stations</b>				
Off-site Zone 3 Booster Pump	\$7,882,494	\$1,182,374	\$1,576,499	\$10,641,366
Zone 3 to Pressure Zone 4 - Phase 2	\$395,203	\$59,280	\$79,041	\$533,523
<b>Subtotal Booster Pump Stations</b>	<b>\$8,277,696</b>	<b>\$1,241,654</b>	<b>\$1,655,539</b>	<b>\$11,174,890</b>
<b>Total Remaining Construction</b>	<b>\$39,624,061</b>	<b>\$5,943,609</b>	<b>\$7,924,812</b>	<b>\$53,492,482</b>
<b>TOTAL ON-SITE POTABLE WATER COSTS [2]</b>	<b>\$39,624,061</b>	<b>\$5,943,609</b>	<b>\$7,924,812</b>	<b>\$69,574,099</b>

Source: MacKay & Soms.

[1] The Phase 1 and Phase 2 costs shown reflect the Phase 1 and Phase 2 SPIF Infrastructure Backbone Facility costs included in SPIF Infrastructure Fee Reimbursements that have not been converted to SPIF credit, SPIF Infrastructure Fee payments made as of July 1, 2025, plus SPIF True-Up amounts. See Table B-1 through Table B-19 for details.

[2] The horizontal total does not sum because construction, engineering/plan check/inspection, and contingency costs are not provided for the remaining Phase 1 and Phase 2 On-Site Potable Water costs.

**Table 10. Off-Site Water Set-Aside Costs Remaining**

Item	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26
<b>Beginning Cost</b>	<b>\$7,665,000</b>	<b>\$7,356,328</b>	<b>\$7,266,868</b>	<b>\$6,720,170</b>	<b>\$6,826,288</b>	<b>\$6,658,168</b>	<b>\$6,372,436</b>	<b>\$6,136,741</b>	<b>\$5,498,434</b>
<b>Escalation Factor [1]</b>	0.00%	3.27%	2.50%	2.25%	3.25%	5.54%	8.87%	2.65%	0.66%
<b>Adjusted Cost</b>	\$7,665,000	\$7,596,880	\$7,448,540	\$6,871,374	\$7,048,142	\$7,027,031	\$6,937,672	\$6,299,365	\$5,534,724
<b>Less Credited Projects/ Set-Aside Paid [2]</b>	(\$308,672)	(\$330,012)	(\$728,370)	(\$45,086)	(\$389,974)	(\$654,595)	(\$800,931)	(\$800,931)	\$0
<b>Remaining Costs</b>	<b>\$7,356,328</b>	<b>\$7,266,868</b>	<b>\$6,720,170</b>	<b>\$6,826,288</b>	<b>\$6,658,168</b>	<b>\$6,372,436</b>	<b>\$6,136,741</b>	<b>\$5,498,434</b>	<b>\$5,534,724</b>

*remain cost*

Source: SPIF Nexus Study FY 2017-2018 Update; City of Folsom; EPS.

[1] Off-Site Potable Water Existing Facilities: The SPIF Fee Program originally included \$7,655,000 of existing water system costs the City invested in recent years. The City requested that the City's past investments in the existing water system be allocated to the remaining FPASP land uses and charged as a Set-Aside Fee so the City can more efficiently recover its past water system investments. The amount shown in the SPIF reflects the proportion of SPIF credits that have been executed through July 15, 2020 through which the City has submitted a SPIF Fee Program Reimbursement Agreement to be reimbursed by FPASP developers and builders through the SPIF Fee Program. The amount shown for the Water Treatment Plant Set-Aside Fee reflects the balance owed by the remaining undeveloped FPASP land uses. The amounts shown in these funding sources reflect FY 2023-2024 dollars.

**Table 11. Off-Site Water Set Aside Cost Allocation**

Land Use	Land Uses Excluding Folsom Heights		Cost Allocation Basis			Water Cost Allocation		
	Dev. Acres [1]	Units/ Sq. Ft.	Water Demand [2]	Total Demand	Distribution of Demand	Assigned Cost [3]	per Acre	per Unit/ Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D=C*A or B</i>	<i>E=D/Total Demand</i>	<i>F=Total Cost*E</i>	<i>G=F/A</i>	<i>H=F/B</i>
<b>Residential</b>		<i>units</i>	<i>per unit</i>					<i>per unit</i>
Single-Family (SF)	245.3	925	0.59	546	24.5%	\$1,356,901	\$5,531	\$1,466
Single-Family High Density (SFHD)	162.2	946	0.37	350	15.7%	\$870,256	\$5,364	\$920
Multifamily Low Density (MLD)	133.8	1,295	0.23	298	13.4%	\$740,546	\$5,533	\$572
Multifamily Medium Density (MMD)	55.9	974	0.19	185	8.3%	\$460,116	\$8,235	\$472
Multifamily High Density (MHD)	71.0	2,008	0.18	361	16.2%	\$898,650	\$12,655	\$448
Mixed Use (MU) - Residential	22.8	1,117	0.16	179	8.0%	\$444,352	\$19,489	\$398
<b>Subtotal</b>	<b>691.1</b>	<b>7,265</b>		<b>1,919</b>	<b>86.2%</b>	<b>\$4,770,821</b>		
<b>Nonresidential</b>		<i>sq. ft.</i>	<i>per acre</i>					<i>per sq. ft.</i>
Mixed Use (MU) - Commercial	15.2	254,204	1.64	25	1.1%	\$61,979	\$4,078	\$0.24
Office Park (OP)	92.9	1,216,631	1.97	183	8.2%	\$454,954	\$4,898	\$0.37
General Commercial (GC)	30.9	336,062	1.54	48	2.1%	\$118,466	\$3,829	\$0.35
Community Commercial (CC)	11.4	92,565	1.54	18	0.8%	\$43,562	\$3,829	\$0.47
Regional Commercial (RC)	23.4	373,248	1.46	34	1.5%	\$84,942	\$3,630	\$0.23
<b>Subtotal</b>	<b>173.8</b>	<b>2,272,710</b>		<b>307</b>	<b>13.8%</b>	<b>\$763,903</b>		
<b>Total Project</b>	<b>864.9</b>			<b>2,226</b>	<b>100.0%</b>	<b>\$5,534,724</b>		

*wtp remaining alloc*

Source: Folsom Specific Plan Area Water Supply Assessment (June 2010), MacKay & Somps, EPS

[1] Residential acreage in this table does not reflect the reduction of the estimated acreage of residential subdivisions which have processed final maps.

[2] Residential: acre feet/dwelling unit/year; nonresidential: acre feet/acre/year

**Table 12. Estimated Recycled Water System Costs**

Item	Construction	Engineering/ Plan Check/ Inspection	Contingency	Total
<i>Percentage</i>		15%	20%	
<b>SPIF RECYCLED WATER FACILITIES</b>				
Phase 1 Recycled Water System [1]	-	-	-	\$922,712
Phase 1 Recycled Water System [1]	-	-	-	\$3,018,220
<b>Remaining Construction</b>				
<b>Recycled Water Pipelines</b>				
Alder Creek Parkway	\$5,960,772	\$894,116	\$1,192,154	\$8,047,042
East Bidwell Street	\$0	\$0	\$0	\$0
Westwood Drive	\$0	\$0	\$0	\$0
Mangini Parkway	\$1,271,702	\$190,755	\$254,340	\$1,716,798
Empire Ranch Road	\$833,405	\$125,011	\$166,681	\$1,125,097
Rowberry Drive	\$98,338	\$14,751	\$19,668	\$132,756
Savannah Parkway	\$0	\$0	\$0	\$0
Rustic Ridge Drive	\$0	\$0	\$0	\$0
Prairie City Road	\$1,995,830	\$299,375	\$399,166	\$2,694,371
Oak Avenue Parkways	\$1,035,228	\$155,284	\$207,046	\$1,397,557
Haven Parkway	\$661,544	\$99,232	\$132,309	\$893,085
Sierra Parkway	\$1,097,707	\$164,656	\$219,541	\$1,481,904
Placerville Road Utility Corridor	\$488,567	\$73,285	\$97,713	\$659,565
<b>Subtotal Recycled Water Pipelines</b>	<b>\$13,443,092</b>	<b>\$2,016,464</b>	<b>\$2,688,618</b>	<b>\$18,148,174</b>
<b>Pressure Reducing Stations</b>	\$600,064	\$90,010	\$120,013	\$810,086
<b>Zone 5 Storage Reservoir</b>	\$0	\$0	\$0	\$0
<b>Subtotal Remaining Construction</b>	<b>\$14,043,156</b>	<b>\$2,106,473</b>	<b>\$2,808,631</b>	<b>\$18,958,260</b>
<b>TOTAL RECYCLED WATER COSTS [2]</b>	<b>\$14,043,156</b>	<b>\$2,106,473</b>	<b>\$2,808,631</b>	<b>\$22,899,192</b>

Source: MacKay & Somsps.

[1] The Phase 1 and Phase 2 costs shown reflect the Phase 1 and Phase 2 SPIF Infrastructure Backbone Facility costs included in SPIF Infrastructure Fee Reimbursements that have not been converted to SPIF credit, SPIF Infrastructure Fee payments made as of July 1, 2025, plus SPIF True-Up amounts. See Table B-1 through Table B-19 for details.

[2] The horizontal total does not sum because construction, engineering/plan check/inspection, and contingency costs are not provided for the remaining Phase 1 and Phase 2 Recycled Water costs.

**Table 13. Estimated Sewer System Costs**

Item	Construction	Engineering/ Plan Check/ Inspection	Contingency	Total
<i>Percentage</i>		15%	20%	
<b>SPIF SANITARY SEWER FACILITIES</b>				
<b>Phase 1 Sanitary Sewer System [1] [2]</b>				
Sewer Pipelines	-	-	-	\$967,590
Alder Creek Lift Station	-	-	-	\$0
<b>Subtotal Phase 1 Sanitary Sewer System</b>	-	-	-	<b>\$967,590</b>
<b>Phase 2 Sanitary Sewer System [1] [2]</b>				
				<b>\$6,852,713</b>
<b>Remaining Construction</b>				
<b>Sanitary Sewer Pipelines</b>				
Alder Creek Parkway	\$934,115	\$140,117	\$186,823	\$1,261,055
Oak Avenue Parkway	\$0	\$0	\$0	\$0
Westwood Drive	\$0	\$0	\$0	\$0
Rowberry Drive	\$224,080	\$33,612	\$44,816	\$302,508
Mangini Parkway	\$267,330	\$40,099	\$53,466	\$360,895
Savannah Parkway	\$0	\$0	\$0	\$0
Prairie City Road	\$3,055,780	\$458,367	\$611,156	\$4,125,303
Empire Ranch Road	\$66,171	\$9,926	\$13,234	\$89,331
Haven Parkway	\$127,048	\$19,057	\$25,410	\$171,515
Folsom Heights Drive	\$86,230	\$12,935	\$17,246	\$116,411
Sierra Parkway	\$887,704	\$133,156	\$177,541	\$1,198,400
<b>Subtotal Sanitary Sewer Pipelines</b>	<b>\$5,648,458</b>	<b>\$847,269</b>	<b>\$1,129,692</b>	<b>\$7,625,418</b>
<b>Sanitary Sewer Pump Stations &amp; Force Mains</b>				
Alder Creek Sewer Lift Station - Phase 2	\$133,970	\$20,095	\$26,794	\$180,859
Russell Ranch Sewer Lift Station	\$0	\$0	\$0	\$0
Sewer Odor Control System	\$365,372	\$54,806	\$73,074	\$493,252
<b>Subtotal Sanitary Sewer Pump Station &amp; Force Mains</b>	<b>\$499,342</b>	<b>\$74,901</b>	<b>\$99,868</b>	<b>\$674,111</b>
<b>Subtotal Remaining Construction</b>	<b>\$6,147,799</b>	<b>\$922,170</b>	<b>\$1,229,560</b>	<b>\$8,299,529</b>
<b>TOTAL SANITARY SEWER COSTS [3]</b>	<b>\$6,147,799</b>	<b>\$922,170</b>	<b>\$1,229,560</b>	<b>\$16,119,832</b>

Source: MacKay & Somps.

[1] The Phase 1 and Phase 2 costs shown reflect the Phase 1 and Phase 2 SPIF Infrastructure Backbone Facility costs included in SPIF Infrastructure Fee Reimbursements that have not been converted to SPIF credit, SPIF Infrastructure Fee payments made as of July 1, 2025, plus SPIF True-Up amounts. See Table B-1 through Table B-19 for details.

[2] Does not include approximately \$4.7 million in improvements for the Phase 1 Alder Creek lift station that were funded by CFD 18.

[3] The horizontal total does not sum because construction, engineering/plan check/inspection, and contingency costs are not provided for the remaining Phase 1 and Phase 2 Sanitary Sewer costs.

**Table 14. Estimated Storm Drainage System Costs (Page 1 of 2)**

Item	Construction	Engineering/ Plan Check/ Inspection	Contingency	Total
<i>Percentage</i>		15%	20%	
<b>SPIF STORM DRAINAGE FACILITIES</b>				
Phase 1 Storm Drainage System [1]	-	-	-	<b>\$4,381,126</b>
Phase 2 Storm Drainage System [1]	-	-	-	<b>\$15,791,556</b>
<b>Remaining Construction</b>				
<b>Storm Drain Pipelines</b>				
Alder Creek Parkway	\$6,433,239	\$964,986	\$1,286,648	\$8,684,872
Oak Avenue Parkway	\$3,183,505	\$477,526	\$636,701	\$4,297,732
East Bidwell Street	\$0	\$0	\$0	\$0
Westwood Drive	\$0	\$0	\$0	\$0
Empire Ranch Road	\$629,936	\$94,490	\$125,987	\$850,414
Rowberry Drive	\$299,276	\$44,891	\$59,855	\$404,023
Mangini Parkway	\$2,210,282	\$331,542	\$442,056	\$2,983,880
Savannah Parkway	\$0	\$0	\$0	\$0
Prairie City Road	\$4,087,617	\$613,143	\$817,523	\$5,518,283
Haven Parkway	\$801,268	\$120,190	\$160,254	\$1,081,712
Sierra Parkway	\$1,329,704	\$199,456	\$265,941	\$1,795,100
Miscellaneous Storm Drain Improvements	\$153,975	\$23,096	\$30,795	\$207,866
<b>Subtotal Storm Drain Pipelines</b>	<b>\$19,128,803</b>	<b>\$2,869,320</b>	<b>\$3,825,761</b>	<b>\$25,823,884</b>
<b>Detention Basins [2]</b>				
Combo #1	\$0	\$0	\$0	\$0
Combo #2	\$1,647,448	\$247,117	\$329,490	\$2,224,055
Combo #3	\$1,133,684	\$170,053	\$226,737	\$1,530,473
Combo #4	\$492,332	\$73,850	\$98,466	\$664,648
Combo #5	\$545,766	\$81,865	\$109,153	\$736,784
DB #1	\$635,135	\$95,270	\$127,027	\$857,432
DB #2	\$652,399	\$97,860	\$130,480	\$880,739
DB #3	\$602,628	\$90,394	\$120,526	\$813,548
HMB #1	\$565,567	\$84,835	\$113,113	\$763,515
HMB #2	\$540,748	\$81,112	\$108,150	\$730,010
HMB #3	\$609,055	\$91,358	\$121,811	\$822,224
HMB #4	\$514,552	\$77,183	\$102,910	\$694,645
HMB #5	\$526,455	\$78,968	\$105,291	\$710,714
HMB #6	\$1,173,094	\$175,964	\$234,619	\$1,583,677

**Table 14. Estimated Storm Drainage System Costs (Page 2 of 2)**

Item	Construction	Engineering/ Plan Check/ Inspection	Contingency	Total
<i>Percentage</i>		15%	20%	
HMB #8	\$0	\$0	\$0	\$0
HMB #9	\$563,015	\$84,452	\$112,603	\$760,070
HMB #10	\$812,210	\$121,832	\$162,442	\$1,096,484
HMB #11	\$584,507	\$87,676	\$116,901	\$789,084
HMB #12	\$886,387	\$132,958	\$177,277	\$1,196,622
HMB #13	\$882,519	\$132,378	\$176,504	\$1,191,401
HMB #14	\$819,810	\$122,972	\$163,962	\$1,106,744
HMB #15	\$706,118	\$105,918	\$141,224	\$953,259
<b>Subtotal Detention Basins</b>	<b>\$14,893,429</b>	<b>\$2,234,014</b>	<b>\$2,978,686</b>	<b>\$20,106,129</b>
<b>Subtotal Remaining Construction</b>	<b>\$34,022,232</b>	<b>\$5,103,335</b>	<b>\$6,804,446</b>	<b>\$45,930,013</b>
<b>TOTAL STORM DRAINAGE COSTS [3]</b>	<b>\$34,022,232</b>	<b>\$5,103,335</b>	<b>\$6,804,446</b>	<b>\$66,102,695</b>

Source: MacKay & Somsps.

- [1] The Phase 1 and Phase 2 costs shown reflect the Phase 1 and Phase 2 SPIF Infrastructure Backbone Facility costs included in SPIF Infrastructure Fee Reimbursements that have not been converted to SPIF credit, SPIF Infrastructure Fee payments made as of July 1, 2025, plus SPIF True-Up amounts. See Table B-1 through Table B-19 for details.
- [2] In this SPIF Nexus Study FY 2023 Update, DB No. 4 is combined with HMB No. 15, HMB No. 7 is combined with HMB No. 6, and HMB No. 17 is combined with HMB No. 18.
- [3] The horizontal total does not sum because construction, engineering/plan check/inspection, and contingency costs are not provided for the remaining Phase 1 and Phase 2 Storm Drainage costs.

This November 2025 SPIF Adjustment updates this fee based on (1) escalated cost of the share of existing City facilities for which FPASP development is responsible for funding; (2) Water Treatment Plant Set-Aside fees collected to date; and (3) updated revenue projections for CFD No. 18. The remaining amount of reimbursement owed to the City for existing facilities is approximately \$13.1 million. Approximately \$2.2 million is to be reimbursed to the City through the SPIF Fee Program Reimbursement Agreement, and another \$5.3 million is to be paid by CFD No. 18, leaving \$3.5 million to be allocated to the remaining land uses through the Water Treatment Plan Set-Aside.

## Habitat Mitigation Costs

The 2020 Nexus Study Update estimated remaining habitat mitigation costs by calculating the acreage of various habitat types that were projected to be impacted by SPIF Infrastructure construction and multiplying these acres by current estimates of per-acre mitigation costs for each habitat type. Recognizing that the remaining SPIF infrastructure will be constructed over an extended period of time and that habitat mitigation costs over this time period are difficult to predict, EPS estimated remaining habitat mitigation costs in the following manner.

First, the remaining habitat mitigation costs from the 2020 Nexus Study Update were escalated to current year dollars (2025\$). EPS then subtracted the total habitat mitigation costs incurred by constructing owners during Phase 2, as documented by Phase 2 Reimbursement Agreements. The resulting figure, shown in **Table 15** and **16**, is then allocated to the remaining land uses.

**Table 15. Estimated Habitat Mitigation Costs**

Item	Remaining Phase 1 Costs [1]	Remaining Phase 2 Costs [1]	Remaining Phase 3 Costs [2]	Total
<b>Total Habitat Costs</b>	<b>\$218,143</b>	<b>\$1,763,329</b>	<b>\$5,291,514</b>	<b>\$7,272,986</b>

Source: ECORP Consulting, Inc.; City of Folsom; EPS.

- [1] The Phase 1 and Phase 2 costs shown reflect the Phase 1 and Phase 2 SPIF Habitat Mitigation costs included in SPIF Infrastructure Fee Reimbursements that have not been converted to SPIF credit, SPIF Infrastructure Fee payments made as of July 1, 2025, plus SPIF True-Up amounts. See Table B-1 through Table B-19 for details.  
[2] See Table 16 for further detail on remaining costs.

**Table 16. Habitat Costs Calculation**

2020 Nexus Study Remaining Costs (2020\$)	Escalation to 2024/25\$		Phase 2 Reimbursement Agreement Habitat Costs				Total	Remaining Costs (2023/24\$)
	Factor	Escalated Amount	Toll Brothers Folsom Ranch	Russell Ranch Phase 2	Eagle Parcel 85A	Eagle Parcel 61+77		
\$5,793,310	21.80%	\$7,056,252	\$93,119	\$406,203	\$710,794	\$554,622	<b>\$1,764,738</b>	<b>\$5,291,514</b>

Source: 2019-2020 SPIF Nexus Study; MacKay and Soms; EPS.

## 4. Infrastructure Cost Allocation

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As described in **Chapter 3, SPIF—Infrastructure Costs**, the cost estimates for Backbone infrastructure include the design and construction costs for the following types of facilities:

- Roadways.
- Dry Utilities.
- On-Site Potable Water System.
- Off-Site Potable Water System.
- Recycled Water System.
- Sanitary Sewer System.
- Storm Drainage System.
- Habitat Mitigation (for Backbone Infrastructure).

The methodology for determining how these costs are allocated to each type of land use in the FPASP are described in detail in the 2020 Nexus Study Update and summarized below:

1. Determine the total amount of land uses that will benefit from the infrastructure improvements (discussed in **Chapter 2**).
2. Determine the cost of infrastructure needed to serve new development (identified by the Specific Plan Document, City, and discussed in this **Chapter 4**).
3. Determine the net cost of infrastructure to be funded by the SPIF after accounting for other funding sources (calculated in this **Chapter 4**).
4. Determine the proportionate impact and the appropriate share of costs attributable to each land use:
  - a. Determine the appropriate factor to allocate the cost of required infrastructure improvements by improvement type (presented in this **Chapter 4**).
  - b. Apply the appropriate allocation factor to the anticipated land uses to determine the total number of equivalent dwelling units (EDUs) (see **Tables 17** through **24**).
  - c. Determine the percentage of total EDUs by land use category (**Tables 17** through **24**).
  - d. Multiply the percentage of EDUs by land use category by the total infrastructure cost by improvement type (**Tables 17** through **24**).

- e. Divide the allocated cost by land use type by the number of units by land use type to determine the justifiable fee per unit (for residential) or by building square feet to determine the justifiable fee per building square feet (for nonresidential).

As described above, the cost allocation factors used in this November 2025 SPIF Adjustment are unchanged from the 2020 Nexus Study Update with the exception of storm drainage cost allocation factors. Because residential densities increased significantly in the City's Specific Plan update, EPS and MacKay & Soms updated the residential impervious surface area factors for residential development to be reflect the increased residential densities.

**Table 17. Infrastructure Cost Allocation: Roadways Costs**

Land Use Category	ITE Code	Land Uses		PM Peak	PM Peak	Avg. Trip Length (Miles)	New Trips (Percentage)	Vehicle Mile Trips (VMT)	EDU Factor	Total EDUs	Percentage Allocation	Cost Distribution	Cost per Unit or Bldg. Sq. Ft.
		Developable Acres	Units or Bldg. Sq. Ft.	Trips per Unit or 1,000 Bldg. Sq. Ft.	Hour Trips per Acre (Nonres Only)								
<i>Formula</i>		<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E</i>	<i>F</i>	$G=C \cdot E \cdot F$	$H=G/SFHD$	$I=B \cdot G$	$J=I/Total\ I$	$K=J \cdot Total\ K$	$K/B$
<b>Residential</b>			<i>units</i>	<i>per unit</i>			<i>per unit</i>	<i>per unit</i>	<i>per unit</i>				<i>per unit</i>
Single-Family (SF)		287.7	1,059	1.10	-	5.0	100%	5.50	1.10	1,165	11.93%	\$18,706,456	\$17,664
Single-Family High Density (SFHD)		217.3	1,219	1.00	-	5.0	100%	5.00	1.00	1,219	12.49%	\$19,575,217	\$16,058
Multifamily Low Density (MLD)		148.8	1,418	0.90	-	5.0	100%	4.50	0.90	1,276	13.07%	\$20,493,758	\$14,453
Multifamily Medium Density (MMD)		55.9	974	0.80	-	5.0	100%	4.00	0.80	779	7.98%	\$12,512,723	\$12,847
Multifamily High Density (MHD)		71.0	2,008	0.75	-	5.0	100%	3.75	0.75	1,506	15.43%	\$24,183,984	\$12,044
Mixed Use (MU) - Residential		22.8	1,117	0.70	-	5.0	100%	3.50	0.70	782	8.01%	\$12,556,080	\$11,241
<b>Subtotal Residential</b>		<b>803.4</b>	<b>7,795</b>							<b>6,727</b>	<b>68.90%</b>	<b>\$108,028,217</b>	
<i>Formula</i>		<i>A</i>	<i>B</i>	<i>C</i>	$D=C \cdot (B/A) / 1000$	<i>E</i>	<i>F</i>	$G=D \cdot E \cdot F$	$H=G/SFHD$	$I=A \cdot H$	$J=I/Total\ I$	$K=J \cdot Total\ K$	$K/B$
<b>Nonresidential</b>			<i>bldg. sq. ft.</i>	<i>per 1,000 SF</i>	<i>per acre</i>		<i>per acre</i>	<i>per acre</i>	<i>per acre</i>				<i>per bldg. sq. ft.</i>
Mixed Use (MU) - Commercial	820 Shopping Center	15.2	254,204	3.71	62.05	2.75	66%	112.61	22.52	342	3.51%	\$5,497,507	\$21.63
Industrial/Office Park (IND/OP)	750 Office Park	92.9	1,216,631	1.48	19.39	4.25	90%	74.15	14.83	1,377	14.11%	\$22,119,989	\$18.18
General Commercial (GC)	820 Shopping Center	42.5	461,735	3.71	40.33	3.25	66%	86.50	17.30	735	7.53%	\$11,801,219	\$25.56
Community Commercial (CC)	820 Shopping Center	11.4	92,565	3.71	30.18	3.25	66%	64.75	12.95	147	1.51%	\$2,365,816	\$25.56
Regional Commercial (RC)	826 Specialty Retail Store	23.4	373,248	2.71	43.23	3.25	66%	92.72	18.54	434	4.44%	\$6,968,302	\$18.67
<b>Subtotal Nonresidential</b>		<b>185.3</b>	<b>2,398,383</b>							<b>3,036</b>	<b>31.10%</b>	<b>\$48,752,832</b>	
<b>Total Plan Area</b>		<b>988.8</b>								<b>9,763</b>	<b>100.00%</b>	<b>\$156,781,049</b>	

Source: MacKay & Soms; City of Folsom; ITE Vehicle Trip Generation Rates - 9th Edition; EPS.

**Table 18. Infrastructure Cost Allocation: Dry Utilities**

Land Use	Land Uses		Cost Allocation Basis							Dry Utilities Cost Allocation		
	Developable Acres	Units/Sq. Ft.	A-EDU Factor	Total A-EDUs	Distribution of A-EDUs	Assigned Cost-A	B-EDU Factor	Total B-EDUs	Distribution of B-EDUs	Assigned Cost-B	per Acre	per Unit/Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D=C*A</i>	<i>E=D/Total Acres</i>	<i>F=Total Cost*E</i>	<i>G</i>	<i>H=G*B or G*A</i>	<i>I=H/Subtotal H</i>	<i>J=Subtotal F*I</i>	<i>K=J/A</i>	<i>L=J/B</i>
<b>Residential</b>		<i>units</i>	<i>per acre</i>				<i>per unit</i>					<i>per unit</i>
Single-Family (SF)	287.7	1,059	1.00	288	29.1%	\$10,288,211	1.00	1,059	16.5%	\$4,742,284	\$16,483	\$4,478
Single-Family High Density (SFHD)	217.3	1,219	1.00	217	22.0%	\$7,770,082	1.00	1,219	19.0%	\$5,458,776	\$25,122	\$4,478
Multifamily Low Density (MLD)	148.8	1,418	1.00	149	15.0%	\$5,319,530	0.75	1,064	16.6%	\$4,762,435	\$32,014	\$3,359
Multifamily Medium Density (MMD)	55.9	974	1.00	56	5.7%	\$1,997,853	0.75	731	11.4%	\$3,271,235	\$58,551	\$3,359
Multifamily High Density (MHD)	71.0	2,008	1.00	71	7.2%	\$2,539,244	0.75	1,506	23.5%	\$6,743,984	\$94,972	\$3,359
Mixed Use (MU) - Residential	22.8	1,117	1.00	23	2.3%	\$815,304	0.75	838	13.1%	\$3,751,509	\$164,540	\$3,359
<b>Subtotal</b>	<b>803.4</b>	<b>7,795</b>		<b>803</b>	<b>81.3%</b>	<b>\$28,730,224</b>		<b>6,416</b>	<b>100.0%</b>	<b>\$28,730,224</b>		
<b>Nonresidential</b>		<i>sq. ft.</i>	<i>per acre</i>				<i>per acre</i>					<i>per sq. ft.</i>
Mixed Use (MU) - Commercial	15.2	254,204	1.00	15	1.5%	\$543,536	1.00	15	8.2%	\$543,536	\$35,759	\$2.14
Industrial/Office Park (IND/OP)	92.9	1,216,631	1.00	93	9.4%	\$3,321,481	1.00	93	50.1%	\$3,321,481	\$35,759	\$2.73
General Commercial (GC)	42.5	461,735	1.00	42	4.3%	\$1,519,041	1.00	42	22.9%	\$1,519,041	\$35,759	\$3.29
Community Commercial (CC)	11.4	92,565	1.00	11	1.2%	\$406,838	1.00	11	6.1%	\$406,838	\$35,759	\$4.40
Regional Commercial (RC)	23.4	373,248	1.00	23	2.4%	\$836,760	1.00	23	12.6%	\$836,760	\$35,759	\$2.24
<b>Subtotal</b>	<b>185.3</b>	<b>2,398,383</b>		<b>185</b>	<b>18.7%</b>	<b>\$6,627,655</b>		<b>185</b>	<b>100.0%</b>	<b>\$6,627,655</b>		
<b>Total Project</b>	<b>988.8</b>			<b>989</b>	<b>100.0%</b>	<b>\$35,357,879</b>				<b>\$35,357,879</b>		

Source: MacKay & Somps; EPS

**Table 19. Infrastructure Cost Allocation: On-Site Potable Water**

Land Use	Land Uses Excluding Folsom Heights		Cost Allocation Basis			Water Cost Allocation		
	Dev. Acres	Units/ Sq. Ft.	Water Demand [1]	Total Demand	Distribution of Demand	Assigned Cost	per Acre	per Unit/ Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D=C*A or B</i>	<i>E=D/Total Demand</i>	<i>F=Total Cost*E</i>	<i>G=F/A</i>	<i>H=F/B</i>
<b>Residential</b>		<i>units</i>	<i>per unit</i>					<i>per unit</i>
Single-Family (SF)	245.3	925	0.59	546	24.5%	\$17,056,886	\$69,531	\$18,440
Single-Family High Density (SFHD)	162.2	946	0.37	350	15.7%	\$10,939,535	\$67,432	\$11,564
Multifamily Low Density (MLD)	133.8	1,295	0.23	298	13.4%	\$9,309,013	\$69,551	\$7,188
Multifamily Medium Density (MMD)	55.9	974	0.19	185	8.3%	\$5,783,871	\$103,524	\$5,938
Multifamily High Density (MHD)	71.0	2,008	0.18	361	16.2%	\$11,296,456	\$159,083	\$5,626
Mixed Use (MU) - Residential	22.8	1,117	0.16	179	8.0%	\$5,585,720	\$244,988	\$5,001
<b>Subtotal</b>	<b>691.1</b>	<b>7,265</b>		<b>1,919</b>	<b>86.2%</b>	<b>\$59,971,481</b>		
<b>Nonresidential</b>		<i>sq. ft.</i>	<i>per acre</i>					<i>per sq. ft.</i>
Mixed Use (MU) - Commercial	15.2	254,204	1.64	25	1.1%	\$779,100	\$51,257	\$3.06
Industrial/Office Park (IND/OP)	92.9	1,216,631	1.97	183	8.2%	\$5,718,986	\$61,570	\$4.70
General Commercial (GC)	30.9	336,062	1.54	48	2.1%	\$1,489,169	\$48,131	\$4.43
Community Commercial (CC)	11.4	92,565	1.54	18	0.8%	\$547,600	\$48,131	\$5.92
Regional Commercial (RC)	23.4	373,248	1.46	34	1.5%	\$1,067,763	\$45,631	\$2.86
<b>Subtotal</b>	<b>173.8</b>	<b>2,272,710</b>		<b>307</b>	<b>13.8%</b>	<b>\$9,602,618</b>		
<b>Total Project</b>	<b>864.9</b>			<b>2,226</b>	<b>100.0%</b>	<b>\$69,574,099</b>		

Source: Folsom Specific Plan Area Water Supply Assessment (June 2010), MacKay & Soms, EPS

[1] Residential: acre feet/dwelling unit/year; nonresidential: acre feet/acre/year

**Table 20. Infrastructure Cost Allocation: Off-Site Potable Water**

Land Use	Land Uses Excluding Folsom Heights		Cost Allocation Basis			Water Cost Allocation		
	Dev. Acres	Units/ Sq. Ft.	Water Demand [1]	Total Demand	Distribution of Demand	Assigned Cost	per Acre	per Unit/ Sq. Ft.
<i>Formula</i>	A	B	C	$D=C*A$ or B	$E=D/Total\ Demand$	$F=Total\ Cost*E$	$G=F/A$	$H=F/B$
<b>Residential</b>		<i>units</i>	<i>per unit</i>					<i>per unit</i>
Single-Family (SF)	245.3	925	0.59	546	24.5%	\$1,907,044	\$7,774	\$2,062
Single-Family High Density (SFHD)	162.2	946	0.37	350	15.7%	\$1,223,094	\$7,539	\$1,293
Multifamily Low Density (MLD)	133.8	1,295	0.23	298	13.4%	\$1,040,794	\$7,776	\$804
Multifamily Medium Density (MMD)	55.9	974	0.19	185	8.3%	\$646,665	\$11,574	\$664
Multifamily High Density (MHD)	71.0	2,008	0.18	361	16.2%	\$1,263,000	\$17,786	\$629
Mixed Use (MU) - Residential	22.8	1,117	0.16	179	8.0%	\$624,511	\$27,391	\$559
<b>Subtotal</b>	<b>691.1</b>	<b>7,265</b>		<b>1,919</b>	<b>86.2%</b>	<b>\$6,705,108</b>		
<b>Nonresidential</b>		<i>sq. ft.</i>	<i>per acre</i>					<i>per sq. ft.</i>
Mixed Use (MU) - Commercial	15.2	254,204	1.64	25	1.1%	\$87,107	\$5,731	\$0.34
Industrial/Office Park (IND/OP)	92.9	1,216,631	1.97	183	8.2%	\$639,411	\$6,884	\$0.53
General Commercial (GC)	30.9	336,062	1.54	48	2.1%	\$166,496	\$5,381	\$0.50
Community Commercial (CC)	11.4	92,565	1.54	18	0.8%	\$61,224	\$5,381	\$0.66
Regional Commercial (RC)	23.4	373,248	1.46	34	1.5%	\$119,381	\$5,102	\$0.32
<b>Subtotal</b>	<b>173.8</b>	<b>2,272,710</b>		<b>307</b>	<b>13.8%</b>	<b>\$1,073,620</b>		
<b>Total Project [2]</b>	<b>864.9</b>			<b>2,226</b>	<b>100.0%</b>	<b>\$7,778,728</b>		

Source: Folsom Specific Plan Area Water Supply Assessment (June 2010), MacKay & Soms, EPS

[1] Residential: acre feet/dwelling unit/year; nonresidential: acre feet/acre/year

[2] Total cost allocated to remaining development is the sum of the remaining Off-Site Water Treatment Plan Set-Aside shown in Table 10 and the escalated value of the City's reimbursement agreement shown in Appendix C.

**Table 21. Infrastructure Cost Allocation: Recycled Water**

Land Use	Land Uses Excluding Folsom Heights		Cost Allocation Basis			Water Cost Allocation		
	Dev. Acres	Units/ Sq. Ft.	Water Demand [1]	Total Demand	Distribution of Demand	Assigned Cost	per Acre	per Unit/ Sq. Ft.
<i>Formula</i>	A	B	C	D=C*A or B	E=D/Total Demand	F=Total Cost*E	G=F/A	H=F/B
<b>Residential</b>		<i>units</i>	<i>per unit</i>					<i>per unit</i>
Single-Family (SF)	245.3	925	0.59	546	24.5%	\$5,613,999	\$22,885	\$6,069
Single-Family High Density (SFHD)	162.2	946	0.37	350	15.7%	\$3,600,572	\$22,194	\$3,806
Multifamily Low Density (MLD)	133.8	1,295	0.23	298	13.4%	\$3,063,911	\$22,892	\$2,366
Multifamily Medium Density (MMD)	55.9	974	0.19	185	8.3%	\$1,903,668	\$34,073	\$1,954
Multifamily High Density (MHD)	71.0	2,008	0.18	361	16.2%	\$3,718,046	\$52,359	\$1,852
Mixed Use (MU) - Residential	22.8	1,117	0.16	179	8.0%	\$1,838,450	\$80,634	\$1,646
<b>Subtotal</b>	<b>691.1</b>	<b>7,265</b>		<b>1,919</b>	<b>86.2%</b>	<b>\$19,738,645</b>		
<b>Nonresidential</b>		<i>sq. ft.</i>	<i>per acre</i>					<i>per sq. ft.</i>
Mixed Use (MU) - Commercial	15.2	254,204	1.64	25	1.1%	\$256,428	\$16,870	\$1.01
Industrial/Office Park (IND/OP)	92.9	1,216,631	1.97	183	8.2%	\$1,882,312	\$20,265	\$1.55
General Commercial (GC)	30.9	336,062	1.54	48	2.1%	\$490,136	\$15,842	\$1.46
Community Commercial (CC)	11.4	92,565	1.54	18	0.8%	\$180,234	\$15,842	\$1.95
Regional Commercial (RC)	23.4	373,248	1.46	34	1.5%	\$351,437	\$15,019	\$0.94
<b>Subtotal</b>	<b>173.8</b>	<b>2,272,710</b>		<b>307</b>	<b>13.8%</b>	<b>\$3,160,547</b>		
<b>Total Project</b>	<b>864.9</b>			<b>2,226</b>	<b>100.0%</b>	<b>\$22,899,192</b>		

Source: Folsom Specific Plan Area Water Supply Assessment (June 2010), MacKay & Soms, EPS

[1] Residential: acre feet/dwelling unit/year; nonresidential: acre feet/acre/year

**Table 22. Infrastructure Cost Allocation: Sewer**

Land Use	Land Uses Excluding Folsom Heights		Cost Allocation Basis			Sewer Cost Allocation		
	Dev. Acres	Units/ Sq. Ft.	ESDs per Unit/ 1k Sq. Ft. [1]	Total EDUs	Distribution of EDUs	Assigned Cost	per Acre	per Unit/ Sq. Ft.
<i>Formula</i>	A	B	C	<i>D=B*C or D=B/1,000*C</i>	<i>E=D/Total EDUs</i>	<i>F=Total Cost*E</i>	<i>G=F/A</i>	<i>H=F/B</i>
<b>Residential</b>		<i>units</i>	<i>per unit</i>					<i>per unit</i>
Single-Family (SF)	245.3	925	1.00	925	14.8%	\$2,379,858	\$9,701	\$2,573
Single-Family High Density (SFHD)	162.2	946	1.00	946	15.1%	\$2,433,887	\$15,003	\$2,573
Multifamily Low Density (MLD)	133.8	1,295	0.75	971	15.5%	\$2,498,851	\$18,670	\$1,930
Multifamily Medium Density (MMD)	55.9	974	0.75	731	11.7%	\$1,879,445	\$33,640	\$1,930
Multifamily High Density (MHD)	71.0	2,008	0.75	1,506	24.0%	\$3,874,666	\$54,565	\$1,930
Mixed Use (MU) - Residential	22.8	1,117	0.75	838	13.4%	\$2,155,380	\$94,534	\$1,930
<b>Subtotal</b>	<b>691.1</b>	<b>7,265</b>		<b>5,917</b>	<b>94.4%</b>	<b>\$15,222,087</b>		
<b>Nonresidential</b>		<i>sq. ft.</i>	<i>per 1k sq. ft.</i>					<i>per sq. ft.</i>
Mixed Use (MU) - Commercial	15.2	254,204	0.10	25	0.4%	\$65,402	\$4,303	\$0.26
Industrial/Office Park (IND/OP)	92.9	1,216,631	0.20	243	3.9%	\$626,034	\$6,740	\$0.51
General Commercial (GC)	30.9	336,062	0.10	34	0.5%	\$86,463	\$2,795	\$0.26
Community Commercial (CC)	11.4	92,565	0.10	9	0.1%	\$23,815	\$2,093	\$0.26
Regional Commercial (RC)	23.4	373,248	0.10	37	0.6%	\$96,030	\$4,104	\$0.26
<b>Subtotal</b>	<b>173.8</b>	<b>2,272,710</b>		<b>349</b>	<b>5.6%</b>	<b>\$897,745</b>		
<b>Total Project</b>	<b>864.9</b>			<b>6,265</b>	<b>100.0%</b>	<b>\$16,119,832</b>		

Source: MacKay & Somps; SASD; EPS.

[1] Reflects Sacramento Area Sewer District (SAS) ESD factors for monthly rates.

**Table 23. Infrastructure Cost Allocation: Storm Drainage**

Land Use	Land Uses		Cost Allocation Basis			Drainage Cost Allocation		
	Developable Acres	Units/Sq. Ft.	Impervious Area per Acre	Total EDUs	Distribution of EDUs	Assigned Cost	per Acre	per Unit/Sq. Ft.
<i>Formula</i>	A	B	C	D=C*A	E=D/Total EDUs	F=Total Cost*E	G=F/A	H=F/B
<b>Residential</b>		<i>units</i>						<i>per unit</i>
Single-Family (SF)	287.7	1,059	0.25	72	14.1%	\$9,318,193	\$32,387	\$8,799
Single-Family High Density (SFHD)	217.3	1,219	0.35	76	14.9%	\$9,852,477	\$45,342	\$8,082
Multifamily Low Density (MLD)	148.8	1,418	0.55	82	16.0%	\$10,599,558	\$71,252	\$7,475
Multifamily Medium Density (MMD)	55.9	974	0.65	36	7.1%	\$4,704,666	\$84,207	\$4,830
Multifamily High Density (MHD)	71.0	2,008	0.80	57	11.1%	\$7,359,465	\$103,640	\$3,665
Mixed Use (MU) - Residential	22.8	1,117	0.90	21	4.0%	\$2,658,362	\$116,595	\$2,380
<b>Subtotal</b>	<b>803.4</b>	<b>7,795</b>		<b>343</b>	<b>67.3%</b>	<b>\$44,492,721</b>		
<b>Nonresidential</b>		<i>sq. ft.</i>						<i>per sq. ft.</i>
Mixed Use (MU) - Commercial	15.2	254,204	0.90	14	2.7%	\$1,772,241	\$116,595	\$6.97
Industrial/Office Park (IND/OP)	92.9	1,216,631	0.90	84	16.4%	\$10,829,940	\$116,595	\$8.90
General Commercial (GC)	42.5	461,735	0.90	38	7.5%	\$4,952,948	\$116,595	\$10.73
Community Commercial (CC)	11.4	92,565	0.90	10	2.0%	\$1,326,525	\$116,595	\$14.33
Regional Commercial (RC)	23.4	373,248	0.90	21	4.1%	\$2,728,319	\$116,595	\$7.31
<b>Subtotal</b>	<b>185.3</b>	<b>2,398,383</b>		<b>167</b>	<b>32.7%</b>	<b>\$21,609,974</b>		
<b>Total Project</b>	<b>988.8</b>			<b>510</b>	<b>100.0%</b>	<b>\$66,102,695</b>		

Source: MacKay & Soms, EPS

**Table 24. Infrastructure Cost Allocation: Habitat Mitigation**

Land Use	Land Uses		Cost Allocation Basis			Habitat Mitigation Cost Allocation		
	Developable Acres	Units/Sq. Ft.	EDU Factor	Total EDUs	Distribution of EDUs	Assigned Cost	per Acre	per Unit/Sq. Ft.
<i>Formula</i>	A	B	C	D=C*A	E=D/Total Acres	F=Total Cost*E	G=F/A	H=F/B
<b>Residential</b>		<i>units</i>	<i>per acre</i>					<i>per unit</i>
Single-Family (SF)	287.7	1,059	1.00	288	29.1%	\$2,116,247	\$7,355	\$1,998
Single-Family High Density (SFHD)	217.3	1,219	1.00	217	22.0%	\$1,598,277	\$7,355	\$1,311
Multifamily Low Density (MLD)	148.8	1,418	1.00	149	15.0%	\$1,094,208	\$7,355	\$772
Multifamily Medium Density (MMD)	55.9	974	1.00	56	5.7%	\$410,951	\$7,355	\$422
Multifamily High Density (MHD)	71.0	2,008	1.00	71	7.2%	\$522,313	\$7,355	\$260
Mixed Use (MU) - Residential	22.8	1,117	1.00	23	2.3%	\$167,705	\$7,355	\$150
<b>Subtotal</b>	<b>803.4</b>	<b>7,795</b>		<b>803</b>	<b>81.3%</b>	<b>\$5,909,702</b>		
<b>Nonresidential</b>		<i>sq. ft.</i>	<i>per acre</i>					<i>per sq. ft.</i>
Mixed Use (MU) - Commercial	15.2	254,204	1.00	15	1.5%	\$111,803	\$7,355	\$0.44
Industrial/Office Park (IND/OP)	92.9	1,216,631	1.00	93	9.4%	\$683,216	\$7,355	\$0.56
General Commercial (GC)	42.5	461,735	1.00	42	4.3%	\$312,461	\$7,355	\$0.68
Community Commercial (CC)	11.4	92,565	1.00	11	1.2%	\$83,685	\$7,355	\$0.90
Regional Commercial (RC)	23.4	373,248	1.00	23	2.4%	\$172,118	\$7,355	\$0.46
<b>Subtotal</b>	<b>185.3</b>	<b>2,398,383</b>		<b>185</b>	<b>18.7%</b>	<b>\$1,363,284</b>		
<b>Total Project</b>	<b>988.8</b>			<b>989</b>	<b>100.0%</b>	<b>\$7,272,986</b>		

Source: ECORP Consulting, Inc.; MacKay & Soms; EPS

## 5. SPIF Program Adjustments and Implementation

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### **Automatic Inflation Adjustments**

As more specifically described in the SPIF Ordinance, the costs on which the SPIF is based shall be updated annually based on changes in actual cost experiences (using unit price and other cost data from completed projects) or using a construction cost index such as the Engineering News Record Construction Cost Index (CCI). In the event an index is used, in July of each calendar year, the City will adjust the SPIF—Infrastructure Fee Component by the average of the change in the San Francisco CCI and the change in the 20-city CCI as reported in the Engineering News Record for the 12-month period ending in May.



## Appendices

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**Appendix A: Final Map Approvals**

**Appendix B: Prior Phase Summary Cost Adjustments**

**Appendix C: Reimbursement Agreement Balances**

**Appendix D: Roadways Construction Cost Estimates**

**Appendix E: Dry Utility Construction Cost Estimates**

**Appendix F: On-Site Potable Water Construction Cost  
Estimates**

**Appendix G: Off-Site Potable Water Construction Cost  
Estimates**

**Appendix H: Recycled Water Construction Cost Estimates**

**Appendix I: Storm Drainage Construction Cost Estimates**

**Appendix J: Sanitary Sewer Construction Cost Estimates**



**Economic & Planning  
Systems, Inc.**  
The Economics of Land Use

## **Appendix A:**

### **Final Map Approvals**

**Table A-1**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**Final Map Approvals [1]**

Item	Unit Type 1		Unit Type 2		Total Lots
	Lots	Unit Type	Lots	Unit Type	
<b>Fiscal Year</b>					
Mangini Ranch Phase 1 Village 1 FM	108	SFHD	-	-	<b>108</b>
Mangini Ranch Phase 1 Village 9 FM	103	SFHD	-	-	<b>103</b>
Mangini Ranch Phase 1 Village 8 FM	78	SFHD	-	-	<b>78</b>
Mangini Ranch Phase 1 Village 2 FM	98	SFHD	-	-	<b>98</b>
Russell Ranch Phase 1 Village 6 FM	43	SFHD	-	-	<b>43</b>
Russell Ranch Phase 1 Village 1 FM	52	SF	-	-	<b>52</b>
Russell Ranch Phase 1 Village 7 FM	41	SFHD	-	-	<b>41</b>
Russell Ranch Phase 1 Village 2 FM	25	SF	-	-	<b>25</b>
Russell Ranch Phase 1 Village 3 FM	26	SF	-	-	<b>26</b>
Russell Ranch Phase 1 Village 8 FM	52	SFHD	-	-	<b>52</b>
Russell Ranch Phase 1 Village 5 FM	41	SF	-	-	<b>41</b>
Russell Ranch Phase 1 Village 4 FM	114	MLD	-	-	<b>114</b>
Carr Trust Final Map	28	SFHD	-	-	<b>28</b>
White Rock Springs Ranch Village 1 FM	93	SFHD	-	-	<b>93</b>
Mangini Ranch Phase 1 Village 5 FM	87	SFHD	-	-	<b>87</b>
White Rock Springs Ranch Villages 8 & 9 FM	86	SF	-	-	<b>86</b>
Mangini Ranch Phase 1 Village 6 FM	116	SFHD	-	-	<b>116</b>
Mangini Ranch Phase 1 Village 7 FM	108	SFHD	-	-	<b>108</b>
White Rock Springs Ranch Villages 2 and 3 FM	29	SF	52	SFHD	<b>81</b>
White Rock Springs Ranch Villages 4, 5, 6 and 7 FM	21	SF	114	SFHD	<b>135</b>
Mangini Ranch Phase 2 Village 7 FM	68	SF	-	-	<b>68</b>
Enclave at Folsom Ranch FM	111	MLD	-	-	<b>111</b>
Mangini Ranch Phase 1 Village 4 FM	86	SFHD	-	-	<b>86</b>
Mangini Ranch Phase 2 Village 4 FM	73	SFHD	-	-	<b>73</b>
Mangini Ranch Phase 2 Village 8 FM	36	MLD	-	-	<b>36</b>
Creekstone Phase 1 FM	71	MLD	-	-	<b>71</b>
Rockcress at Folsom Ranch FM	118	MLD	-	-	<b>118</b>
Mangini Ranch Phase 1 Village 3 FM	49	SFHD	-	-	<b>49</b>
Toll Brothers at Folsom Ranch Phase 1B and 1C FM	180	SFHD	18	MLD	<b>198</b>
Russell Ranch Phase 3A FM	103	SFHD	139	SF	<b>242</b>
Mangini Ranch Phase 2 Village 2 FM	74	SFHD	-	-	<b>74</b>
Mangini Ranch Phase 2 Village 1 FM	88	SFHD	-	-	<b>88</b>
Russell Ranch Phase 3B FM	110	SFHD	-	-	<b>110</b>
Mangini Ranch Phase 1C Village 1 FM	100	MLD	-	-	<b>100</b>
Mangini Ranch Phase 1C Village 2 FM	41	MLD	-	-	<b>41</b>
Mangini Ranch Phase 1C North Village 3 FM	35	MLD	-	-	<b>35</b>
Toll Brothers at Folsom Ranch Phase 1D FM	55	SFHD	43	MLD	<b>98</b>
Mangini Ranch Phase 2 Village 3 FM	53	SFHD	-	-	<b>53</b>
Mangini Ranch Phase 1C South Village 4	115	MLD	-	-	<b>115</b>
Toll Brothers at Folsom Ranch Phase 1E	116	SFHD	31	MLD	<b>147</b>
Mangini Ranch Phase 3 Village 1	102	SFHD	-	-	<b>102</b>
Mangini Ranch Phase 3 Villages 2 & 3	116	SFHD	-	-	<b>116</b>
Mangini Ranch Phase 3 Village 4	42	MLD	-	-	<b>42</b>
Russell Ranch Phase 2 Villages 1, 2 and 4	208	SFHD	-	-	<b>208</b>
Russell Ranch Phase 2 Village 3	63	SFHD	-	-	<b>63</b>
Mangini Ranch Phase 2 Village 5 & 6	153	SFHD	-	-	<b>153</b>
Broadstone Estates Small Lot Map	81	SF	-	-	<b>81</b>
Toll Brothers at Folsom Ranch Phase 1F	100	SFHD	-	-	<b>100</b>
Toll Brothers at Folsom Ranch Phase 3A	135	SFHD	-	-	<b>135</b>

Source: City of Folsom; Mackay and Somps; EPS.

[1] Does not include building permits issued for 152 MHD units for St. Anton.



## **Appendix B:**

### **Prior Phase Summary Cost Adjustments**

Table B-1	Summary of Phase 1 Remaining SPIF Infrastructure Costs.....	B-1
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**Table B-1  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment  
Summary of Phase 1 Remaining SPIF Infrastructure Costs [1]**

Item	Phase 1 Reimbursement Agreements (2023\$) [1]		Total
	SPIF TNHC Only	SPIF ECIC/Enclave Shared [2]	
<b>SPIF Facility Cost Estimate</b>			
<b>Phase 1 Roadways</b>			
Rough Grading	\$3,072,654	\$218,626	\$3,291,280
Backbone Roadways	\$2,432,270	\$451,591	\$2,883,861
Railroad Crossings	\$229,586	\$0	\$229,586
City Fiber Optic & Traffic Control System	\$152,418	\$189,888	\$342,306
Signalized Intersections & Improvements	\$448,527	\$343,765	\$792,292
Open Space Vehicular Access Barrier	\$55,882	\$2,620	\$58,502
Off-Site Roadway Improvements	\$0	\$0	\$0
<b>Subtotal Phase 1 Roadways</b>	<b>\$6,391,337</b>	<b>\$1,206,490</b>	<b>\$7,597,827</b>
<b>Dry Utility System</b>	\$2,260,587	\$859,019	\$3,119,606
<b>Potable Water System</b>	\$8,729,187	\$746,975	\$9,476,162
<b>Off-Site Water System (Set-Aside)</b>	\$0	\$0	\$0
<b>Recycled Water System</b>	\$643,251	\$279,461	\$922,712
<b>Sanitary Sewer System</b>			
Sewer Pipelines	\$967,590	\$0	\$967,590
Alder Creek Lift Station (Set-Aside)	\$0	\$0	\$0
<b>Subtotal Sanitary Sewer System</b>	<b>\$967,590</b>	<b>\$0</b>	<b>\$967,590</b>
<b>Storm Drain System</b>	\$3,048,815	\$1,332,311	\$4,381,126
<b>Habitat Mitigation</b>	\$218,143	\$0	\$218,143
<b>Total Phase 1 Costs</b>	<b>\$22,258,910</b>	<b>\$4,424,256</b>	<b>\$26,683,166</b>

Source: SPIF Nexus Study Fiscal Year 2017-2018 Update; MacKay & Soms; WestLand; TNHC; EPS.

[1] Reflects the remaining balance of SPIF Infrastructure Fee Reimbursements for Phase 1 SPIF facilities less SPIF Infrastructure Fee payments paid through July 1, 2025, in Fiscal Year 2023-24 dollars.  
See Table B-2 through Table B-4 for details.

[2] Includes approximately \$2.7 million in reimbursements that were transferred to UC Davis in September 2021 that have not been converted to fee credits as of August 2023.

**Table B-2  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment  
TNHC Only/Lennar Phase 1 Backbone Facilities Reimbursement Analysis**

<b>TNHC Russell Ranch LLC/Lennar Reimbursement Analysis</b>
-----------------------------------------------------------------

Item	Phase 1 Construction Plan							Total	Percentage of Total	Allocation of Remaining Reimburse. Amount
	Russell Ranch Alder Creek Parkway	Russell Ranch Grand Prairie Road	Zone 5 Water Tank and Zone 6 Booster Pump Station	Zone 4 and Zone 5 Water Booster Pump Station	Enclave Backbone Infrastructure	Habitat Mitigation				
<b>SPIF Infrastructure Fee Reimbursement</b>										
Initial Reimbursement Amount [1]	-	-	-	-	-	-	-	\$41,986,506		
Remaining Reimbursement Amount [2]	-	-	-	-	-	-	-	\$22,258,908		
<b>Net Remaining Reimbursement Amount</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$22,258,908</b>		
<b>SPIF Facility Cost Estimate [4]</b>										
<b>Phase 1 Roadways</b>										
Rough Grading	\$4,667,845	\$7,644	\$1,035,637	\$59,202	\$58,176	\$0	\$0	\$5,828,504	13.8%	\$3,072,654
Backbone Roadways	\$4,482,660	\$50,700	\$0	\$12,362	\$68,040	\$0	\$0	\$4,613,762	10.9%	\$2,432,270
Railroad Crossings	\$234,000	\$201,500	\$0	\$0	\$0	\$0	\$0	\$435,500	1.0%	\$229,586
City Fiber Optic & Traffic Control System	\$260,520	\$28,600	\$0	\$0	\$0	\$0	\$0	\$289,120	0.7%	\$152,418
Signalized Intersections & Improvements	\$740,649	\$0	\$0	\$0	\$110,160	\$0	\$0	\$850,809	2.0%	\$448,527
Open Space Vehicular Access Barrier	\$91,260	\$14,742	\$0	\$0	\$0	\$0	\$0	\$106,002	0.3%	\$55,882
Off-Site Roadway Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Subtotal Phase 1 Roadways</b>	<b>\$10,476,934</b>	<b>\$303,186</b>	<b>\$1,035,637</b>	<b>\$71,564</b>	<b>\$236,376</b>	<b>\$0</b>	<b>\$0</b>	<b>\$12,123,697</b>	<b>28.7%</b>	<b>\$6,391,337</b>
<b>Dry Utility System</b>	\$4,041,540	\$0	\$149,058	\$97,500	\$0	\$0	\$0	\$4,288,098	10.2%	\$2,260,587
<b>Potable Water System</b>	\$2,358,460	\$1,015,300	\$8,941,400	\$4,243,200	\$0	\$0	\$0	\$16,558,360	39.2%	\$8,729,187
<b>Off-Site Water System</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Recycled Water System</b>	\$917,280	\$302,900	\$0	\$0	\$0	\$0	\$0	\$1,220,180	2.9%	\$643,251
<b>Sanitary Sewer System</b>										
Sewer Pipelines	\$1,835,418	\$0	\$0	\$0	\$0	\$0	\$0	\$1,835,418	4.3%	\$967,590
Alder Creek Lift Station	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Subtotal Sanitary Sewer System</b>	<b>\$1,835,418</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,835,418</b>	<b>4.3%</b>	<b>\$967,590</b>
<b>Storm Drain System</b>	\$3,862,742	\$1,920,542	\$0	\$0	\$0	\$0	\$0	\$5,783,284	13.7%	\$3,048,815
<b>Habitat Mitigation [5]</b>	\$0	\$0	\$0	\$0	\$0	\$413,795	\$0	\$413,795	1.0%	\$218,143
<b>Total Phase 1 Costs</b>	<b>\$23,492,374</b>	<b>\$3,541,928</b>	<b>\$10,126,095</b>	<b>\$4,412,264</b>	<b>\$236,376</b>	<b>\$413,795</b>	<b>\$0</b>	<b>\$42,222,832</b>	<b>100.0%</b>	<b>\$22,258,910</b>

Source: SPIF Nexus Study FY 2017-2018 Update; MacKay & Soms; MIC; TNHC; EPS.

[1] Based on Exhibit D of the TNHC Russell Ranch LLC (TNHC) SPIF Infrastructure Fee Program Fee Reimbursement Agreement.  
 [2] Based on the reimbursement balances for TNHC as of July 15, 2020. TNHC's remaining SPIF Fee reimbursement amounts are detailed in Appendix C.  
 [3] Reflects the allocation of SPIF Infrastructure Fee payments made as of July 1, 2025.  
 [4] Unless otherwise noted, based on the Phase 1 SPIF Infrastructure cost estimates from the SPIF Nexus Study FY 2017-2018 Update, as detailed below.  
Russell Ranch Alder Creek Parkway: See Table A-1.  
Russell Ranch Grand Prairie Road: See Table A-2.  
Zone 5 Water Tank and Zone 6 Booster Pump Station: See Table A-8.  
Zone 4 and Zone 5 Water Booster Pump Station: See Table A-9.  
Enclave Backbone Infrastructure: See Table A-10.  
 [5] Reflects the habitat mitigation amount reflected in tables supporting the Exhibit D of the MIC Phase 1 Backbone Facilities SPIF Reimbursement Agreement.

**Table B-3**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**East Carpenter Improvement Company, LLC (ECIC)/Enclave at Folsom Ranch, LLC (Enclave) Backbone Facilities Reimbursement Analysis**

<b>ECIC/Enclave Reimbursement Analysis</b>
------------------------------------------------

Item	SPIF Facility Construction Plan				Total	Percentage of Total	Allocation of Remaining Reimburse. Amount
	Alder Creek Parkway	East Bidwell	Westwood Drive	Hydromod. Basin No. 19			
<b>SPIF Infrastructure Fee Reimbursement</b>							
Initial Reimbursement Amount [1]	-	-	-	-	\$10,456,880		
Remaining Reimbursement Amount [2]	-	-	-	-	\$4,424,254		
Less SPIF Infrastructure Fee Payments	-	-	-	-	-		
<b>Net Remaining Reimbursement Amount</b>	-	-	-	-	<b>\$4,424,254</b>		
<b>SPIF Facility Cost Estimate</b>							
<b>Phase 1 Roadways</b>							
Rough Grading	\$295,168	\$0	\$221,561	\$0	\$516,729	4.9%	\$218,626
Backbone Roadways	\$647,855	\$218,039	\$201,457	\$0	\$1,067,351	10.2%	\$451,591
Railroad Crossings	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
City Fiber Optic & Traffic Control System	\$232,350	\$164,234	\$52,222	\$0	\$448,806	4.3%	\$189,888
Signalized Intersections & Improvements	\$634,400	\$178,101	\$0	\$0	\$812,501	7.8%	\$343,765
Open Space Vehicular Access Barrier	\$0	\$6,192	\$0	\$0	\$6,192	0.1%	\$2,620
Off-Site Roadway Improvements	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Subtotal Phase 1 Roadways</b>	<b>\$1,809,773</b>	<b>\$566,566</b>	<b>\$475,240</b>	<b>\$0</b>	<b>\$2,851,579</b>	<b>27.3%</b>	<b>\$1,206,490</b>
<b>Dry Utility System</b>	\$1,052,886	\$740,793	\$236,642	\$0	\$2,030,321	19.4%	\$859,019
<b>Potable Water System</b>	\$464,700	\$1,082,419	\$218,383	\$0	\$1,765,502	16.9%	\$746,975
<b>Off-Site Water System</b>	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Recycled Water System</b>	\$211,365	\$297,232	\$151,918	\$0	\$660,515	6.3%	\$279,461
<b>Sanitary Sewer System</b>							
Sewer Pipelines	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
Alder Creek Lift Station	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Subtotal Sanitary Sewer System</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$0</b>
<b>Storm Drain System</b>	\$1,203,513	\$1,009,625	\$140,772	\$795,054	\$3,148,964	30.1%	\$1,332,311
<b>Habitat Mitigation</b>	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Total SPIF Facility Costs [3]</b>	<b>\$4,742,237</b>	<b>\$3,696,635</b>	<b>\$1,222,955</b>	<b>\$795,054</b>	<b>\$10,456,881</b>	<b>100.0%</b>	<b>\$4,424,254</b>

Source: SPIF Nexus Study FY 2017-2018 Update; MacKay & Somps; MIC; TNHC; EPS.

[1] Based on a cost-sharing agreement between ECIC and Enclave. Initial reimbursement amounts for each entity shown below.

ECIC - \$5,799,132  
Enclave - \$4,657,748

[2] Based on the reimbursement balances for ECIC and Enclave as of July 1, 2025. Remaining reimbursement amounts for each entity is shown below and detailed in Appendix C.

[3] The Total SPIF Facility Costs may not equal the reimbursement amount due to rounding.

**Table B-4  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment  
Summary of Phase 2 Remaining SPIF Infrastructure Costs [1]**

Item	Phase 2 Reimbursement Agreements (2023\$) [1]							Total
	Eagle	Eagle	Toll Bros.	CMB	Elliot Homes	Russell	Russell	
	Parcels 61 and 77	Parcel 85A	Folsom Ranch Phase 2	Ph. 1E	Broadstone & Zone 4 Tank	Ranch Phase 2	Ranch Phase 3	
<b>SPIF Facility Cost Estimate [2]</b>								
<b>Phase 2 Roadways</b>								
Rough Grading	\$6,812,868	\$3,845,334	\$1,370,666	\$5,659	\$0	\$1,021,800	\$0	\$13,056,327
Backbone Roadways	\$7,288,325	\$1,440,883	\$1,719,080	\$444,476	\$394,718	\$3,913,006	\$287,521	\$15,488,009
Railroad Crossings	\$0	\$0	\$0	\$0	\$222,206	\$0	\$0	\$222,206
City Fiber Optic & Traffic Control System	\$65,793	\$18,501	\$54,212	\$57,197	\$0	\$116,153	\$0	\$311,856
Signalized Intersections & Improvements	\$850,920	\$1,224,615	\$303,301	\$510,492	\$0	\$1,089,674	\$0	\$3,979,002
Open Space Vehicular Access Barrier	\$0	\$0	\$7,151	\$0	\$0	\$105,980	\$0	\$113,131
Off-Site Roadway Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Class 1 Trail	\$0	\$0	\$98,614	\$0	\$0	\$0	\$0	\$98,614
<b>Subtotal Phase 2 Roadways</b>	<b>\$15,017,906</b>	<b>\$6,529,333</b>	<b>\$3,553,024</b>	<b>\$1,017,824</b>	<b>\$616,924</b>	<b>\$6,246,613</b>	<b>\$287,521</b>	<b>\$33,269,145</b>
<b>Dry Utility System</b>	\$1,753,908	\$843,457	\$647,117	\$0	\$0	\$1,394,745	\$0	\$4,639,227
<b>Potable Water System</b>	\$1,557,141	\$1,433,949	\$766,851	\$0	\$1,439,484	\$847,731	\$560,299	\$6,605,455
<b>Off-Site Water System (Set-Aside)</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Recycled Water System</b>	\$1,397,172	\$865,866	\$449,298	\$0	\$0	\$305,884	\$0	\$3,018,220
<b>Sanitary Sewer System</b>	\$3,012,109	\$115,036	\$85,649	\$0	\$0	\$3,253,309	\$386,610	\$6,852,713
<b>Storm Drain System</b>	\$3,840,997	\$3,534,715	\$1,724,413	\$634,653	\$0	\$5,942,773	\$114,005	\$15,791,556
<b>Habitat Mitigation</b>	\$617,809	\$698,119	\$27,671	\$0	\$0	\$419,730	\$0	\$1,763,329
<b>Total Phase 2 Costs</b>	<b>\$27,197,042</b>	<b>\$14,020,475</b>	<b>\$7,254,023</b>	<b>\$1,652,477</b>	<b>\$2,056,408</b>	<b>\$18,410,785</b>	<b>\$1,348,435</b>	<b>\$71,939,645</b>

Source: SPIF Nexus Study Fiscal Year 2017-2018 Update; MacKay & Somps; WestLand; TNHC; EPS.

[1] Reflects the remaining balance of SPIF Infrastructure Fee Reimbursements for Phase 2 SPIF facilities less SPIF Infrastructure Fee payments paid through July 1, 2025, in Fiscal Year 2023-2024 dollars.

[2] Reflects the costs associated with facilities funded by the SPIF Set-Aside Fee.

[3] This agreement carries a negative balance, as the landowner converted more reimbursements to fee credits than they incurred in SPIF-eligible construction costs.

**Table B-5  
 Folsom Plan Area Specific Plan  
 Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment  
 Phase 2 Reimbursement Agreements True-Up/ Make-Up Adjustments**

<b>Item</b>	<b>Phase 2 Reimbursement</b>	
	Russell Ranch Phase 2	Russell Ranch Phase 3
Initial Agreement Amount	\$17,817,463	\$1,304,979
Agreement Year	23/24	23/24
CCI Escalation Factor (to adjust to 2025/26 \$)	3.33%	3.33%
CCI Escalated Agreement Amount	\$18,410,785	\$1,348,435

[1] Reflects actual costs incurred by landowners for backbone improvements.  
 [2] From reimbursement tracking logs for each outstanding reimbursement agreement as of July

**Table B-6**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**Eagle Parcel 61 & 77 Facilities Reimbursement Analysis**

<b>Eagle Parcel 61 &amp; 77 Backbone Facilities Reimbursement Analysis</b>
--------------------------------------------------------------------------------

Item	Phase 2 Construction Plan			Percentage of Total	Allocation of Remaining Reimburse. Amount
	Alder Creek Parkway	Alder Creek East Bidwell Street	Total		
<b>SPIF Infrastructure Fee Reimbursement</b>					
Initial Reimbursement Amount	-	-	\$15,922,750		
Remaining Reimbursement Amount [1]	-	-	\$27,197,041		
Less SPIF Infrastructure Fee Payments	-	-	\$0		
<b>Net Remaining Reimbursement Amount</b>	<b>-</b>	<b>-</b>	<b>\$27,197,041</b>		
<b>SPIF Facility Cost Estimate [4]</b>					
<b>Phase 1 Roadways</b>					
Rough Grading	\$6,009,379	\$106,696	\$6,116,075	25.1%	\$6,812,868
Backbone Roadways	\$6,205,724	\$337,180	\$6,542,904	26.8%	\$7,288,325
Railroad Crossings	\$0	\$0	\$0	0.0%	\$0
City Fiber Optic & Traffic Control System	\$59,064	\$0	\$59,064	0.2%	\$65,793
Signalized Intersections & Improvements	\$763,891	\$0	\$763,891	3.1%	\$850,920
Open Space Vehicular Access Barrier	\$0	\$0	\$0	0.0%	\$0
Off-Site Roadway Improvements	\$0	\$0	\$0	0.0%	\$0
<b>Subtotal Phase 1 Roadways</b>	<b>\$13,038,058</b>	<b>\$443,876</b>	<b>\$13,481,934</b>	<b>55.2%</b>	<b>\$15,017,906</b>
<b>Dry Utility System</b>	\$1,574,525	\$0	\$1,574,525	6.4%	\$1,753,908
<b>Potable Water System</b>	\$1,230,075	\$167,808	\$1,397,883	5.7%	\$1,557,141
<b>Off-Site Water System</b>	\$0	\$0	\$0	0.0%	\$0
<b>Recycled Water System</b>	\$1,254,275	\$0	\$1,254,275	5.1%	\$1,397,172
<b>Sanitary Sewer System</b>	\$2,704,043	\$0	\$2,704,043	11.1%	\$3,012,109
<b>Storm Drain System</b>	\$3,412,574	\$35,581	\$3,448,155	14.1%	\$3,840,997
<b>Habitat Mitigation [5]</b>	\$554,622	\$0	\$554,622	2.3%	\$617,809
<b>Total Phase 2 Costs</b>	<b>\$23,768,172</b>	<b>\$647,265</b>	<b>\$24,415,437</b>	<b>100.0%</b>	<b>\$27,197,042</b>

Source: SPIF Nexus Study FY 2019-2020 Update; MacKay & Soms; Eagle Commercial Properties; EPS.

[1] Remaining reimbursement amount current as of July 1, 2025.

**Table B-7  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment  
Eagle Parcel 61 & 77 Backbone Facilities Constructed**

		Construction Make-Up Costs (2023/24\$)						Total
		Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	
<i>Assumption</i>			0.00%		0%	15%	0%	
<i>Formula</i>		A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F
<b>Backbone Roadway Rough Grading</b>								
<b>Alder Creek Parkway</b>								
ACP 4-GD	Clearing & Grubbing	\$32,860	\$0	\$32,860	\$0	\$4,929	\$0	\$37,789
ACP 4-GD	Rough Grading Excavation	\$2,175,745	\$0	\$2,175,745	\$0	\$326,362	\$0	\$2,502,107
ACP 4-GD	Finish Grading	\$66,750	\$0	\$66,750	\$0	\$10,012	\$0	\$76,762
ACP 4-GD	Orange Silt Fencing	\$7,380	\$0	\$7,380	\$0	\$1,107	\$0	\$8,487
ACP 4-GD	Orange Protective Fencing	\$12,833	\$0	\$12,833	\$0	\$1,925	\$0	\$14,758
ACP 4-GD	Rock Lined Swale	\$99,300	\$0	\$99,300	\$0	\$14,895	\$0	\$114,195
ACP 4-GD	Erosion Control CO#3	\$48,760	\$0	\$48,760	\$0	\$7,314	\$0	\$56,074
ACP 4-GD	Rock Slope Protection	\$129,210	\$0	\$129,210	\$0	\$19,382	\$0	\$148,592
ACP 4-GD	Offhaul Spoil and Oversize Rock	\$19,170	\$0	\$19,170	\$0	\$2,876	\$0	\$22,046
ACP 4-GD	Blasting	\$796,052	\$0	\$796,052	\$0	\$119,408	\$0	\$915,460
ACP 5-GD	Clearing & Grubbing	\$36,580	\$0	\$36,580	\$0	\$5,487	\$0	\$42,067
ACP 5-GD	Rough Grading Excavation	\$272,080	\$0	\$272,080	\$0	\$40,812	\$0	\$312,892
ACP 5-GD	Finish Grading	\$74,306	\$0	\$74,306	\$0	\$11,146	\$0	\$85,452
ACP 5-GD	Orange Silt Fencing	\$9,184	\$0	\$9,184	\$0	\$1,378	\$0	\$10,562
ACP 5-GD	Orange Protective Fencing	\$13,038	\$0	\$13,038	\$0	\$1,956	\$0	\$14,994
ACP 5-GD	4" Canyon Drain	\$38,410	\$0	\$38,410	\$0	\$5,762	\$0	\$44,172
ACP 5-GD	Rock Lined Swale	\$132,400	\$0	\$132,400	\$0	\$19,860	\$0	\$152,260
ACP 5-GD	Erosion Control CO#3	\$54,280	\$0	\$54,280	\$0	\$8,142	\$0	\$62,422
ACP 5-GD	Offhaul Spoil and Oversize Rock	\$2,430	\$0	\$2,430	\$0	\$365	\$0	\$2,795

**Table B-7  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment  
Eagle Parcel 61 & 77 Backbone Facilities Constructed**

SPIF Improvement		Construction Make-Up Costs (2023/24\$)						Total
		Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	
<i>Assumption</i>			0.00%		0%	15%	0%	
<i>Formula</i>		A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F
ACP 5-GD	Blasting	\$100,908	\$0	\$100,908	\$0	\$15,136	\$0	\$116,044
ACP 6-GD	Clearing & Grubbing	\$32,860	\$0	\$32,860	\$0	\$4,929	\$0	\$37,789
ACP 6-GD	Rough Grading Excavation	\$573,695	\$0	\$573,695	\$0	\$86,054	\$0	\$659,749
ACP 6-GD	Finish Grading	\$66,750	\$0	\$66,750	\$0	\$10,012	\$0	\$76,762
ACP 6-GD	Orange Silt Fencing	\$984	\$0	\$984	\$0	\$148	\$0	\$1,132
ACP 6-GD	Orange Protective Fencing	\$7,503	\$0	\$7,503	\$0	\$1,125	\$0	\$8,628
ACP 6-GD	8" Canyon Drain	\$24,837	\$0	\$24,837	\$0	\$3,726	\$0	\$28,562
ACP 6-GD	Rock Lined Swale	\$115,850	\$0	\$115,850	\$0	\$17,378	\$0	\$133,228
ACP 6-GD	Erosion Control CO#3	\$48,760	\$0	\$48,760	\$0	\$7,314	\$0	\$56,074
ACP 6-GD	Offhaul Spoil and Oversize Rock	\$4,860	\$0	\$4,860	\$0	\$729	\$0	\$5,589
ACP 6-GD	Traffic Control	\$7,458	\$0	\$7,458	\$0	\$1,119	\$0	\$8,577
ACP 6-GD	Blasting	\$201,816	\$0	\$201,816	\$0	\$30,272	\$0	\$232,088
CO#4	RFI#13 - SS/Canyon Drain Conflict	\$18,497	\$0	\$18,497	\$0	\$2,775	\$0	\$21,271
<b>Subtotal Alder Creek Parkway</b>		<b>\$5,225,546</b>	<b>\$0</b>	<b>\$5,225,546</b>	<b>\$0</b>	<b>\$783,832</b>	<b>\$0</b>	<b>\$6,009,379</b>
<b>East Bidwell Street</b>								
EBS 4-GD	Clearing & Grubbing	\$4,340	\$0	\$4,340	\$0	\$651	\$0	\$4,991
EBS 4-GD	Finish Grading	\$8,816	\$0	\$8,816	\$0	\$1,322	\$0	\$10,138
EBS 4-GD	Orange Protective Fencing	\$2,747	\$0	\$2,747	\$0	\$412	\$0	\$3,159
EBS 4-GD	Rock Lined Swale	\$29,128	\$0	\$29,128	\$0	\$4,369	\$0	\$33,497
EBS 4-GD	Erosion Control CO#3	\$6,440	\$0	\$6,440	\$0	\$966	\$0	\$7,406
EBS 4-GD	Traffic Control	\$7,458	\$0	\$7,458	\$0	\$1,119	\$0	\$8,577
EBS 3B-GD	Clearing & Grubbing	\$1,860	\$0	\$1,860	\$0	\$279	\$0	\$2,139
EBS 3B-GD	Rock Lined Swale	\$17,543	\$0	\$17,543	\$0	\$2,631	\$0	\$20,174
EBS 3B-GD	Erosion Control CO#3	\$2,760	\$0	\$2,760	\$0	\$414	\$0	\$3,174
EBS 3B-GD	Finish Grading	\$3,778	\$0	\$3,778	\$0	\$567	\$0	\$4,345
EBS 3B-GD	Orange Silt Fencing	\$451	\$0	\$451	\$0	\$68	\$0	\$519
EBS 3B-GD	Traffic Control	\$7,458	\$0	\$7,458	\$0	\$1,119	\$0	\$8,577
<b>Subtotal East Bidwell Street</b>		<b>\$92,779</b>	<b>\$0</b>	<b>\$92,779</b>	<b>\$0</b>	<b>\$13,917</b>	<b>\$0</b>	<b>\$106,696</b>
<b>Subtotal Backbone Roadway Rough Grading</b>		<b>\$5,318,325</b>	<b>\$0</b>	<b>\$5,318,325</b>	<b>\$0</b>	<b>\$797,749</b>	<b>\$0</b>	<b>\$6,116,075</b>

**Table B-7  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment  
Eagle Parcel 61 & 77 Backbone Facilities Constructed**

		Construction Make-Up Costs (2023/24\$)						Total
		Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	
<i>Assumption</i>			0.00%		0%	15%	0%	
<i>Formula</i>		A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F
<b>Backbone Roadways</b>								
<b>Alder Creek Parkway</b>								
ACP 4-RD	Subgrade Preparation (F)	\$28,305	\$0	\$28,305	\$0	\$4,246	\$0	\$32,551
ACP 4-RD	Asphalt Concrete Type B (F)	\$96,465	\$0	\$96,465	\$0	\$14,470	\$0	\$110,935
ACP 4-RD	Aggregate Base (Class 2) (F)	\$78,361	\$0	\$78,361	\$0	\$11,754	\$0	\$90,115
ACP 4-RD	Timber Barricade (F)	\$12,760	\$0	\$12,760	\$0	\$1,914	\$0	\$14,674
ACP 4-RD	26.5' Pipe Gate	\$5,800	\$0	\$5,800	\$0	\$870	\$0	\$6,670
BR 2-SS	Masonry Retaining Wall	\$604,950	\$0	\$604,950	\$0	\$90,743	\$0	\$695,693
BR 2-SS	Sewer Pipeline Bridge (300'X12") (F)	\$3,043,800	\$0	\$3,043,800	\$0	\$456,570	\$0	\$3,500,370
ACP 5-RD	Subgrade Preparation (F)	\$32,079	\$0	\$32,079	\$0	\$4,812	\$0	\$36,891
ACP 5-RD	Asphalt Concrete Type B (F)	\$109,327	\$0	\$109,327	\$0	\$16,399	\$0	\$125,726
ACP 5-RD	Aggregate Base (Class 2) (F)	\$88,809	\$0	\$88,809	\$0	\$13,321	\$0	\$102,130
CUL 4	60" Storm Drain, RCP CLIII (F)	\$195,776	\$0	\$195,776	\$0	\$29,366	\$0	\$225,142
CUL 4	60" Inlet/Outlet Structure (F)	\$81,000	\$0	\$81,000	\$0	\$12,150	\$0	\$93,150
ACP 6-RD	Subgrade Preparation (F)	\$64,158	\$0	\$64,158	\$0	\$9,624	\$0	\$73,782
ACP 6-RD	Asphalt Concrete Type B (F)	\$218,654	\$0	\$218,654	\$0	\$32,798	\$0	\$251,452
ACP 6-RD	Aggregate Base (Class 2) (F)	\$177,618	\$0	\$177,618	\$0	\$26,643	\$0	\$204,260
ACP 6-RD	Type 2 Vertical Curb and Gutter with AB (F)	\$92,160	\$0	\$92,160	\$0	\$13,824	\$0	\$105,984
ACP 6-RD	Type 5 Median Curb With AB (F)	\$63,840	\$0	\$63,840	\$0	\$9,576	\$0	\$73,416
ACP 6-RD	Sidewalk Curb Ramps (F)	\$5,000	\$0	\$5,000	\$0	\$750	\$0	\$5,750
ACP 6-RD	Striping and Signs (F)	\$31,037	\$0	\$31,037	\$0	\$4,656	\$0	\$35,693
ACP 6-RD	4" Schedule 40 Sleeve (F)	\$13,790	\$0	\$13,790	\$0	\$2,069	\$0	\$15,859
ACP 6-RD	6" Schedule 40 Sleeve (F)	\$6,895	\$0	\$6,895	\$0	\$1,034	\$0	\$7,929
ACP 6-RD	LED Street Light (F)	\$219,000	\$0	\$219,000	\$0	\$32,850	\$0	\$251,850
ACP 6-RD	Street Light Service Point (F)	\$17,100	\$0	\$17,100	\$0	\$2,565	\$0	\$19,665
ACP 6-RD	Complete Street Light - Delivered to City (F)	\$9,700	\$0	\$9,700	\$0	\$1,455	\$0	\$11,155
ACP 6-RD	Timber Barricade (F)	\$10,440	\$0	\$10,440	\$0	\$1,566	\$0	\$12,006
ACP 6-RD	Traffic Control	\$7,458	\$0	\$7,458	\$0	\$1,119	\$0	\$8,577
ACP 6-RD	26.5 Pipe Gate	\$5,800	\$0	\$5,800	\$0	\$870	\$0	\$6,670
CO#7	RFI#20 - Irrigation Sleeve Revisions	\$15,351	\$0	\$15,351	\$0	\$2,303	\$0	\$17,654
CO#7	RFI#20 - Irrigation Service Points	\$60,848	\$0	\$60,848	\$0	\$9,127	\$0	\$69,975
<b>Subtotal Alder Creek Parkway</b>		<b>\$5,396,280</b>	<b>\$0</b>	<b>\$5,396,280</b>	<b>\$0</b>	<b>\$809,442</b>	<b>\$0</b>	<b>\$6,205,724</b>

**Table B-7  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment  
Eagle Parcel 61 & 77 Backbone Facilities Constructed**

SPIF Improvement		Construction Make-Up Costs (2023/24\$)						Total
		Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	
<i>Assumption</i>			0.00%		0%	15%	0%	
<i>Formula</i>		A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F
<b>East Bidwell Street</b>								
EBS 3B-RD	Subgrade Preparation (F)	\$15,096	\$0	\$15,096	\$0	\$2,264	\$0	\$17,360
EBS 3B-RD	Asphalt Concrete Type B (F)	\$51,448	\$0	\$51,448	\$0	\$7,717	\$0	\$59,165
EBS 3B-RD	Aggregate Base (Class 2) (F)	\$41,792	\$0	\$41,792	\$0	\$6,269	\$0	\$48,061
EBS 3B-RD	Type 2 Vertical Curb and Gutter with AB (F)	\$8,448	\$0	\$8,448	\$0	\$1,267	\$0	\$9,715
EBS 3B-RD	Sidewalk Curb Ramps (F)	\$2,500	\$0	\$2,500	\$0	\$375	\$0	\$2,875
EBS 3B-RD	Striping and Signs (F)	\$6,056	\$0	\$6,056	\$0	\$908	\$0	\$6,964
EBS 3B-RD	LED Street Light (F)	\$43,800	\$0	\$43,800	\$0	\$6,570	\$0	\$50,370
EBS 3B-RD	Timber Barricade (F)	\$7,540	\$0	\$7,540	\$0	\$1,131	\$0	\$8,671
EBS 3B-RD	Traffic Control	\$7,458	\$0	\$7,458	\$0	\$1,119	\$0	\$8,577
EBS 4-RD	Subgrade Preparation (F)	\$5,661	\$0	\$5,661	\$0	\$849	\$0	\$6,510
EBS 4-RD	Asphalt Concrete Type B (F)	\$19,674	\$0	\$19,674	\$0	\$2,951	\$0	\$22,625
EBS 4-RD	Aggregate Base (Class 2) (F)	\$15,672	\$0	\$15,672	\$0	\$2,351	\$0	\$18,023
EBS 4-RD	Type 2 Vertical Curb and Gutter with AB (F)	\$9,984	\$0	\$9,984	\$0	\$1,498	\$0	\$11,482
EBS 4-RD	Striping and Signs (F)	\$6,813	\$0	\$6,813	\$0	\$1,022	\$0	\$7,835
EBS 4-RD	LED Street Light (F)	\$43,800	\$0	\$43,800	\$0	\$6,570	\$0	\$50,370
EBS 4-RD	Traffic Control	\$7,458	\$0	\$7,458	\$0	\$1,119	\$0	\$8,577
<b>Subtotal East Bidwell Street</b>		<b>\$293,200</b>	<b>\$0</b>	<b>\$293,200</b>	<b>\$0</b>	<b>\$43,980</b>	<b>\$0</b>	<b>\$337,180</b>
<b>Subtotal Backbone Roadways</b>		<b>\$5,689,481</b>	<b>\$0</b>	<b>\$5,689,481</b>	<b>\$0</b>	<b>\$853,422</b>	<b>\$0</b>	<b>\$6,542,904</b>
<b>City Fiber Optic &amp; Traffic Control</b>								
<b>Alder Creek Parkway</b>								
ACP 6-RD	Fiber Optic Conduit, Pullwire and Boxes (F)	\$51,360	\$0	\$51,360	\$0	\$7,704	\$0	\$59,064

**Table B-7  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment  
Eagle Parcel 61 & 77 Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)							
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		0%	15%	0%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Signalized Intersections &amp; Improvements</b>								
<b>Intersection No. 5: Alder Creek Parkway &amp; East Bidwell Street</b>								
ACP/EBS	Subgrade Preparation (F)	\$33,966	\$0	\$33,966	\$0	\$5,095	\$0	\$39,061
ACP/EBS	Asphalt Concrete Type B (F)	\$115,758	\$0	\$115,758	\$0	\$17,364	\$0	\$133,122
ACP/EBS	Aggregate Base (Class 2) (F)	\$94,033	\$0	\$94,033	\$0	\$14,105	\$0	\$108,138
ACP/EBS	Type 2 Vertical Curb and Gutter with AB (F)	\$59,904	\$0	\$59,904	\$0	\$8,986	\$0	\$68,890
ACP/EBS	Type 5 Median Curb With AB (F)	\$21,280	\$0	\$21,280	\$0	\$3,192	\$0	\$24,472
ACP/EBS	Sidewalk (F)	\$36,143	\$0	\$36,143	\$0	\$5,421	\$0	\$41,564
ACP/EBS	Sidewalk Curb Ramps (F)	\$5,000	\$0	\$5,000	\$0	\$750	\$0	\$5,750
ACP/EBS	Striping and Signs (F)	\$28,009	\$0	\$28,009	\$0	\$4,201	\$0	\$32,210
ACP/EBS	4" Schedule 40 Sleeve (F)	\$5,910	\$0	\$5,910	\$0	\$887	\$0	\$6,797
ACP/EBS	6" Schedule 40 Sleeve (F)	\$2,955	\$0	\$2,955	\$0	\$443	\$0	\$3,398
ACP/EBS	LED Street Light (F)	\$175,200	\$0	\$175,200	\$0	\$26,280	\$0	\$201,480
<b>Intersection No. 5: Alder Creek Parkway &amp; East Bidwell Street</b>								
ACP/DSC	Subgrade Preparation (F)	\$9,435	\$0	\$9,435	\$0	\$1,415	\$0	\$10,850
ACP/DSC	Asphalt Concrete Type B (F)	\$32,155	\$0	\$32,155	\$0	\$4,823	\$0	\$36,978
ACP/DSC	Aggregate Base (Class 2) (F)	\$26,120	\$0	\$26,120	\$0	\$3,918	\$0	\$30,038
ACP/DSC	Type 2 Vertical Curb and Gutter with AB (F)	\$9,600	\$0	\$9,600	\$0	\$1,440	\$0	\$11,040
ACP/DSC	Sidewalk Curb Ramps (F)	\$5,000	\$0	\$5,000	\$0	\$750	\$0	\$5,750
ACP/DSC	Striping and Signs (F)	\$3,785	\$0	\$3,785	\$0	\$568	\$0	\$4,353
<b>Subtotal Signalized Intersections &amp; Improvements</b>		<b>\$664,253</b>	<b>\$0</b>	<b>\$664,253</b>	<b>\$0</b>	<b>\$99,638</b>	<b>\$0</b>	<b>\$763,891</b>
<b>Dry Utilities</b>								
<b>Alder Creek Parkway</b>								
ACP 6-DU	Alder Creek Pkwy (Sta 466+70 to Sta 493+50)	\$1,275,803	\$0	\$1,275,803	\$0	\$191,370	\$0	\$1,467,173
ACP 6-DU	Blasting for Joint Trench	\$78,120	\$0	\$78,120	\$0	\$11,718	\$0	\$89,838
CO#6	Joint Trench APCO	\$15,230	\$0	\$15,230	\$0	\$2,284	\$0	\$17,514
<b>Subtotal Dry Utilities</b>		<b>\$1,369,152</b>	<b>\$0</b>	<b>\$1,369,152</b>	<b>\$0</b>	<b>\$205,373</b>	<b>\$0</b>	<b>\$1,574,525</b>

**Table B-7  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment  
Eagle Parcel 61 & 77 Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)							
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		0%	15%	0%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Potable Water</b>								
<b>Alder Creek Parkway</b>								
ACP 6 - W	12" Water Main, PVC C900 (F)	\$48,480	\$0	\$48,480	\$0	\$7,272	\$0	\$55,752
ACP 6 - W	18" Water Main, DIP CL350 (F)	\$490,050	\$0	\$490,050	\$0	\$73,508	\$0	\$563,558
ACP 6 - W	18" DIP to C900 DR-14 CL305 PVC w/Bell R	\$182,700	\$0	\$182,700	\$0	\$27,405	\$0	\$210,105
ACP 6 - W	12" Valve (F)	\$12,600	\$0	\$12,600	\$0	\$1,890	\$0	\$14,490
ACP 6 - W	18" Valve (F)	\$117,000	\$0	\$117,000	\$0	\$17,550	\$0	\$134,550
ACP 6 - W	Fire Hydrant Assembly (6" Lead) (F)	\$78,000	\$0	\$78,000	\$0	\$11,700	\$0	\$89,700
ACP 6 - W	Fire Hydrant Assembly (8" Lead) (F)	\$112,500	\$0	\$112,500	\$0	\$16,875	\$0	\$129,375
ACP 6 - W	4" Blow-Off Valve & Box (F)	\$5,200	\$0	\$5,200	\$0	\$780	\$0	\$5,980
ACP 6 - W	2" Air and Vacuum Release Valve (F)	\$13,100	\$0	\$13,100	\$0	\$1,965	\$0	\$15,065
ACP 6 - W	Connection to Existing Water Main (F)	\$10,000	\$0	\$10,000	\$0	\$1,500	\$0	\$11,500
<b>Subtotal Alder Creek Parkway</b>		<b>\$1,069,630</b>	<b>\$0</b>	<b>\$1,069,630</b>	<b>\$0</b>	<b>\$160,445</b>	<b>\$0</b>	<b>\$1,230,075</b>
<b>East Bidwell Street</b>								
EBS 4-W	12" Water Main, PVC C900 (F)	133,320	\$0	\$133,320	\$0	\$19,998	\$0	\$153,318
EBS 4-W	12" Valve (F)	\$12,600	\$0	\$12,600	\$0	\$1,890	\$0	\$14,490
<b>Subtotal East Bidwell Street</b>		<b>\$145,920</b>	<b>\$0</b>	<b>\$145,920</b>	<b>\$0</b>	<b>\$21,888</b>	<b>\$0</b>	<b>\$167,808</b>
<b>Subtotal Potable Water</b>		<b>\$1,215,550</b>	<b>\$0</b>	<b>\$1,215,550</b>	<b>\$0</b>	<b>\$182,333</b>	<b>\$0</b>	<b>\$1,397,883</b>
<b>Non-Potable Water</b>								
<b>Alder Creek Parkway</b>								
ACP 6 -NP	12" Non-Potable Water Main, PVC C900 (F)	\$377,880	\$0	\$377,880	\$0	\$56,682	\$0	\$434,562
ACP 6 -NP	16" Non-Potable Water Main, DIP CL350 (F)	\$380,160	\$0	\$380,160	\$0	\$57,024	\$0	\$437,184
ACP 6 -NP	12" Valve (F)	\$53,600	\$0	\$53,600	\$0	\$8,040	\$0	\$61,640
ACP 6 -NP	16" Valve (F)	\$29,400	\$0	\$29,400	\$0	\$4,410	\$0	\$33,810
ACP 6 -NP	4" Blow-Off Valve & Box (F)	\$20,800	\$0	\$20,800	\$0	\$3,120	\$0	\$23,920
ACP 6 -NP	2" Air and Vacuum Release Valve (F)	\$13,400	\$0	\$13,400	\$0	\$2,010	\$0	\$15,410
ACP 6 -NP	Connection to Exist Non-Potable Water Main	\$18,200	\$0	\$18,200	\$0	\$2,730	\$0	\$20,930
CO#5	16" CL305 Valves and Fittings	\$23,983	\$0	\$23,983	\$0	\$3,597	\$0	\$27,581
ACP 6 -NP	CO 2-16"NP C900 DR14 CL305 RJ CertaLok	\$173,250	\$0	\$173,250	\$0	\$25,988	\$0	\$199,238
<b>Subtotal Non-Potable Water</b>		<b>\$1,090,673</b>	<b>\$0</b>	<b>\$1,090,673</b>	<b>\$0</b>	<b>\$163,601</b>	<b>\$0</b>	<b>\$1,254,275</b>

**Table B-7  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment  
Eagle Parcel 61 & 77 Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)							
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		0%	15%	0%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Sanitary Sewer System</b>								
<b>Sewer Pipelines - Alder Creek Parkway</b>								
ACP 4-SS	10" Sanitary Sewer, PVC SDR 26(F)	\$22,900	\$0	\$22,900	\$0	\$3,435	\$0	\$26,335
ACP 4-SS	15" Sanitary Sewer, PVC SDR 26(F)	\$615,330	\$0	\$615,330	\$0	\$92,300	\$0	\$707,630
ACP 4-SS	48" Standard Sanitary Sewer Manhole (F)	\$127,800	\$0	\$127,800	\$0	\$19,170	\$0	\$146,970
ACP 4-SS	60" Standard Sanitary Sewer Manhole (F)	\$35,100	\$0	\$35,100	\$0	\$5,265	\$0	\$40,365
ACP 4-SS	Connect to Existing Sewer Main (F)	\$5,800	\$0	\$5,800	\$0	\$870	\$0	\$6,670
ACP 5-SS	10" Sanitary Sewer, PVC SDR 26(F)	\$45,800	\$0	\$45,800	\$0	\$6,870	\$0	\$52,670
ACP 5-SS	12" Sanitary Sewer, PVC SDR 26(F)	\$646,162	\$0	\$646,162	\$0	\$96,924	\$0	\$743,086
ACP 5-SS	48" Standard Sanitary Sewer Manhole (F)	\$63,900	\$0	\$63,900	\$0	\$9,585	\$0	\$73,485
ACP 5-SS	60" Standard Sanitary Sewer Manhole (F)	\$175,500	\$0	\$175,500	\$0	\$26,325	\$0	\$201,825
ACP 6-SS	8" Sanitary Sewer, PVC SDR 26(F)	\$45,415	\$0	\$45,415	\$0	\$6,812	\$0	\$52,227
ACP 6-SS	10" Sanitary Sewer, PVC SDR 26(F)	\$6,680	\$0	\$6,680	\$0	\$1,002	\$0	\$7,682
ACP 6-SS	10" Sanitary Sewer, PVC SDR 26(F)	\$187,780	\$0	\$187,780	\$0	\$28,167	\$0	\$215,947
ACP 6-SS	12" Sanitary Sewer, PVC SDR 26(F)	\$253,000	\$0	\$253,000	\$0	\$37,950	\$0	\$290,950
ACP 6-SS	48" Standard Sanitary Sewer Manhole (F)	\$21,900	\$0	\$21,900	\$0	\$3,285	\$0	\$25,185
ACP 6-SS	48" Standard Sanitary Sewer Manhole (F)	\$106,500	\$0	\$106,500	\$0	\$15,975	\$0	\$122,475
CO#2	CIP in lieu of Precast - Credit	(\$20,825)	\$0	(\$20,825)	\$0	(\$3,124)	\$0	(\$23,949)
CO#8	RFI#21 - 48" SSMH to 60"	\$12,600	\$0	\$12,600	\$0	\$1,890	\$0	\$14,490
<b>Subtotal Sewer</b>		<b>\$2,351,342</b>	<b>\$0</b>	<b>\$2,351,342</b>	<b>\$0</b>	<b>\$352,701</b>	<b>\$0</b>	<b>\$2,704,043</b>

**Table B-7  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment  
Eagle Parcel 61 & 77 Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)							
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		0%	15%	0%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Storm Drain</b>								
<b>Pipelines - Alder Creek Parkway</b>								
ACP 6 -SD	Remove Existing 66" FES (F)	\$15,500	\$0	\$15,500	\$0	\$2,325	\$0	\$17,825
ACP 6 -SD	12" Storm Drain, RCP CLIII (F)	\$48,516	\$0	\$48,516	\$0	\$7,277	\$0	\$55,793
ACP 6 -SD	12" Storm Drain, RCP CLIII (F)	\$80,500	\$0	\$80,500	\$0	\$12,075	\$0	\$92,575
ACP 6 -SD	24" Storm Drain, RCP CLIII (F)	\$8,370	\$0	\$8,370	\$0	\$1,256	\$0	\$9,626
ACP 6 -SD	30" Storm Drain, RCP CLIII (F)	\$34,500	\$0	\$34,500	\$0	\$5,175	\$0	\$39,675
ACP 6 -SD	48" Storm Drain, RCP CLIII (F)	\$13,340	\$0	\$13,340	\$0	\$2,001	\$0	\$15,341
ACP 6 -SD	66" Storm Drain, RCP CLIII (F)	\$1,513,655	\$0	\$1,513,655	\$0	\$227,048	\$0	\$1,740,703
ACP 6 -SD	72" Storm Drain, RCP CLIII (F)	\$396,000	\$0	\$396,000	\$0	\$59,400	\$0	\$455,400
ACP 6 -SD	8'X8' Junction Box (F)	\$387,000	\$0	\$387,000	\$0	\$58,050	\$0	\$445,050
ACP 6 -SD	6'X21' Junction Box (F)	\$113,400	\$0	\$113,400	\$0	\$17,010	\$0	\$130,410
ACP 6 -SD	Type B Drainage Inlet (F)	\$80,400	\$0	\$80,400	\$0	\$12,060	\$0	\$92,460
ACP 6 -SD	Type B Drainage Inlet (F)	\$163,200	\$0	\$163,200	\$0	\$24,480	\$0	\$187,680
ACP 6 -SD	Type F Drainage Inlet (F)	\$51,500	\$0	\$51,500	\$0	\$7,725	\$0	\$59,225
ACP 6 -SD	Type F Drainage Inlet (F)	\$82,400	\$0	\$82,400	\$0	\$12,360	\$0	\$94,760
CO#2	CIP in lieu of Precast - Credit	(\$20,825)	\$0	(\$20,825)	\$0	(\$3,124)	\$0	(\$23,949)
<b>Subtotal Alder Creek Parkway</b>		<b>\$2,967,456</b>	<b>\$0</b>	<b>\$2,967,456</b>	<b>\$0</b>	<b>\$445,118</b>	<b>\$0</b>	<b>\$3,412,574</b>
<b>Pipelines - East Bidwell Street</b>								
EBS 4-SD	12" Storm Drain, RCP CLIII (F)	\$6,440	\$0	\$6,440	\$0	\$966	\$0	\$7,406
EBS 4-SD	Type B Drainage Inlet (F)	\$13,600	\$0	\$13,600	\$0	\$2,040	\$0	\$15,640
EBS 4-SD	Type GOL-7 Drainage Inlet (F)	\$10,900	\$0	\$10,900	\$0	\$1,635	\$0	\$12,535
<b>Subtotal East Bidwell Street</b>		<b>\$30,940</b>	<b>\$0</b>	<b>\$30,940</b>	<b>\$0</b>	<b>\$4,641</b>	<b>\$0</b>	<b>\$35,581</b>
<b>Subtotal Storm Drain</b>		<b>\$2,998,396</b>	<b>\$0</b>	<b>\$2,998,396</b>	<b>\$0</b>	<b>\$449,759</b>	<b>\$0</b>	<b>\$3,448,155</b>

**Table B-7  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment  
Eagle Parcel 61 & 77 Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)						Total
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	
<i>Assumption</i>		0.00%		0%	15%	0%	
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F
<b>Habitat</b>							
Valley Elderberry Longhorn Beetle	\$9,000	\$0	\$9,000	\$0	\$0	\$0	\$9,000
Swainson's Hawk Foraging Habitat (0.70ac)	\$7,400	\$0	\$7,400	\$0	\$0	\$0	\$7,400
Swainson's Hawk Foraging Habitat (34.275ac)	\$242,422	\$0	\$242,422	\$0	\$0	\$0	\$242,422
Swainson's Hawk Foraging Habitat (41.90ac)	\$295,800	\$0	\$295,800	\$0	\$0	\$0	\$295,800
<b>Subtotal Habitat</b>	<b>\$554,622</b>	<b>\$0</b>	<b>\$554,622</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$554,622</b>
<b>Total Facilities</b>	<b>\$21,303,153</b>	<b>\$0</b>	<b>\$21,303,153</b>	<b>\$0</b>	<b>\$3,112,280</b>	<b>\$0</b>	<b>\$24,415,437</b>

Source: SPIF Nexus Study FY 2019-2020 Update; MacKay & Somps; Eagle Commercial Properties; EPS.

[1] Costs provided to EPS were escalated to FY 2023/24.

[2] Reflects the estimated cost SMUD will charge for the installation of backbone electrical conductors.

**Table B-8  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment  
Eagle Parcel 85 Facilities Reimbursement Analysis**

**Eagle Parcel 85 Backbone Facilities  
Reimbursement Analysis**

Item	Phase 2 Construction Plan							Percentage of Total	Allocation of Remaining Reimburse. Amount
	Alder Creek Parkway	East Bidwell Street	Placerville Road	Westwood Drive	General Conditions	HMB No. 8 Ph. 1	Total		
<b>SPIF Infrastructure Fee Reimbursement</b>									
Initial Reimbursement Amount	-	-					\$24,415,437		
Remaining Reimbursement Amount [1]	-	-					\$14,020,477		
Less SPIF Infrastructure Fee Payments	-	-					\$0		
<b>Net Remaining Reimbursement Amount</b>	-	-					<b>\$14,020,477</b>		
<b>SPIF Facility Cost Estimate</b>									
<b>Phase 1 Roadways</b>									
Rough Grading	\$56,438	\$607,989	\$0	\$1,300,750	\$1,949,973	\$0	\$3,915,150	27.4%	\$3,845,334
Backbone Roadways	\$272,722	\$561,508	\$0	\$632,814	\$0	\$0	\$1,467,044	10.3%	\$1,440,883
Railroad Crossings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
City Fiber Optic & Traffic Control System	\$0	\$18,837	\$0	\$0	\$0	\$0	\$18,837	0.1%	\$18,501
Signalized Intersections & Improvements	\$1,246,849	\$0	\$0	\$0	\$0	\$0	\$1,246,849	8.7%	\$1,224,615
Open Space Vehicular Access Barrier	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
Off-Site Roadway Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Subtotal Phase 1 Roadways</b>	<b>\$1,576,009</b>	<b>\$1,188,334</b>	<b>\$0</b>	<b>\$1,933,564</b>	<b>\$1,949,973</b>	<b>\$0</b>	<b>\$6,647,880</b>	<b>46.6%</b>	<b>\$6,529,333</b>
<b>Dry Utility System</b>	\$0	\$0	\$0	\$858,771	\$0	\$0	\$858,771	6.0%	\$843,457
<b>Potable Water System</b>	\$66,181	\$0	\$545,734	\$848,069	\$0	\$0	\$1,459,984	10.2%	\$1,433,949
<b>Off-Site Water System</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Recycled Water System</b>	\$679,657	\$0	\$0	\$201,930	\$0	\$0	\$881,587	6.2%	\$865,866
<b>Sanitary Sewer System</b>	0	\$0	\$92,975	\$24,150	\$0	\$0	\$117,125	0.8%	\$115,036
<b>Storm Drain System</b>	\$449,070	\$593,851	\$145,907	\$319,876	\$0	\$2,090,187	\$3,598,891	25.2%	\$3,534,715
<b>Habitat Mitigation</b>	\$0	\$0	\$0	\$0	\$0	\$710,794	\$710,794	5.0%	\$698,119
<b>Total Phase 2 Costs</b>	<b>\$2,770,917</b>	<b>\$1,782,185</b>	<b>\$784,616</b>	<b>\$4,186,360</b>	<b>\$1,949,973</b>	<b>\$2,800,981</b>	<b>\$14,275,032</b>	<b>100.0%</b>	<b>\$14,020,475</b>

Source: SPIF Nexus Study FY 2019-2020 Update; MacKay & Somps; Eagle Commercial Properties; EPS.

[1] Remaining reimbursement amount current as of July 1, 2025. Includes FY 25/26 value of credits transferred to Dignity Health (approximately \$11.5 million) as no building permits have been issued for that development.

**Table B-9**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**Eagle Parcel 85 Backbone Facilities Constructed**

SPIF Improvement	Construction True-Up Costs (2023/24\$)					
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	Soft Costs	Contingency	Total
<i>Assumption</i>		0.00%		15%	0%	
<i>Formula</i>	A	B	C = A+B	E = C*20%	F = C*10%	G = C+D+E+F
<b>Backbone Roadway Rough Grading</b>						
<b>General Conditions</b>						
General Conditions	\$40,103	\$0	\$40,103	\$6,015	\$0	\$46,119
Mobilization	\$39,736	\$0	\$39,736	\$5,960	\$0	\$45,697
Construction Water & Fees	\$18,095	\$0	\$18,095	\$2,714	\$0	\$20,810
Field Supervision	\$272,042	\$0	\$272,042	\$40,806	\$0	\$312,848
Misc Small Tools	\$13,456	\$0	\$13,456	\$2,018	\$0	\$15,475
GBI Overhead & Markup (12.5%)	\$325,814	\$0	\$325,814	\$48,872	\$0	\$374,686
SUB Overhead & Markup (10%)	\$561,026	\$0	\$561,026	\$84,154	\$0	\$645,180
GBI Overhead & Markup (12.5%) thru CCO 11	\$17,527	\$0	\$17,527	\$2,629	\$0	\$20,156
SUB Overhead & Markup (10%) thru CCO 11	\$19,016	\$0	\$19,016	\$2,852	\$0	\$21,869
CCO 12 GBI Overhead & Markup (12.5%)	\$9,092	\$0	\$9,092	\$1,364	\$0	\$10,456
CCO 13 GBI Sub Markup (10%)	\$4,710	\$0	\$4,710	\$706	\$0	\$5,416
CCO 17 GBI Overhead & Markup (12.5%)	\$17,834	\$0	\$17,834	\$2,675	\$0	\$20,510
CCO 17 GBI Sub Markup (10%)	\$18,305	\$0	\$18,305	\$2,746	\$0	\$21,051
CCO 18 GBI Overhead & Markup (12.5%)	\$1,101	\$0	\$1,101	\$165	\$0	\$1,266
CCO 18 Misc Small Tools	\$6,058	\$0	\$6,058	\$909	\$0	\$6,967
#605 GBI Markup (10%)	\$540	\$0	\$540	\$81	\$0	\$621
General Conditions (Payapp 8)	\$123,851	\$0	\$123,851	\$18,578	\$0	\$142,428
GBI OH & Markup (Payapp 8)	\$207,320	\$0	\$207,320	\$31,098	\$0	\$238,418
<b>Subtotal General Conditions</b>	<b>\$1,695,628</b>	<b>\$0</b>	<b>\$1,695,628</b>	<b>\$254,344</b>	<b>\$0</b>	<b>\$1,949,973</b>

**Table B-9**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**Eagle Parcel 85 Backbone Facilities Constructed**

SPIF Improvement	Construction True-Up Costs (2023/24\$)						
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		15%	0%		
<i>Formula</i>	A	B	C = A+B	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Alder Creek Parkway</b>							
ACP 7-GD	Construction Entrance	\$10,000	\$0	\$10,000	\$1,500	\$0	\$11,500
ACP 7-GD	Fiber Roll	\$2,625	\$0	\$2,625	\$394	\$0	\$3,019
ACP 7-GD	Earthwork and Canyon Drain (PayApp 8)	\$30,603	\$0	\$30,603	\$4,590	\$0	\$35,194
ACP 7-GD	#605 Winterization	\$540	\$0	\$540	\$81	\$0	\$621
ACP 7-GD	#607 SWPPP	\$973	\$0	\$973	\$146	\$0	\$1,119
ACP 7-GD	#608 Rough Grade	\$22	\$0	\$22	\$3	\$0	\$25
ACP 7-GD	#609 Grading	\$2,397	\$0	\$2,397	\$360	\$0	\$2,757
ACP 7-GD	CCO 8 Winterization (GBI)	\$983	\$0	\$983	\$147	\$0	\$1,131
ACP 7-GD	CCO 8 Winterization (SUB)	\$932	\$0	\$932	\$140	\$0	\$1,072
	<b>Subtotal Alder Creek Parkway</b>	<b>\$49,076</b>	<b>\$0</b>	<b>\$49,076</b>	<b>\$7,361</b>	<b>\$0</b>	<b>\$56,438</b>
<b>East Bidwell Street</b>							
EBS 4-GD	Demo Exist AC Pavement (Ph 1-2)	\$64,440	\$0	\$64,440	\$9,666	\$0	\$74,106
EBS 4-GD	Demo New AC Pavement for median (Ph 3)	\$14,440	\$0	\$14,440	\$2,166	\$0	\$16,606
EBS 4-GD	Earthwork	\$202,125	\$0	\$202,125	\$30,319	\$0	\$232,444
EBS 4-GD	12" Canyon Drain	\$13,055	\$0	\$13,055	\$1,958	\$0	\$15,013
EBS 4-GD	Traffic Control	\$96,705	\$0	\$96,705	\$14,506	\$0	\$111,211
EBS 4-GD	K-Rail	\$96,725	\$0	\$96,725	\$14,509	\$0	\$111,234
EBS 4-GD	Construction Entrance	\$5,000	\$0	\$5,000	\$750	\$0	\$5,750
EBS 4-GD	Fiber Roll	\$5,125	\$0	\$5,125	\$769	\$0	\$5,894
EBS 4-GD	DI protection	\$2,500	\$0	\$2,500	\$375	\$0	\$2,875
EBS 4-GD	#605 Winterization	\$2,160	\$0	\$2,160	\$324	\$0	\$2,484
EBS 4-GD	#607 SWPPP	\$3,893	\$0	\$3,893	\$584	\$0	\$4,477
EBS 4-GD	#608 Rough Grade	\$86	\$0	\$86	\$13	\$0	\$99
EBS 4-GD	#609 Grading	\$9,589	\$0	\$9,589	\$1,438	\$0	\$11,028
EBS 4-GD	CCO 6 Canyon Drain	\$5,180	\$0	\$5,180	\$777	\$0	\$5,957
EBS 4-GD	CCO 8 Winterization (GBI)	\$3,932	\$0	\$3,932	\$590	\$0	\$4,522
EBS 4-GD	CCO 8 Winterization (SUB)	\$3,729	\$0	\$3,729	\$559	\$0	\$4,289
	<b>Subtotal East Bidwell Street</b>	<b>\$528,685</b>	<b>\$0</b>	<b>\$528,685</b>	<b>\$79,303</b>	<b>\$0</b>	<b>\$607,989</b>

**Table B-9**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**Eagle Parcel 85 Backbone Facilities Constructed**

SPIF Improvement	Construction True-Up Costs (2023/24\$)						
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		15%	0%		
<i>Formula</i>	A	B	C = A+B	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Westwood Drive</b>							
WWD 2-GD	Construction Entrance	\$5,000	\$0	\$5,000	\$750	\$0	\$5,750
WWD 2-GD	Fiber Roll	\$3,500	\$0	\$3,500	\$525	\$0	\$4,025
WWD 2-GD	DI protection	\$1,000	\$0	\$1,000	\$150	\$0	\$1,150
WWD 2-GD	CO#1 Storm Drain Package	\$457,580	\$0	\$457,580	\$68,637	\$0	\$526,217
WWD 2-GD	CCO 8 Winterization (GBI)	\$2,949	\$0	\$2,949	\$442	\$0	\$3,392
WWD 2-GD	CCO 8 Winterization (SUB)	\$2,797	\$0	\$2,797	\$420	\$0	\$3,217
WWD 3-GD	Construction Entrance	\$5,000	\$0	\$5,000	\$750	\$0	\$5,750
WWD 3-GD	Fiber Roll	\$3,125	\$0	\$3,125	\$469	\$0	\$3,594
WWD 3-GD	DI protection	\$1,000	\$0	\$1,000	\$150	\$0	\$1,150
WWD 3-GD	CO#1 Storm Drain Package	\$645,305	\$0	\$645,305	\$96,796	\$0	\$742,100
WWD 3-GD	CCO 8 Winterization (GBI)	\$1,966	\$0	\$1,966	\$295	\$0	\$2,261
WWD 3-GD	CCO 8 Winterization (SUB)	\$1,865	\$0	\$1,865	\$280	\$0	\$2,144
	<b>Subtotal Westwood Drive</b>	<b>\$1,131,087</b>	<b>\$0</b>	<b>\$1,131,087</b>	<b>\$169,663</b>	<b>\$0</b>	<b>\$1,300,750</b>
	<b>Subtotal Backbone Roadway Rough Grading</b>	<b>\$1,708,847</b>	<b>\$0</b>	<b>\$577,761</b>	<b>\$86,664</b>	<b>\$0</b>	<b>\$664,427</b>

**Table B-9**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**Eagle Parcel 85 Backbone Facilities Constructed**

SPIF Improvement	Construction True-Up Costs (2023/24\$)						
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		15%	0%		
<i>Formula</i>	A	B	C = A+B	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Backbone Roadways</b>							
<b>Alder Creek Parkway</b>							
ACP 7-RD	Subgrade Preparation	\$5,313	\$0	\$5,313	\$797	\$0	\$6,110
ACP 7-RD	Curb & Gutter (AB Only)	\$2,310	\$0	\$2,310	\$347	\$0	\$2,657
ACP 7-RD	Type 2 Vertical Curb & Gutter	\$9,020	\$0	\$9,020	\$1,353	\$0	\$10,373
ACP 7-RD	HC Ramps (AB Only)	\$940	\$0	\$940	\$141	\$0	\$1,081
ACP 7-RD	HC Ramps (Concrete)	\$3,500	\$0	\$3,500	\$525	\$0	\$4,025
ACP 7-RD	4" AC over 13" AB	\$30,720	\$0	\$30,720	\$4,608	\$0	\$35,328
ACP 7-RD	2" AC Final Lift	\$15,750	\$0	\$15,750	\$2,363	\$0	\$18,113
ACP 7-RD	Striping and Signs	\$8,250	\$0	\$8,250	\$1,238	\$0	\$9,488
ACP 7-RD	Traffic Control	\$5,445	\$0	\$5,445	\$817	\$0	\$6,262
ACP 7-RD	K-Rail	\$11,000	\$0	\$11,000	\$1,650	\$0	\$12,650
ACP 7-RD	Street Lights	\$35,684	\$0	\$35,684	\$5,353	\$0	\$41,037
ACP 7-RD	Street Light (extra delivered to City)	\$9,134	\$0	\$9,134	\$1,370	\$0	\$10,504
ACP 7-RD	Street Light Service Point	\$9,800	\$0	\$9,800	\$1,470	\$0	\$11,270
ACP 7-RD	Street Light Offhaul Spoil/Oversize Rock	\$300	\$0	\$300	\$45	\$0	\$345
ACP 7-RD	Street Light Restore FG	\$300	\$0	\$300	\$45	\$0	\$345
ACP 7-RD	Median Landscaping & Irr (CNL & Street Trees)	\$3,844	\$0	\$3,844	\$577	\$0	\$4,421
ACP 7-RD	Median Landscaping & Irr (Future Travel Lanes)	\$21,717	\$0	\$21,717	\$3,258	\$0	\$24,975
ACP 7-RD	Drain Inlet Top Out	\$6,550	\$0	\$6,550	\$983	\$0	\$7,533
ACP 7-RD	CCO 5 (ACP only)	\$2,190	\$0	\$2,190	\$329	\$0	\$2,519
ACP 7-RD	CCO 17 Roadway Widening Plan Rev 4 & 5	\$53,367	\$0	\$53,367	\$8,005	\$0	\$61,372
ACP 7-RD	CCO 18 Traffic Control	\$2,012	\$0	\$2,012	\$302	\$0	\$2,314
	<b>Subtotal Alder Creek Parkway</b>	<b>\$237,147</b>	<b>\$0</b>	<b>\$237,147</b>	<b>\$35,572</b>	<b>\$0</b>	<b>\$272,722</b>
<b>East Bidwell Street</b>							
EBS 4-RD	Subgrade Preparation	\$39,660	\$0	\$39,660	\$5,949	\$0	\$45,609
EBS 4-RD	Curb & Gutter (AB Only)	\$5,780	\$0	\$5,780	\$867	\$0	\$6,647
EBS 4-RD	Type 2 Vertical Curb & Gutter	\$18,480	\$0	\$18,480	\$2,772	\$0	\$21,252
EBS 4-RD	Type 5 Median Curb	\$11,743	\$0	\$11,743	\$1,761	\$0	\$13,504
EBS 4-RD	HC Ramps (Concrete)	\$3,500	\$0	\$3,500	\$525	\$0	\$4,025
EBS 4-RD	Sidewalk (6" PCC)	\$25,256	\$0	\$25,256	\$3,788	\$0	\$29,044
EBS 4-RD	4" AC over 13" AB (Ph 1)	\$138,210	\$0	\$138,210	\$20,732	\$0	\$158,942
EBS 4-RD	4" AC over 13" AB (Ph 2)	\$91,500	\$0	\$91,500	\$13,725	\$0	\$105,225
EBS 4-RD	2" AC Final Lift	\$80,400	\$0	\$80,400	\$12,060	\$0	\$92,460
EBS 4-RD	Patch AC at Vert Curb for Median (Ph 3)	\$0	\$0	\$0	\$0	\$0	\$0
EBS 4-RD	AC Dike	\$4,000	\$0	\$4,000	\$600	\$0	\$4,600
EBS 4-RD	Striping and Signs	\$19,250	\$0	\$19,250	\$2,888	\$0	\$22,138
EBS 4-RD	Street Lights	\$17,842	\$0	\$17,842	\$2,676	\$0	\$20,518
EBS 4-RD	Street Light Offhaul Spoil/Oversize Rock	\$150	\$0	\$150	\$23	\$0	\$173
EBS 4-RD	Street Light Restore FG	\$150	\$0	\$150	\$23	\$0	\$173
EBS 4-RD	Drain Inlet Top Out	\$6,550	\$0	\$6,550	\$983	\$0	\$7,533
EBS 4-RD	CCO 4	\$14,274	\$0	\$14,274	\$2,141	\$0	\$16,415
EBS 4-RD	CCO 11 - unmarked utility	\$10,787	\$0	\$10,787	\$1,618	\$0	\$12,405
EBS 4-RD	CCO 18 - Traffic Control	\$735	\$0	\$735	\$110	\$0	\$845
	<b>Subtotal East Bidwell Street</b>	<b>\$488,266</b>	<b>\$0</b>	<b>\$488,266</b>	<b>\$73,240</b>	<b>\$0</b>	<b>\$561,508</b>

**Table B-9**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**Eagle Parcel 85 Backbone Facilities Constructed**

SPIF Improvement	Construction True-Up Costs (2023/24\$)						
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		15%	0%		
<i>Formula</i>	A	B	C = A+B	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Westwood Drive</b>							
WWD 2-RD	Subgrade Preparation	\$13,892	\$0	\$13,892	\$2,084	\$0	\$15,976
WWD 2-RD	Curb & Gutter (AB Only)	\$5,940	\$0	\$5,940	\$891	\$0	\$6,831
WWD 2-RD	Type 2 Vertical Curb & Gutter	\$11,000	\$0	\$11,000	\$1,650	\$0	\$12,650
WWD 2-RD	Type 5 Median Curb	\$3,660	\$0	\$3,660	\$549	\$0	\$4,209
WWD 2-RD	HC Ramps (AB Only)	\$470	\$0	\$470	\$71	\$0	\$541
WWD 2-RD	HC Ramps (Concrete)	\$3,500	\$0	\$3,500	\$525	\$0	\$4,025
WWD 2-RD	4" AC over 8.5" AB (Ph 1)	\$69,300	\$0	\$69,300	\$10,395	\$0	\$79,695
WWD 2-RD	Striping and Signs	\$5,750	\$0	\$5,750	\$863	\$0	\$6,613
WWD 2-RD	Street Lights	\$35,684	\$0	\$35,684	\$5,353	\$0	\$41,037
WWD 2-RD	Street Light Service Point	\$9,800	\$0	\$9,800	\$1,470	\$0	\$11,270
WWD 2-RD	Street Light Offhaul Spoil/Oversize Rock	\$300	\$0	\$300	\$45	\$0	\$345
WWD 2-RD	Street Light Restore FG	\$300	\$0	\$300	\$45	\$0	\$345
WWD 2-RD	Drain Inlet Top Out	\$6,550	\$0	\$6,550	\$983	\$0	\$7,533
WWD 2-RD	Median Landscaping & Irr (CNL & Street Tree	\$258	\$0	\$258	\$39	\$0	\$297
WWD 2-RD	CCO 5 (Westwood only)	\$4,380	\$0	\$4,380	\$657	\$0	\$5,037
WWD 2-RD	CCO 12 - 4"AC/8.5"AB	\$35,779	\$0	\$35,779	\$5,367	\$0	\$41,146
WWD 3-RD	Subgrade Preparation	\$24,160	\$0	\$24,160	\$3,624	\$0	\$27,784
WWD 3-RD	Curb & Gutter (AB Only)	\$14,040	\$0	\$14,040	\$2,106	\$0	\$16,146
WWD 3-RD	Type 2 Vertical Curb & Gutter	\$26,400	\$0	\$26,400	\$3,960	\$0	\$30,360
WWD 3-RD	Type 5 Median Curb	\$6,481	\$0	\$6,481	\$972	\$0	\$7,453
WWD 3-RD	HC Ramps (AB Only)	\$470	\$0	\$470	\$71	\$0	\$541
WWD 3-RD	HC Ramps (Concrete)	\$3,500	\$0	\$3,500	\$525	\$0	\$4,025
WWD 3-RD	4" AC over 8.5" AB (Ph 1)	\$125,160	\$0	\$125,160	\$18,774	\$0	\$143,934
WWD 3-RD	Striping and Signs	\$10,000	\$0	\$10,000	\$1,500	\$0	\$11,500
WWD 3-RD	Street Lights	\$89,210	\$0	\$89,210	\$13,382	\$0	\$102,592
WWD 3-RD	Street Light Offhaul Spoil/Oversize Rock	\$750	\$0	\$750	\$113	\$0	\$863
WWD 3-RD	Street Light Restore FG	\$750	\$0	\$750	\$113	\$0	\$863
WWD 3-RD	Median Landscaping & Irr (CNL & Street Tree	\$456	\$0	\$456	\$68	\$0	\$524
WWD 3-RD	Drain Inlet Top Out	\$6,550	\$0	\$6,550	\$983	\$0	\$7,533
WWD 3-RD	CCO 12 - 4"AC/8.5"AB	\$35,779	\$0	\$35,779	\$5,367	\$0	\$41,146
	<b>Subtotal Backbone Roadways</b>	<b>\$550,269</b>	<b>\$0</b>	<b>\$550,269</b>	<b>\$82,540</b>	<b>\$0</b>	<b>\$632,814</b>
	<b>Subtotal Backbone Roadways</b>	<b>\$1,275,681</b>	<b>\$0</b>	<b>\$1,275,681</b>	<b>\$191,352</b>	<b>\$0</b>	<b>\$1,467,044</b>
<b>City Fiber Optic &amp; Traffic Control</b>							
<b>East Bidwell Street</b>							
EBS 4-RD	Signal Conduits, Pull Tape, Boxes	\$16,380	\$0	\$16,380	\$2,457	\$0	\$18,837

**Table B-9**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**Eagle Parcel 85 Backbone Facilities Constructed**

SPIF Improvement	Construction True-Up Costs (2023/24\$)						
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		15%	0%		
<i>Formula</i>	A	B	C = A+B	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Signalized Intersections &amp; Improvements</b>							
<b>INTX No. 5</b>							
ACP/EBS	Subgrade Preparation-ACP	\$5,313	\$0	\$5,313	\$797	\$0	\$6,110
ACP/EBS	Subgrade Preparation-EBS	\$26,440	\$0	\$26,440	\$3,966	\$0	\$30,406
ACP/EBS	Curb & Gutter (AB Only)	\$5,193	\$0	\$5,193	\$779	\$0	\$5,971
ACP/EBS	Type 2 Vertical Curb & Gutter	\$17,710	\$0	\$17,710	\$2,657	\$0	\$20,367
ACP/EBS	Type 5 Median Curb	\$14,335	\$0	\$14,335	\$2,150	\$0	\$16,485
ACP/EBS	HC Ramps (AB Only)	\$470	\$0	\$470	\$71	\$0	\$541
ACP/EBS	HC Ramps (Concrete)	\$1,750	\$0	\$1,750	\$263	\$0	\$2,013
ACP/EBS	4" AC over 13" AB (Ph 1) - ACP	\$39,900	\$0	\$39,900	\$5,985	\$0	\$45,885
ACP/EBS	4" AC over 8.5" AB - EBS Ph1	\$100,871	\$0	\$100,871	\$15,131	\$0	\$116,002
ACP/EBS	4" AC over 8.5" AB - EBS Ph2	\$51,240	\$0	\$51,240	\$7,686	\$0	\$58,926
ACP/EBS	2" AC Final Lift ACP	\$20,850	\$0	\$20,850	\$3,128	\$0	\$23,978
ACP/EBS	2" AC Final Lift EBS	\$75,375	\$0	\$75,375	\$11,306	\$0	\$86,681
ACP/EBS	Patch AC at Median (Ph 3) EBS	\$22,500	\$0	\$22,500	\$3,375	\$0	\$25,875
ACP/EBS	AC Dike	\$6,400	\$0	\$6,400	\$960	\$0	\$7,360
ACP/EBS	Striping and Signs ACP	\$8,250	\$0	\$8,250	\$1,238	\$0	\$9,488
ACP/EBS	Striping and Signs EBS	\$15,750	\$0	\$15,750	\$2,363	\$0	\$18,113
ACP/EBS	Traffic Control ACP	\$5,445	\$0	\$5,445	\$817	\$0	\$6,262
ACP/EBS	Street Lights	\$71,368	\$0	\$71,368	\$10,705	\$0	\$82,073
ACP/EBS	Street Light Offhaul Spoil/Oversize Rock	\$600	\$0	\$600	\$90	\$0	\$690
ACP/EBS	Street Light Restore FG	\$600	\$0	\$600	\$90	\$0	\$690
ACP/EBS	K-Rail ACP	\$12,000	\$0	\$12,000	\$1,800	\$0	\$13,800
ACP/EBS	Median Landscaping & Irr (CNL & Street Tree	\$10,591	\$0	\$10,591	\$1,589	\$0	\$12,180
ACP/EBS	Median Landscaping & Irr (Future Travel Lan	\$23,448	\$0	\$23,448	\$3,517	\$0	\$26,965
<b>Subtotal Intx No. 5</b>		<b>\$536,399</b>	<b>\$0</b>	<b>\$536,399</b>	<b>\$80,460</b>	<b>\$0</b>	<b>\$616,861</b>

**Table B-9**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**Eagle Parcel 85 Backbone Facilities Constructed**

SPIF Improvement	Construction True-Up Costs (2023/24\$)						
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		15%	0%		
<i>Formula</i>	A	B	C = A+B	E = C*20%	F = C*10%	G = C+D+E+F	
<b>INTX No. 6</b>							
ACP/WWD	Subgrade Preparation - ACP	\$5,313	\$0	\$5,313	\$797	\$0	\$6,110
ACP/WWD	Subgrade Preparation - WWD	\$22,348	\$0	\$22,348	\$3,352	\$0	\$25,700
ACP/WWD	Curb & Gutter (AB Only) ACP	\$2,513	\$0	\$2,513	\$377	\$0	\$2,889
ACP/WWD	Curb & Gutter (AB Only) WWD	\$8,640	\$0	\$8,640	\$1,296	\$0	\$9,936
ACP/WWD	Type 2 Vertical Curb & Gutter	\$23,760	\$0	\$23,760	\$3,564	\$0	\$27,324
ACP/WWD	Type 5 Median Curb	\$8,083	\$0	\$8,083	\$1,212	\$0	\$9,295
ACP/WWD	HC Ramps (AB Only)	\$470	\$0	\$470	\$71	\$0	\$541
ACP/WWD	HC Ramps (Concrete)	\$3,500	\$0	\$3,500	\$525	\$0	\$4,025
ACP/WWD	4" AC over 13" AB (Ph 1) - ACP	\$16,800	\$0	\$16,800	\$2,520	\$0	\$19,320
ACP/WWD	4" AC over 8.5" AB (Ph 1) - WWD	\$118,860	\$0	\$118,860	\$17,829	\$0	\$136,689
ACP/WWD	2" AC Final Lift ACP	\$21,450	\$0	\$21,450	\$3,218	\$0	\$24,668
ACP/WWD	Striping and Signs ACP	\$8,250	\$0	\$8,250	\$1,238	\$0	\$9,488
ACP/WWD	Striping and Signs WWD	\$9,250	\$0	\$9,250	\$1,388	\$0	\$10,638
ACP/WWD	Traffic Control ACP	\$5,445	\$0	\$5,445	\$817	\$0	\$6,262
ACP/WWD	Street Lights	\$124,894	\$0	\$124,894	\$18,734	\$0	\$143,628
ACP/WWD	Street Light Offhaul Spoil/Oversize Rock	\$1,050	\$0	\$1,050	\$158	\$0	\$1,208
ACP/WWD	Street Light Restore FG	\$1,050	\$0	\$1,050	\$158	\$0	\$1,208
ACP/WWD	K-Rail ACP	\$12,000	\$0	\$12,000	\$1,800	\$0	\$13,800
ACP/WWD	Median Landscaping & Irr (CNL & Street Tree	\$10,789	\$0	\$10,789	\$1,618	\$0	\$12,407
ACP/WWD	Median Landscaping & Irr (Future Travel Lan	\$18,827	\$0	\$18,827	\$2,824	\$0	\$21,651
ACP/WWD	CCO 17 Roadway Widening Plan Rev 4 & 5	\$124,523	\$0	\$124,523	\$18,678	\$0	\$143,201
	<b>Subtotal Intx No. 6</b>	<b>\$547,814</b>	<b>\$0</b>	<b>\$547,814</b>	<b>\$82,172</b>	<b>\$0</b>	<b>\$629,988</b>
	<b>Subtotal Signalized Intersections &amp; Improvements</b>	<b>\$1,084,213</b>	<b>\$0</b>	<b>\$1,084,213</b>	<b>\$162,632</b>	<b>\$0</b>	<b>\$1,246,849</b>
<b>Dry Utilities</b>							
<b>Westwood Drive</b>							
WWD 2-DU	Westwood Drive (Sta 113+70 to Sta 121+50)	\$259,949	\$0	\$259,949	\$38,992	\$0	\$298,941
WWD 3-DU	Westwood Drive (Sta 121+50 to Sta 128+40)	\$259,949	\$0	\$259,949	\$38,992	\$0	\$298,941
PLCR DU	Placerville Road	\$153,848	\$0	\$153,848	\$23,077	\$0	\$176,925
WWD 3-DU	CCO 1	\$73,012	\$0	\$73,012	\$10,952	\$0	\$83,964
	<b>Subtotal Dry Utilities</b>	<b>\$746,758</b>	<b>\$0</b>	<b>\$746,758</b>	<b>\$112,014</b>	<b>\$0</b>	<b>\$858,771</b>

**Table B-9**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**Eagle Parcel 85 Backbone Facilities Constructed**

SPIF Improvement	Construction True-Up Costs (2023/24\$)						
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		15%	0%		
<i>Formula</i>	A	B	C = A+B	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Potable Water</b>							
<b>Alder Creek Parkway</b>							
ACP 7 - W	Fire Hydrant	\$47,200	\$0	\$47,200	\$7,080	\$0	\$54,280
ACP 7 - W	CCO 17 - REV 4 & 5 wets	\$10,349	\$0	\$10,349	\$1,552	\$0	\$11,901
<b>Subtotal Alder Creek Parkway</b>		<b>\$57,549</b>	<b>\$0</b>	<b>\$57,549</b>	<b>\$8,632</b>	<b>\$0</b>	<b>\$66,181</b>
<b>Westwood Drive</b>							
WWD 2-W	8" Valves	\$3,500	\$0	\$3,500	\$525	\$0	\$4,025
WWD 2-W	12" Water Main	\$96,200	\$0	\$96,200	\$14,430	\$0	\$110,630
WWD 2-W	12" Valves	\$25,500	\$0	\$25,500	\$3,825	\$0	\$29,325
WWD 2-W	16" Water Main	\$143,750	\$0	\$143,750	\$21,563	\$0	\$165,313
WWD 2-W	16" Butterfly Valves	\$27,600	\$0	\$27,600	\$4,140	\$0	\$31,740
WWD 2-W	4" Blow-Off Valve	\$7,050	\$0	\$7,050	\$1,058	\$0	\$8,108
WWD 2-W	Fire Hydrant Assembly	\$11,800	\$0	\$11,800	\$1,770	\$0	\$13,570
WWD 2-W	Fire Hydrant Assembly	\$23,600	\$0	\$23,600	\$3,540	\$0	\$27,140
WWD 3-W	12" Water Main	\$103,350	\$0	\$103,350	\$15,503	\$0	\$118,853
WWD 3-W	12" Valves	\$15,300	\$0	\$15,300	\$2,295	\$0	\$17,595
WWD 3-W	16" Water Main	\$188,600	\$0	\$188,600	\$28,290	\$0	\$216,890
WWD 3-W	16" Butterfly Valves	\$27,600	\$0	\$27,600	\$4,140	\$0	\$31,740
WWD 3-W	4" Blow-Off Valve	\$14,100	\$0	\$14,100	\$2,115	\$0	\$16,215
WWD 3-W	4" Blow-Off Valve	\$14,100	\$0	\$14,100	\$2,115	\$0	\$16,215
WWD 3-W	Fire Hydrant Assembly	\$11,800	\$0	\$11,800	\$1,770	\$0	\$13,570
WWD 3-W	Fire Hydrant Assembly	\$23,600	\$0	\$23,600	\$3,540	\$0	\$27,140
<b>Subtotal Westwood Drive</b>		<b>\$737,450</b>	<b>\$0</b>	<b>\$737,450</b>	<b>\$110,618</b>	<b>\$0</b>	<b>\$848,069</b>

**Table B-9**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**Eagle Parcel 85 Backbone Facilities Constructed**

SPIF Improvement	Construction True-Up Costs (2023/24\$)						
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		15%	0%		
<i>Formula</i>	A	B	C = A+B	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Placerville Road</b>							
PLCR 4	12" Water Main	\$52,000	\$0	\$52,000	\$7,800	\$0	\$59,800
PLCR 4	12" Valves	\$15,300	\$0	\$15,300	\$2,295	\$0	\$17,595
PLCR 4	16" Water Main	\$143,750	\$0	\$143,750	\$21,563	\$0	\$165,313
PLCR 4	16" Butterfly Valves	\$18,400	\$0	\$18,400	\$2,760	\$0	\$21,160
PLCR 4	4" Blow-Off Valve	\$7,050	\$0	\$7,050	\$1,058	\$0	\$8,108
PLCR 4	4" Blow-Off Valve	\$7,050	\$0	\$7,050	\$1,058	\$0	\$8,108
PLCR 4	CCO 16 - crossing conflicts	\$231,000	\$0	\$231,000	\$34,650	\$0	\$265,650
	<b>Subtotal Placerville Road</b>	<b>\$474,550</b>	<b>\$0</b>	<b>\$474,550</b>	<b>\$71,183</b>	<b>\$0</b>	<b>\$545,734</b>
	<b>Subtotal Dry Utilities</b>	<b>\$1,269,549</b>	<b>\$0</b>	<b>\$1,269,549</b>	<b>\$190,432</b>	<b>\$0</b>	<b>\$1,459,984</b>
<b>Non-Potable Water</b>							
<b>Alder Creek Parkway</b>							
ACP 7 -NP	8" Non-Potable Water Main	\$65,720	\$0	\$65,720	\$9,858	\$0	\$75,578
ACP 7 -NP	16" Non-Potable Water Main	\$408,480	\$0	\$408,480	\$61,272	\$0	\$469,752
ACP 7 -NP	16" Butterfly Valves	\$31,500	\$0	\$31,500	\$4,725	\$0	\$36,225
ACP 7 -NP	4" Blow-Off Valve	\$4,650	\$0	\$4,650	\$698	\$0	\$5,348
ACP 7 -NP	2" Water Service	\$11,800	\$0	\$11,800	\$1,770	\$0	\$13,570
ACP 7 -NP	CCO 9 - CL250 valve and restraints	\$17,324	\$0	\$17,324	\$2,599	\$0	\$19,923
ACP 7 -NP	CCO 13 - 16" NP depth	\$47,097	\$0	\$47,097	\$7,065	\$0	\$54,161
ACP 7 -NP	CCO 17 - REV 4 & 5 wets	\$4,435	\$0	\$4,435	\$665	\$0	\$5,100
	<b>Subtotal Alder Creek Parkway</b>	<b>\$591,006</b>	<b>\$0</b>	<b>\$591,006</b>	<b>\$88,651</b>	<b>\$0</b>	<b>\$679,657</b>
<b>Westwood Drive</b>							
WWD 2-NP	8" Non-Potable Water Main	\$70,490	\$0	\$70,490	\$10,574	\$0	\$81,064
WWD 2-NP	2" Water Service	\$11,800	\$0	\$11,800	\$1,770	\$0	\$13,570
WWD 3-NP	8" Non-Potable Water Main	\$76,850	\$0	\$76,850	\$11,528	\$0	\$88,378
WWD 3-NP	4" Blow-Off Valve	\$4,650	\$0	\$4,650	\$698	\$0	\$5,348
WWD 3-NP	2" Water Service	\$11,800	\$0	\$11,800	\$1,770	\$0	\$13,570
	<b>Subtotal Westwood Drive</b>	<b>\$175,590</b>	<b>\$0</b>	<b>\$175,590</b>	<b>\$26,339</b>	<b>\$0</b>	<b>\$201,930</b>
	<b>Subtotal Non-Potable Water</b>	<b>\$766,596</b>	<b>\$0</b>	<b>\$766,596</b>	<b>\$114,989</b>	<b>\$0</b>	<b>\$881,587</b>

**Table B-9**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**Eagle Parcel 85 Backbone Facilities Constructed**

SPIF Improvement	Construction True-Up Costs (2023/24\$)						
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		15%	0%		
<i>Formula</i>	A	B	C = A+B	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Sanitary Sewer System</b>							
<b>Westwood Drive</b>							
WWD 2-SS	Adjust Ex SSMH rims	\$10,500	\$0	\$10,500	\$1,575	\$0	\$12,075
WWD 3-SS	Adjust Ex SSMH rims	\$10,500	\$0	\$10,500	\$1,575	\$0	\$12,075
<b>Subtotal Westwood Drive</b>		<b>\$21,000</b>	<b>\$0</b>	<b>\$21,000</b>	<b>\$3,150</b>	<b>\$0</b>	<b>\$24,150</b>
<b>Placerville Road</b>							
PLCR 4	8" Sanitary Sewer	\$56,376	\$0	\$56,376	\$8,456	\$0	\$64,832
PLCR 4	60" SSMH	\$21,000	\$0	\$21,000	\$3,150	\$0	\$24,150
PLCR 4	CCO 2 - MCI 009 - sump pump	\$1,047	\$0	\$1,047	\$157	\$0	\$1,204
PLCR 4	CCO 2 - MCI 010 - portion	\$2,425	\$0	\$2,425	\$364	\$0	\$2,789
<b>Subtotal Placerville Road</b>		<b>\$80,848</b>	<b>\$0</b>	<b>\$80,848</b>	<b>\$12,127</b>	<b>\$0</b>	<b>\$92,975</b>
<b>Subtotal Sanitary Sewer System</b>		<b>\$101,848</b>	<b>\$0</b>	<b>\$101,848</b>	<b>\$15,277</b>	<b>\$0</b>	<b>\$117,125</b>
<b>Storm Drain</b>							
<b>Pipelines - Alder Creek Parkway</b>							
ACP 6 -SD	Storm Outfall (58 LF 66" pipe extension & FES)	\$75,000	\$0	\$75,000	\$11,250	\$0	\$86,250
ACP 6 -SD	12" RCP CL III	\$2,780	\$0	\$2,780	\$417	\$0	\$3,197
ACP 6 -SD	Modified Type 'B' DI	\$21,240	\$0	\$21,240	\$3,186	\$0	\$24,426
ACP 6 -SD	8' Rock Lined Swale	\$158,420	\$0	\$158,420	\$23,763	\$0	\$182,183
ACP 6 -SD	CCO 17 - REV 4 & 5 wets	\$133,056	\$0	\$133,056	\$19,958	\$0	\$153,014
<b>Subtotal Alder Creek Parkway</b>		<b>\$390,496</b>	<b>\$0</b>	<b>\$390,496</b>	<b>\$58,574</b>	<b>\$0</b>	<b>\$449,070</b>
<b>Westwood Drive</b>							
WWD 2-SD	12" RCP CL III	\$11,120	\$0	\$11,120	\$1,668	\$0	\$12,788
WWD 2-SD	42" RCP CL III	\$64,400	\$0	\$64,400	\$9,660	\$0	\$74,060
WWD 2-SD	48" SD Manhole (saddle)	\$11,320	\$0	\$11,320	\$1,698	\$0	\$13,018
WWD 2-SD	Modified Type 'B' DI	\$19,000	\$0	\$19,000	\$2,850	\$0	\$21,850
WWD 2-SD	Type GOL-7 DI	\$25,000	\$0	\$25,000	\$3,750	\$0	\$28,750
WWD 2-SD	CCO 2 - MCI 001 - demo	\$1,988	\$0	\$1,988	\$298	\$0	\$2,287
WWD 2-SD	CCO 2 - MCI 003 - CIP DIs	\$10,611	\$0	\$10,611	\$1,592	\$0	\$12,203
WWD 2-SD	CCO 2 - MCI 008 - 6' of 12" RCP	\$2,222	\$0	\$2,222	\$333	\$0	\$2,555
WWD 3-SD	42" RCP CL III	\$64,400	\$0	\$64,400	\$9,660	\$0	\$74,060
WWD 3-SD	Modified Type 'B' DI	\$38,000	\$0	\$38,000	\$5,700	\$0	\$43,700
WWD 3-SD	Type 'F' DI	\$3,850	\$0	\$3,850	\$578	\$0	\$4,428
WWD 3-SD	CCO 2 - MCI 002 - JT conflict	\$22,261	\$0	\$22,261	\$3,339	\$0	\$25,601
WWD 3-SD	CCO 2 - MCI 003 - CIP DIs	\$3,979	\$0	\$3,979	\$597	\$0	\$4,576
<b>Subtotal Westwood Drive</b>		<b>\$278,152</b>	<b>\$0</b>	<b>\$278,152</b>	<b>\$41,723</b>	<b>\$0</b>	<b>\$319,876</b>

**Table B-9**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**Eagle Parcel 85 Backbone Facilities Constructed**

SPIF Improvement	Construction True-Up Costs (2023/24\$)						
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		15%	0%		
<i>Formula</i>	A	B	C = A+B	E = C*20%	F = C*10%	G = C+D+E+F	
<b>East Bidwell Street</b>							
EBS 4-SD	Demo & Abandon Ex Facilities	\$11,900	\$0	\$11,900	\$1,785	\$0	\$13,685
EBS 4-GD	Demo & Abandon Ex Facilities	\$28,900	\$0	\$28,900	\$4,335	\$0	\$33,235
EBS 4-GD	Adjust Ex SDMH rims	\$10,650	\$0	\$10,650	\$1,598	\$0	\$12,248
EBS 4-SD	12" RCP CL III	\$41,005	\$0	\$41,005	\$6,151	\$0	\$47,156
EBS 4-GD	12" RCP CL III	\$55,080	\$0	\$55,080	\$8,262	\$0	\$63,342
EBS 4-SD	15" RCP CL III	\$16,770	\$0	\$16,770	\$2,516	\$0	\$19,286
EBS 4-GD	15" RCP CL III	\$5,800	\$0	\$5,800	\$870	\$0	\$6,670
EBS 4-GD	18" RCP CL III	\$57,255	\$0	\$57,255	\$8,588	\$0	\$65,843
EBS 4-SD	42" RCP CL III	\$64,400	\$0	\$64,400	\$9,660	\$0	\$74,060
EBS 4-GD	42" RCP CL III	\$60,770	\$0	\$60,770	\$9,116	\$0	\$69,886
EBS 4-SD	48" SD Manhole	\$11,320	\$0	\$11,320	\$1,698	\$0	\$13,018
EBS 4-GD	48" SD Manhole	\$11,300	\$0	\$11,300	\$1,695	\$0	\$12,995
EBS 4-GD	60" SD Manhole	\$14,000	\$0	\$14,000	\$2,100	\$0	\$16,100
EBS 4-GD	72" SD Manhole	\$18,500	\$0	\$18,500	\$2,775	\$0	\$21,275
EBS 4-GD	96" SD Manhole	\$34,950	\$0	\$34,950	\$5,243	\$0	\$40,193
EBS 4-SD	Modified Type 'B' DI	\$19,000	\$0	\$19,000	\$2,850	\$0	\$21,850
EBS 4-SD	Type GOL-7 DI	\$25,000	\$0	\$25,000	\$3,750	\$0	\$28,750
EBS 4-SD	Type 'F' DI	\$3,850	\$0	\$3,850	\$578	\$0	\$4,428
EBS 4-SD	CCO 2 - MCI 010 - portion	\$25,940	\$0	\$25,940	\$3,891	\$0	\$29,831
	<b>Subtotal Westwood Drive</b>	<b>\$516,390</b>	<b>\$0</b>	<b>\$516,390</b>	<b>\$77,459</b>	<b>\$0</b>	<b>\$593,851</b>
<b>Placerville Road</b>							
PLCR 4	36" RCP CL III	\$99,000	\$0	\$99,000	\$14,850	\$0	\$113,850
PLCR 4	CCO 2 - MCI 004 - unknown util xing conflict	\$10,415	\$0	\$10,415	\$1,562	\$0	\$11,978
PLCR 4	CCO 2 - MCI 007 - JT xing conflict	\$17,460	\$0	\$17,460	\$2,619	\$0	\$20,079
	<b>Subtotal Westwood Drive</b>	<b>\$126,876</b>	<b>\$0</b>	<b>\$126,876</b>	<b>\$19,031</b>	<b>\$0</b>	<b>\$145,907</b>

**Table B-9**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**Eagle Parcel 85 Backbone Facilities Constructed**

SPIF Improvement	Construction True-Up Costs (2023/24\$)						
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		15%	0%		
<i>Formula</i>	A	B	C = A+B	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Hydromodification Basin No. 8</b>							
HMB #8	Fine Grade EOP to EOP (access road)	\$46,940	\$0	\$46,940	\$7,041	\$0	\$53,981
HMB #8	3"AC over 6" AB (access road)	\$152,550	\$0	\$152,550	\$22,883	\$0	\$175,433
HMB #8	Concrete Spillway (AB only)	\$8,000	\$0	\$8,000	\$1,200	\$0	\$9,200
HMB #8	12" Rip Rap x 2.5' deep	\$96,120	\$0	\$96,120	\$14,418	\$0	\$110,538
HMB #8	Outlet Structure, Box Culvert & Wingwall (com	\$1,049,210	\$0	\$1,049,210	\$157,382	\$0	\$1,206,592
HMB #8	Concrete Spillway	\$59,200	\$0	\$59,200	\$8,880	\$0	\$68,080
HMB #8	Construction Entrance	\$5,000	\$0	\$5,000	\$750	\$0	\$5,750
HMB #8	Fiber Roll (access road)	\$40,000	\$0	\$40,000	\$6,000	\$0	\$46,000
HMB #8	CCO 3	\$59,364	\$0	\$59,364	\$8,905	\$0	\$68,268
HMB #8	CCO 8 Winterization	\$26,544	\$0	\$26,544	\$3,982	\$0	\$30,526
HMB #8	CCO 12 - Outlet, Box Culvert & Wingwall	\$1,180	\$0	\$1,180	\$177	\$0	\$1,357
HMB #8	#605 Winterization	\$2,700	\$0	\$2,700	\$405	\$0	\$3,105
HMB #8	#607 SWPPP	\$4,866	\$0	\$4,866	\$730	\$0	\$5,596
HMB #8	#608 Rough Grade	\$108	\$0	\$108	\$16	\$0	\$124
HMB #8	#609 Grading	\$11,987	\$0	\$11,987	\$1,798	\$0	\$13,785
HMB #8	Rough Grade (Payapp 8)	\$212,197	\$0	\$212,197	\$31,830	\$0	\$244,026
HMB #8	Winterization (Payapp 8 line 27.00)	\$41,588	\$0	\$41,588	\$6,238	\$0	\$47,826
	<b>Subtotal HMB No. 8</b>	<b>\$1,817,553</b>	<b>\$0</b>	<b>\$1,817,553</b>	<b>\$272,633</b>	<b>\$0</b>	<b>\$2,090,187</b>
	<b>Subtotal Storm Drain</b>	<b>\$3,129,466</b>	<b>\$0</b>	<b>\$3,129,466</b>	<b>\$469,420</b>	<b>\$0</b>	<b>\$3,598,891</b>
<b>Habitat</b>							
	Floodplain Mosaic Wetland credits	\$406,500	\$0	\$406,500	\$0	\$0	\$406,500
	Wildlands Vernal Pool creation credits	\$12,000	\$0	\$12,000	\$0	\$0	\$12,000
	Gill Ranch Swainson's Hawk Foraging Habitat (34.55ac)	\$244,294	\$0	\$244,294	\$0	\$0	\$244,294
	Trees - Eight (8) Year Maint. Period	\$48,000	\$0	\$48,000	\$0	\$0	\$48,000
	<b>Subtotal Habitat</b>	<b>\$710,794</b>	<b>\$0</b>	<b>\$710,794</b>	<b>\$0</b>	<b>\$0</b>	<b>\$710,794</b>
	<b>Total Facilities</b>	<b>\$12,505,761</b>	<b>\$0</b>	<b>\$12,505,761</b>	<b>\$1,769,245</b>	<b>\$0</b>	<b>\$14,275,032</b>

Source: SPIF Nexus Study FY 2019-2020 Update; MacKay & Soms; Eagle Commercial Properties; EPS.

[1] Reflects the estimated cost SMUD will charge for the installation of backbone electrical conductors.

**Table B-10**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**Toll Brothers at Folsom Ranch Backbone Facilities Reimbursement Analysis**

<b>Toll at Folsom Ranch</b> <b>Phase 1</b> <b>Reimbursement Analysis</b>
--------------------------------------------------------------------------------

Item	Phase 2 Construction Plan					Total	Percentage of Total	Allocation of Remaining Reimburse. Amount
	Mangini Parkway	Oak Avenue Parkway	Class 1 Trail	HMB No. 16	Combo Basin No.5			
<b>SPIF Infrastructure Fee Reimbursement</b>								
Initial Reimbursement Amount	-	-				\$24,411,051		
Remaining Reimbursement Amount [1]	-	-				\$7,254,023		
Less SPIF Infrastructure Fee Payments	-	-				\$0		
<b>Net Remaining Reimbursement Amount</b>	-	-				<b>\$7,254,023</b>		
<b>SPIF Facility Cost Estimate [4]</b>								
<b>Roadways</b>								
Rough Grading	\$3,907,525	\$705,004	\$0	\$0	\$0	\$4,612,529	18.9%	\$1,370,666
Backbone Roadways	\$5,118,843	\$666,160	\$0	\$0	\$0	\$5,785,003	23.7%	\$1,719,080
Railroad Crossings	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
City Fiber Optic & Traffic Control System	\$109,845	\$72,587	\$0	\$0	\$0	\$182,432	0.7%	\$54,212
Signalized Intersections & Improvements	\$1,020,660	\$0	\$0	\$0	\$0	\$1,020,660	4.2%	\$303,301
Open Space Vehicular Access Barrier	\$24,064	\$0	\$0	\$0	\$0	\$24,064	0.1%	\$7,151
Off-Site Roadway Improvements	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
Trail	\$0	\$0	\$331,853	\$0	\$0	\$331,853	1.4%	\$98,614
<b>Subtotal Phase 1 Roadways</b>	<b>\$10,180,937</b>	<b>\$1,443,751</b>	<b>\$331,853</b>	<b>\$0</b>	<b>\$0</b>	<b>\$11,956,541</b>	<b>49.0%</b>	<b>\$3,553,024</b>
<b>Dry Utility System</b>	\$1,373,338	\$804,322	\$0	\$0	\$0	\$2,177,660	8.9%	\$647,117
<b>Potable Water System</b>	\$2,195,462	\$385,126	\$0	\$0	\$0	\$2,580,588	10.6%	\$766,851
<b>Off-Site Water System</b>	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Recycled Water System</b>	\$1,192,951	\$319,016	\$0	\$0	\$0	\$1,511,967	6.2%	\$449,298
<b>Sanitary Sewer System</b>	\$0	\$288,225	\$0	\$0	\$0	\$288,225	1.2%	\$85,649
<b>Storm Drain System</b>	\$1,886,644	\$1,930,370	\$0	\$1,842,628	143,309	\$5,802,951	23.8%	\$1,724,413
<b>Habitat Mitigation [5]</b>	\$93,119	\$0	\$0	\$0	\$0	\$93,119	0.4%	\$27,671
<b>Total Phase 2 Costs</b>	<b>\$16,922,451</b>	<b>\$5,170,810</b>	<b>\$331,853</b>	<b>\$1,842,628</b>	<b>\$143,309</b>	<b>\$24,411,051</b>	<b>149.0%</b>	<b>\$7,254,023</b>

Source: SPIF Nexus Study FY 2019-2020 Update; MacKay & Soms; Toll Brothers; EPS.

[1] Remaining reimbursement amount current as of July 1, 2025.

**Table B-11**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**Toll Brothers at Folsom Ranch Backbone Facilities Constructed**

SPIF Improvement		Construction Make-Up Costs (2023/24\$)						Total
		Construction Make-Up Costs	SPIF Escalation	Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	
<i>Assumption</i>			0.00%		50%	15%	20%	
<i>Formula</i>		A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F
<b>Backbone Roadway Rough Grading</b>								
<b><i>Mangini Parkway</i></b>								
MP 2-GD	Clearing & Grubbing (Sta 150+20 to Sta 169+50)	\$20,160	\$0	\$20,160	\$0	\$3,024	\$4,032	\$27,216
MP 2-GD	Rough Grade Excavation (Sta 150+20 to Sta 169+50)	\$543,492	\$0	\$543,492	\$0	\$81,524	\$108,698	\$733,714
MP 2-GD	Erosion Control (Sta 150+20 to Sta 169+50)	\$50,400	\$0	\$50,400	\$0	\$7,560	\$10,080	\$68,040
MP 3-GD	Clearing & Grubbing (Sta 169+50 to Sta 191+80)	\$29,160	\$0	\$29,160	\$0	\$4,374	\$5,832	\$39,366
MP 3-GD	Rough Grade Excavation (Sta 169+50 to Sta 191+80)	\$4,383	\$0	\$4,383	\$0	\$657	\$877	\$5,917
MP 3-GD	Rough Grade Import (Sta 169+50 to Sta 191+80)	\$2,173,968	\$0	\$2,173,968	\$0	\$326,095	\$434,794	\$2,934,857
MP 3-GD	Erosion Control (Sta 169+50 to Sta 191+80)	\$72,900	\$0	\$72,900	\$0	\$10,935	\$14,580	\$98,415
<b>Subtotal Mangini Parkway</b>		\$0	<b>\$0</b>	<b>\$2,894,463</b>	<b>\$0</b>	<b>\$434,169</b>	<b>\$578,893</b>	<b>\$3,907,525</b>

**Table B-11**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**Toll Brothers at Folsom Ranch Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)							
	Construction Make-Up Costs	SPIF Escalation	Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		50%	15%	20%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Oak Avenue Parkway</b>								
OAP 1-GD	Clearing & Grubbing (Sta 100+30 to Sta 119+00)	\$18,970	\$0	\$18,970	\$0	\$2,845	\$3,794	\$25,609
OAP 1-GD	Rough Grade Excavation (Sta 100+30 to Sta 119+00)	\$455,832	\$0	\$455,832	\$0	\$68,375	\$91,166	\$615,373
OAP 1-GD	Erosion Control (Sta 100+30 to Sta 119+00)	\$47,424	\$0	\$47,424	\$0	\$7,114	\$9,485	\$64,022
	<b>Subtotal Oak Avenue Parkway</b>	<b>\$522,226</b>	<b>\$0</b>	<b>\$522,226</b>	<b>\$0</b>	<b>\$78,334</b>	<b>\$104,445</b>	<b>\$705,004</b>
	<b>Subtotal Backbone Roadway Rough Grading</b>	<b>\$3,416,689</b>	<b>\$0</b>	<b>\$3,416,689</b>	<b>\$0</b>	<b>\$512,503</b>	<b>\$683,338</b>	<b>\$4,612,529</b>
<b>Backbone Roadways</b>								
<b>Mangini Parkway</b>								
MP 2	Mangini Parkway (Sta 150+20 to Sta 169+50)	\$821,992	\$0	\$821,992	\$0	\$123,299	\$164,398	\$1,109,689
MP 3	Mangini Parkway (Sta 169+50 to Sta 182+40)1	\$552,623	\$0	\$552,623	\$0	\$82,893	\$110,525	\$746,041
MP3	Alder Creek Bridge Roadway Improvements	\$1,500,000	\$0	\$1,500,000	\$0	\$225,000	\$300,000	\$2,025,000
MP4	Class 1 Trail Undercrossing	\$917,121	\$0	\$917,121	\$0	\$137,568	\$183,424	\$1,238,113
	<b>Subtotal Mangini Parkway</b>	<b>\$3,791,736</b>	<b>\$0</b>	<b>\$3,791,736</b>	<b>\$0</b>	<b>\$568,760</b>	<b>\$758,347</b>	<b>\$5,118,843</b>
<b>Oak Avenue Parkway</b>								
OAP 1	Oak Avenue Parkway (Sta 100+30 to Sra 119+00)	\$493,452	\$0	\$493,452	\$0	\$74,018	\$98,690	\$666,160
	<b>Subtotal Oak Avenue Par.</b>	<b>\$493,452</b>	<b>\$0</b>	<b>\$493,452</b>	<b>\$0</b>	<b>\$74,018</b>	<b>\$98,690</b>	<b>\$666,160</b>
	<b>Subtotal Backbone Roadways</b>	<b>\$4,285,188</b>	<b>\$0</b>	<b>\$4,285,188</b>	<b>\$0</b>	<b>\$642,778</b>	<b>\$857,038</b>	<b>\$5,785,003</b>

**Table B-11**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**Toll Brothers at Folsom Ranch Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)							
	Construction Make-Up Costs	SPIF Escalation	Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		50%	15%	20%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>City Fiber Optic &amp; Traffic Control</b>								
<b><i>Mangini Parkway</i></b>								
MP2	Mangini Parkway (Sta 150+20 to Sta 169+50)(Condui	\$55,198	\$0	\$55,198	\$0	\$8,280	\$11,040	\$74,517
MP3	Mangini Parkway (Sta 169+50 to Sta 182+40)(Condui	\$26,169	\$0	\$26,169	\$0	\$3,925	\$5,234	\$35,328
<b>Subtotal Mangini Parkway</b>		<b>\$81,367</b>	<b>\$0</b>	<b>\$81,367</b>	<b>\$0</b>	<b>\$12,205</b>	<b>\$16,273</b>	<b>\$109,845</b>
<b><i>Oak Avenue Parkway</i></b>								
OAP 1	Oak Avenue Parkway (Sta 100+30 to Sta 119+00)(Co	\$53,768	\$0	\$53,768	\$0	\$8,065	\$10,754	\$72,587
<b>Subtotal Oak Avenue Parkway</b>		<b>\$53,768</b>	<b>\$0</b>	<b>\$53,768</b>	<b>\$0</b>	<b>\$8,065</b>	<b>\$10,754</b>	<b>\$72,587</b>
<b>Subtotal City Fiber Optic and Traffic Control</b>		<b>\$135,135</b>	<b>\$0</b>	<b>\$135,135</b>	<b>\$0</b>	<b>\$20,270</b>	<b>\$27,027</b>	<b>\$182,432</b>
<b>Signalized Intersections &amp; Improvements</b>								
<b><i>Mangini Parkway</i></b>								
INTX 10	Oak Avenue Parkway / Mangini Parkway (4-Way)	\$437,527	\$0	\$437,527	\$0	\$65,629	\$87,505	\$590,661
INTX 17	Oak Avenue Parkway / Mangini Parkway (4-Way)	\$318,518	\$0	\$318,518	\$0	\$47,778	\$63,704	\$429,999
<b>Subtotal Signalized Intersections &amp; Improvements</b>		<b>\$756,045</b>	<b>\$0</b>	<b>\$756,045</b>	<b>\$0</b>	<b>\$113,407</b>	<b>\$151,209</b>	<b>\$1,020,660</b>
<b>Open Space Vehicle Access Barrier</b>								
MP2	Mangini Parkway (Sta 150+20 to Sta 169+50)	\$2,081	\$0	\$2,081	\$0	\$312	\$416	\$2,809
MP3	Mangini Parkway (Sta 169+50 to Sta 182+40)	\$15,745	\$0	\$15,745	\$0	\$2,362	\$3,149	\$21,255
<b>Subtotal Open Space Vehicle Access Barrier</b>		<b>\$17,826</b>	<b>\$0</b>	<b>\$17,826</b>	<b>\$0</b>	<b>\$2,674</b>	<b>\$3,565</b>	<b>\$24,064</b>
<b>Trails</b>								
Class 1 Trail		\$245,817	\$0	\$245,817	\$0	\$36,873	\$49,163	\$331,853

**Table B-11**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**Toll Brothers at Folsom Ranch Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)								
	Construction Make-Up Costs	SPIF Escalation	Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	Total		
<i>Assumption</i>		0.00%		50%	15%	20%			
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F		
<b>Dry Utilities</b>									
<b>Mangini Parkway</b>									
MP 2-DU	Mangini Parkway (Sta 150+20 to Sta 169+50)		\$446,332	\$0	\$446,332	\$223,166	\$66,950	\$89,266	\$825,714
MP 3-DU	Mangini Parkway (169+50 to 191+80)		\$296,013	\$0	\$296,013	\$148,006	\$44,402	\$59,203	\$547,624
<b>Subtotal Mangini Parkway</b>			<b>\$742,345</b>	<b>\$0</b>	<b>\$742,345</b>	<b>\$371,172</b>	<b>\$111,352</b>	<b>\$148,469</b>	<b>\$1,373,338</b>
<b>Oak Avenue Parkway</b>			\$434,769	\$0	\$434,769	\$217,384	\$65,215	\$86,954	\$804,322
<b>Subtotal Dry Utilities</b>			<b>\$1,177,113</b>	<b>\$0</b>	<b>\$1,177,113</b>	<b>\$588,557</b>	<b>\$176,567</b>	<b>\$235,423</b>	<b>\$2,177,660</b>
<b>Potable Water</b>									
<b>Mangini Parkway</b>									
MP 2-W	Mangini Parkway (Sta 150+20 to Sta 169+50)		\$927,577	\$0	\$927,577	\$0	\$139,137	\$185,515	\$1,252,229
MP 3-W	Mangini Parkway (Sta 169+50 to Sta 182+30)		\$384,488	\$0	\$384,488	\$0	\$57,673	\$76,898	\$519,059
MP 3-W	Mangini Parkway (Sta 169+50 to Sta 182+30)		\$230,693	\$0	\$230,693	\$0	\$34,604	\$46,139	\$311,435
MP 2-W	Zone 3 to Zone 2 Pressure Reducing Station		\$83,510	\$0	\$83,510	\$0	\$12,527	\$16,702	\$112,739
<b>Subtotal Mangini Parkway</b>			<b>\$1,626,268</b>	<b>\$0</b>	<b>\$1,626,268</b>	<b>\$0</b>	<b>\$243,940</b>	<b>\$325,254</b>	<b>\$2,195,462</b>
<b>Oak Avenue Parkway</b>									
OAP 1-W	Oak Avenue Parkway (Sta 100+30 to Sta 119+00)		\$285,279	\$0	\$285,279	\$0	\$42,792	\$57,056	\$385,126
<b>Subtotal Oak Avenue Parkway</b>			<b>\$285,279</b>	<b>\$0</b>	<b>\$285,279</b>	<b>\$0</b>	<b>\$42,792</b>	<b>\$57,056</b>	<b>\$385,126</b>
<b>Subtotal Potable Water</b>			<b>\$1,911,547</b>	<b>\$0</b>	<b>\$1,911,547</b>	<b>\$0</b>	<b>\$286,732</b>	<b>\$382,309</b>	<b>\$2,580,588</b>
<b>Non-Potable Water</b>									
<b>Mangini Parkway</b>									
MP 2-NP	Mangini Parkway (Sta 150+20 to Sta 169+50)		\$481,091	\$0	\$481,091	\$0	\$72,164	\$96,218	\$649,473
MP 3-NP	Mangini Parkway (Sta 169+50 to Sta 182+30)		\$319,066	\$0	\$319,066	\$0	\$47,860	\$63,813	\$430,739
MP 2-NP	Zone 3 to Zone 2 Pressure Reducing Station		\$83,510	\$0	\$83,510	\$0	\$12,527	\$16,702	\$112,739
<b>Subtotal Mangini Parkway</b>			<b>\$883,667</b>	<b>\$0</b>	<b>\$883,667</b>	<b>\$0</b>	<b>\$132,550</b>	<b>\$176,733</b>	<b>\$1,192,951</b>

**Table B-11**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**Toll Brothers at Folsom Ranch Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)						
	Construction Make-Up Costs	SPIF Escalation	Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	Total
<i>Assumption</i>		0.00%		50%	15%	20%	
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F
<b>Oak Avenue Parkway</b>							
OAP 1- NP Oak Avenue Parkway (Sta 109+52 to Sta 119+00)	\$236,308	\$0	\$236,308	\$0	\$35,446	\$47,262	\$319,016
<b>Subtotal Oak Avenue Parkway</b>	<b>\$236,308</b>	<b>\$0</b>	<b>\$236,308</b>	<b>\$0</b>	<b>\$35,446</b>	<b>\$47,262</b>	<b>\$319,016</b>
<b>Subtotal Non-Potable Water</b>	<b>\$1,119,975</b>	<b>\$0</b>	<b>\$236,308</b>	<b>\$0</b>	<b>\$35,446</b>	<b>\$47,262</b>	<b>\$319,016</b>
<b>Sanitary Sewer System</b>							
<b>Oak Avenue Parkway</b>							
OAP 1-SS Oak Avenue Parkway (Sta 110+30 to Sta 118+60)	\$213,500	\$0	\$213,500	\$0	\$32,025	\$42,700	\$288,225
<b>Subtotal Oak Avenue Parkway</b>	<b>\$213,500</b>	<b>\$0</b>	<b>\$213,500</b>	<b>\$0</b>	<b>\$32,025</b>	<b>\$42,700</b>	<b>\$288,225</b>
<b>Subtotal Sewer</b>	<b>\$213,500</b>	<b>\$0</b>	<b>\$213,500</b>	<b>\$0</b>	<b>\$32,025</b>	<b>\$42,700</b>	<b>\$288,225</b>

**Table B-11  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment  
Toll Brothers at Folsom Ranch Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)							
	Construction Make-Up Costs	SPIF Escalation	Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		50%	15%	20%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Storm Drain</b>								
<b><i>Pipelines- Mangini Parkway</i></b>								
MP 2-SD	Mangini Parkway (Sta 150+20 to Sta 169+50)	\$285,096	\$0	\$285,096	\$0	\$42,764	\$57,019	\$384,880
MP 2-SD	Mangini Parkway (Sta 150+20 to Sta 169+50)	\$372,742	\$0	\$372,742	\$0	\$55,911	\$74,548	\$503,202
MP 3-SD	Mangini Parkway (Sta 169+50 to Sta 182+30)	\$588,307	\$0	\$588,307	\$0	\$88,246	\$117,661	\$794,214
MP 3-SD	60" Storm Drain Pipe Extended to HMB #16	\$112,826	\$0	\$112,826	\$0	\$16,924	\$22,565	\$152,315
MP 3-SD	60" Storm Drain Outfall Structure to HMB #16	\$38,543	\$0	\$38,543	\$0	\$5,781	\$7,709	\$52,033
	<b>Subtotal Mangini Parkway</b>	<b>\$1,397,515</b>	<b>\$0</b>	<b>\$1,397,515</b>	<b>\$0</b>	<b>\$209,627</b>	<b>\$279,503</b>	<b>\$1,886,644</b>

**Table B-11  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment  
Toll Brothers at Folsom Ranch Backbone Facilities Constructed**

		Construction Make-Up Costs (2023/24\$)						Total
		Construction Make-Up Costs	SPIF Escalation	Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	
<i>Assumption</i>			0.00%		50%	15%	20%	
<i>Formula</i>		A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F
<b>Oak Avenue Parkway</b>								
OAP 1-SD	Oak Avenue Parkway (Sta 100+30 to Sta 119+00)	\$844,495	\$0	\$844,495	\$0	\$126,674	\$168,899	\$1,140,068
OAP 1-SD	48" Storm Drain Pipe Extended to COMBO #5	\$553,290	\$0	\$553,290	\$0	\$82,993	\$110,658	\$746,941
OAP 1-SD	48" Storm Drain Outfall Structure to COMBO #5	\$32,119	\$0	\$32,119	\$0	\$4,818	\$6,424	\$43,361
<b>Subtotal Oak Avenue Parkway</b>		<b>\$1,429,903</b>	<b>\$0</b>	<b>\$1,429,903</b>	<b>\$0</b>	<b>\$214,486</b>	<b>\$285,981</b>	<b>\$1,930,370</b>
<b>HMB No. 16</b>								
HMB 16	Clearing & Grubbing	\$16,800	\$0	\$16,800	\$0	\$2,520	\$3,360	\$22,680
HMB 16	Excavation	\$262,980	\$0	\$262,980	\$0	\$39,447	\$52,596	\$355,023
HMB 16	Basin Finish Grading	\$134,400	\$0	\$134,400	\$0	\$20,160	\$26,880	\$181,440
HMB 16	60-inch RCP CL-IV Storm Drainage Pipeline	\$82,611	\$0	\$82,611	\$0	\$12,392	\$16,522	\$111,525
HMB 16	60-inch Storm Drain Outfall Structure	\$33,404	\$0	\$33,404	\$0	\$5,011	\$6,681	\$45,096
HMB 16	Detention Basin Outlet Control Structure - Large	\$563,571	\$0	\$563,571	\$0	\$84,536	\$112,714	\$760,821
HMB 16	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	\$26,985	\$0	\$26,985	\$0	\$4,048	\$5,397	\$36,430
HMB 16	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	\$85,067	\$0	\$85,067	\$0	\$12,760	\$17,013	\$114,840
HMB 16	Removable Bollards, Std. Dwg. LS-42	\$4,625	\$0	\$4,625	\$0	\$694	\$925	\$6,244
HMB 16	Rock Rip Rap	\$27,623	\$0	\$27,623	\$0	\$4,143	\$5,525	\$37,291
HMB 16	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	\$44,718	\$0	\$44,718	\$0	\$6,708	\$8,944	\$60,369
HMB 16	5-ft. Wide Concrete V-Gutter	\$13,875	\$0	\$13,875	\$0	\$2,081	\$2,775	\$18,731
HMB 16	Detention Basin Planting (Hydro-Seeding)	\$9,170	\$0	\$9,170	\$0	\$1,376	\$1,834	\$12,380
HMB 16	Construction Area Seeding (Hydro-Seeding)	\$4,480	\$0	\$4,480	\$0	\$672	\$896	\$6,048
HMB 16	Erosion Control (Construction SWPPP)	\$54,600	\$0	\$54,600	\$0	\$8,190	\$10,920	\$73,710
<b>Subtotal HMB No. 16</b>		<b>\$1,364,910</b>	<b>\$0</b>	<b>\$1,364,910</b>	<b>\$0</b>	<b>\$204,736</b>	<b>\$272,982</b>	<b>\$1,842,628</b>

**Table B-11**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**Toll Brothers at Folsom Ranch Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)								
	Construction Make-Up Costs	SPIF Escalation	Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	Total		
<i>Assumption</i>		0.00%		50%	15%	20%			
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F		
<b>Combination Basin No. 5</b>									
Combo 5	48-inch RCP CL-IV Storm Drainage Pipeline		\$75,320	\$0	\$75,320	\$0	\$11,298	\$15,064	\$101,682
Combo 5	48-inch Storm Drain Outfall Structure		\$30,835	\$0	\$30,835	\$0	\$4,625	\$6,167	\$41,627
	<b>Subtotal Combination Basin No. 5</b>		<b>\$106,155</b>	<b>\$0</b>	<b>\$106,155</b>	<b>\$0</b>	<b>\$15,923</b>	<b>\$21,231</b>	<b>\$143,309</b>
	<b>Subtotal Storm Drain</b>		<b>\$4,298,483</b>	<b>\$0</b>	<b>\$4,298,483</b>	<b>\$0</b>	<b>\$644,772</b>	<b>\$859,697</b>	<b>\$5,802,951</b>
<b>Habitat</b>									
	Vernal Pool		\$9,907	\$0	\$9,907	\$0	\$1,486	\$1,981	\$13,375
	Seasonal Wetland		\$381	\$0	\$381	\$0	\$57	\$76	\$514
	Seasonal Wetland Swale		\$16,385	\$0	\$16,385	\$0	\$2,458	\$3,277	\$22,120
	Foraging Habitat		\$42,304	\$0	\$42,304	\$0	\$6,346	\$8,461	\$57,110
	<b>Subtotal Habitat</b>		<b>\$68,977</b>	<b>\$0</b>	<b>\$68,977</b>	<b>\$0</b>	<b>\$10,347</b>	<b>\$13,795</b>	<b>\$93,119</b>
	<b>Total Facilities</b>		<b>\$17,646,293</b>	<b>\$0</b>	<b>\$17,646,293</b>	<b>\$588,557</b>	<b>\$2,646,944</b>	<b>\$3,529,259</b>	<b>\$24,411,051</b>

Source: SPIF Nexus Study FY 2019-2020 Update; MacKay & Soms; Toll Brothers; EPS.

**Table B-12  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment  
CMB Phase 1E Backbone Facilities Reimbursement Analysis**

<b>CMB Phase 1E Reimbursement Analysis</b>
------------------------------------------------

Item	Phase 2 Construction Plan			Percentage of Total	Allocation of Remaining Reimburse. Amount
	East Bidwell Street	HMB No. 8 Ph. 1	Total		
<b>SPIF Infrastructure Fee Reimbursement</b>					
Initial Reimbursement Amount	-		\$2,124,624		
Remaining Reimbursement Amount [1]	-		\$1,652,476		
Less SPIF Infrastructure Fee Payments	-		\$0		
<b>Net Remaining Reimbursement Amount</b>	-		<b>\$1,652,476</b>		
<b>SPIF Facility Cost Estimate [2]</b>					
<b>Phase 1 Roadways</b>					
Rough Grading	\$5,551	\$0	\$5,551	0.3%	\$5,659
Backbone Roadways	\$435,967	\$0	\$435,967	26.9%	\$444,476
Railroad Crossings	\$0	\$0	\$0	0.0%	\$0
City Fiber Optic & Traffic Control System	\$56,102	\$0	\$56,102	3.5%	\$57,197
Signalized Intersections & Improvements	\$500,719	\$0	\$500,719	30.9%	\$510,492
Open Space Vehicular Access Barrier	\$0	\$0	\$0	0.0%	\$0
Off-Site Roadway Improvements	\$0	\$0	\$0	0.0%	\$0
<b>Subtotal Phase 1 Roadways</b>	<b>\$998,339</b>	<b>\$0</b>	<b>\$998,339</b>	<b>61.6%</b>	<b>\$1,017,824</b>
<b>Dry Utility System</b>	\$0	\$0	\$0	0.0%	\$0
<b>Potable Water System</b>	\$0	\$0	\$0	0.0%	\$0
<b>Off-Site Water System</b>	\$0	\$0	\$0	0.0%	\$0
<b>Recycled Water System</b>	\$0	\$0	\$0	0.0%	\$0
<b>Sanitary Sewer System</b>	\$0	\$0	\$0	0.0%	\$0
<b>Storm Drain System</b>	\$0	\$622,503	\$622,503	38.4%	\$634,653
<b>Habitat Mitigation [5]</b>	\$0	\$0	\$0	0.0%	\$0
<b>Total Phase 2 Costs</b>	<b>\$998,339</b>	<b>\$622,503</b>	<b>\$1,620,842</b>	<b>100.0%</b>	<b>\$1,652,477</b>

Source: SPIF Nexus Study FY 2019-20 Update; MacKay & Somps; EPS.

[1] Remaining reimbursement amount current as of July 1, 2025.

[2] Unless otherwise noted, based on the SPIF Infrastructure cost estimates from the SPIF Nexus Study FY 2019-2020 Update, escalated to 2023-24 dollars.

**Table B-13**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**CMB Phase 1E Backbone Facilities Constructed**

SPIF Improvement	SPIF Nexus Study FY 2019-2020 Update Costs						
	SPIF Nexus Study Construction	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	Total
<i>Assumption</i>		8.87%		50%	15%	20%	
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F
<b>Backbone Roadway Rough Grading</b>							
<b>East Bidwell Street</b>							
EBS 1A-GD Erosion Control	\$630	\$56	\$685	\$0	\$103	\$137	\$925
EBS 1A-GD Rough Grade	\$3,148	\$279	\$3,427	\$0	\$514	\$685	\$4,626
<b>Subtotal East Bidwell Street</b>	<b>\$3,777</b>	<b>\$335</b>	<b>\$4,112</b>	<b>\$0</b>	<b>\$617</b>	<b>\$822</b>	<b>\$5,551</b>
<b>Subtotal Backbone Roadway Rough Grading</b>	<b>\$3,777</b>	<b>\$335</b>	<b>\$4,112</b>	<b>\$0</b>	<b>\$617</b>	<b>\$822</b>	<b>\$5,551</b>
<b>Backbone Roadways</b>							
<b>East Bidwell Street</b>							
EBS 2A East Bidwell - Phase 1A frontage	\$296,627	\$26,311	\$322,938	\$0	\$48,441	\$64,588	\$435,967
EBS 2A East Bidwell - Phase 1A frontage	\$55,139	\$4,891	\$60,030	\$0	\$9,004	\$12,006	\$81,040
EBS 1B East Bidwell - Phase 1A frontage	\$188,736	\$16,741	\$205,477	\$0	\$30,822	\$41,095	\$277,394
EBS 1B East Bidwell - Phase 1A frontage	\$115,726	\$10,265	\$125,991	\$0	\$18,899	\$25,198	\$170,088
<b>Subtotal Backbone Roadways</b>	<b>\$656,229</b>	<b>\$58,207</b>	<b>\$714,436</b>	<b>\$0</b>	<b>\$107,165</b>	<b>\$142,887</b>	<b>\$964,489</b>
<b>City Fiber Optic &amp; Traffic Control</b>							
<b>East Bidwell Street</b>							
EBS 1A E Bidwell - South end	\$38,171	\$3,386	\$41,557	\$0	\$6,234	\$8,311	\$56,102
EBS 1B E Bidwell - Phase 1A south frontage	\$59,214	\$5,252	\$64,467	\$0	\$9,670	\$12,893	\$87,030
EBS 2A E Bidwell - Phase 1A north frontage	\$52,175	\$4,628	\$56,803	\$0	\$8,520	\$11,361	\$76,684
<b>Subtotal City Fiber Optic &amp; Traffic Control</b>	<b>\$149,561</b>	<b>\$13,266</b>	<b>\$162,827</b>	<b>\$0</b>	<b>\$24,424</b>	<b>\$32,565</b>	<b>\$219,816</b>
<b>Signalized Intersections &amp; Improvements</b>							
<b>East Bidwell Street</b>							
EBW & Southpointe Traffic Signal & Appurtnances (Regency Pkw)	\$340,684	\$30,219	\$370,903	\$0	\$55,635	\$74,181	\$500,719
<b>Storm Drain</b>							
<b>Hydromodification Basin</b>							
Hydro-Modification Basin No. 21	\$423,545	\$37,568	\$461,113	\$0	\$69,167	\$92,223	\$622,503
<b>Subtotal Storm Drain</b>	<b>\$423,545</b>	<b>\$37,568</b>	<b>\$461,113</b>	<b>\$0</b>	<b>\$69,167</b>	<b>\$92,223</b>	<b>\$622,503</b>
<b>Total Facilities</b>	<b>\$1,573,795</b>	<b>\$139,596</b>	<b>\$1,713,391</b>	<b>\$0</b>	<b>\$257,009</b>	<b>\$342,678</b>	<b>\$2,313,078</b>

Source: SPIF Nexus Study FY 2019-20 Update; MacKay & Somps; WRSR; EPS.

[1] Reflects the estimated cost SMUD will charge for the installation of backbone electrical conductors.

[2] Estimate does not include costs for the traffic signals.

**Table B-14  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment  
Russell Ranch Phase 2 Backbone Facilities Reimbursement Analysis**

<b>Russell Ranch Phase 2 Reimbursement Analysis</b>
---------------------------------------------------------

Item	Phase 2 Construction Plan							Total	Percentage of Total	Allocation of Remaining Reimburse. Amount
	Empire Ranch Road	Mangini Parkway	Folsom Heights Drive	Sanitary Sewer Lift Station	Hydro-Modification Basin No. 27	Detention Basin No.11				
<b>SPIF Infrastructure Fee Reimbursement</b>										
Initial Reimbursement Amount	-	-	-	-	-	-	-	\$17,817,463		
Remaining Reimbursement Amount [1]	-	-	-	-	-	-	-	\$18,410,785		
Less SPIF Infrastructure Fee Payments	-	-	-	-	-	-	-	\$0		
<b>Net Remaining Reimbursement Amount</b>	-	-	-	-	-	-	-	<b>\$18,410,785</b>		
<b>SPIF Facility Cost Estimate</b>										
<b>Phase 1 Roadways</b>										
Rough Grading	\$988,871	\$0	\$0	\$0	\$0	\$0	\$0	\$988,871	5.6%	\$1,021,800
Backbone Roadways	\$3,453,048	\$333,854	\$0	\$0	\$0	\$0	\$0	\$3,786,902	21.3%	\$3,913,006
Railroad Crossings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
City Fiber Optic & Traffic Control System	\$112,410	\$0	\$0	\$0	\$0	\$0	\$0	\$112,410	0.6%	\$116,153
Signalized Intersections & Improvements	\$1,054,557	\$0	\$0	\$0	\$0	\$0	\$0	\$1,054,557	5.9%	\$1,089,674
Open Space Vehicular Access Barrier	\$102,565	\$0	\$0	\$0	\$0	\$0	\$0	\$102,565	0.6%	\$105,980
Off-Site Roadway Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Subtotal Phase 1 Roadways</b>	<b>\$5,711,451</b>	<b>\$333,854</b>						<b>\$6,045,305</b>	<b>33.9%</b>	<b>\$6,246,613</b>
<b>Dry Utility System</b>	\$1,318,420	\$31,377	\$0	\$0	\$0	\$0	\$0	\$1,349,797	7.6%	\$1,394,745
<b>Potable Water System</b>	\$820,411	\$0	\$0	\$0	\$0	\$0	\$0	\$820,411	4.6%	\$847,731
<b>Off-Site Water System</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Recycled Water System</b>	\$296,026	\$0	\$0	\$0	\$0	\$0	\$0	\$296,026	1.7%	\$305,884
<b>Sanitary Sewer System</b>	\$430,487	\$0	\$78,062	\$2,639,916	\$0	\$0	\$0	\$3,148,465	17.7%	\$3,253,309
<b>Storm Drain System</b>	\$2,380,638	\$0	\$0	\$0	\$2,231,921	\$1,138,697	\$0	\$5,751,256	32.3%	\$5,942,773
<b>Habitat Mitigation</b>	\$406,203	\$0	\$0	\$0	\$0	\$0	\$0	\$406,203	2.3%	\$419,730
<b>Total Phase 2 Costs</b>	<b>\$11,363,636</b>	<b>\$365,231</b>	<b>\$78,062</b>	<b>\$2,639,916</b>	<b>\$2,231,921</b>	<b>\$1,138,697</b>	<b>\$0</b>	<b>\$17,817,463</b>	<b>100.0%</b>	<b>\$18,410,785</b>

Source: SPIF Nexus Study FY 2019-2020 Update; MacKay & Somps; MIC; TNHC; EPS.

[1] Reflects reimbursement balance as of July 1, 2025.

**Table B-15**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**Russell Ranch Phase 2 Backbone Facilities Constructed**

		<b>Construction Make-Up Costs (2023/24\$)</b>						
<b>SPIF Improvement</b>		Construction Make-Up Costs (FY23-24)	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	Total
<i>Assumption</i>			2.65%		0%	15%	0%	
<i>Formula</i>		A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F
<b>Backbone Roadway Rough Grading</b>								
<b>Empire Ranch Road</b>								
ERR 1-GD	Mobilization	\$12,770	\$338	\$13,108	\$0	\$1,966	\$0	\$15,075
ERR 1-GD	Clearing & Grubbing	\$5,375	\$142	\$5,517	\$0	\$828	\$0	\$6,345
ERR 1-GD	Tree Removal	\$8,250	\$219	\$8,469	\$0	\$1,270	\$0	\$9,739
ERR 1-GD	Rough Grade Import	\$304,950	\$8,081	\$313,031	\$0	\$46,955	\$0	\$359,986
ERR 1-GD	Erosion Control	\$2	\$0	\$2	\$0	\$0	\$0	\$2
ERR 2-GD	Mobilization	\$8,760	\$232	\$8,992	\$0	\$1,349	\$0	\$10,341
ERR 2-GD	Clearing & Grubbing	\$3,688	\$98	\$3,785	\$0	\$568	\$0	\$4,353
ERR 2-GD	Rough Grade Import	\$385,200	\$10,208	\$395,408	\$0	\$59,311	\$0	\$454,719
ERR 2-GD	Erosion Control	\$1	\$0	\$1	\$0	\$0	\$0	\$2
CCO #1	Over Excavation of Unsuitable Material	\$12,417	\$329	\$12,746	\$0	\$1,912	\$0	\$14,658
CCO #2	Plug & Drain Detail	\$96,276	\$2,551	\$98,827	\$0	\$14,824	\$0	\$113,651
<b>Subtotal Empire Ranch Road</b>		<b>\$837,689</b>	<b>\$22,199</b>	<b>\$859,887</b>	<b>\$0</b>	<b>\$128,983</b>	<b>\$0</b>	<b>\$988,871</b>

**Table B-15**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**Russell Ranch Phase 2 Backbone Facilities Constructed**

		Construction Make-Up Costs (2023/24\$)						
		Construction Make-Up Costs (FY23-24)	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	Total
<b>SPIF Improvement</b>								
<i>Assumption</i>			2.65%		0%	15%	0%	
<i>Formula</i>		A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F
<b>Backbone Roadways</b>								
<b>Empire Ranch Road</b>								
ERR 1-GD	Mobilization	\$48,000	\$1,272	\$49,272	\$0	\$7,391	\$0	\$56,663
ERR 1-GD	Clearing & Grubbing	\$1,750	\$46	\$1,796	\$0	\$269	\$0	\$2,066
ERR 1-RD	Subgrade Preparation	\$44,049	\$1,167	\$45,217	\$0	\$6,783	\$0	\$51,999
ERR 1-RD	3" Asphalt Concrete (Type 'B') (598 SF)	\$1,218	\$32	\$1,250	\$0	\$188	\$0	\$1,438
ERR 1-RD	10.5" Aggregate Base (Class 2)(598 SF)	\$1,548	\$41	\$1,589	\$0	\$238	\$0	\$1,827
ERR 1-RD	5.5" Asphalt Concrete (Type 'B')(65,017 SF)	\$243,663	\$6,457	\$250,120	\$0	\$37,518	\$0	\$287,638
ERR 1-RD	16" Aggregate Base (Class 2)(65,017 SF)	\$256,628	\$6,801	\$263,429	\$0	\$39,514	\$0	\$302,943
ERR 1-RD	Modified Type 2 Vertical Curb	\$84,420	\$2,237	\$86,657	\$0	\$12,999	\$0	\$99,656
ERR 1-RD	Modified Type 5 Median Curb	\$64,883	\$1,719	\$66,602	\$0	\$9,990	\$0	\$76,593
ERR 1-RD	Curb Ramps	\$10,000	\$265	\$10,265	\$0	\$1,540	\$0	\$11,805
ERR 1-RD	Sidewalk with 6" AB	\$76,950	\$2,039	\$78,989	\$0	\$11,848	\$0	\$90,838
ERR 1-RD	Median Landscaping	\$319,457	\$8,466	\$327,922	\$0	\$49,188	\$0	\$377,111
ERR 1-RD	Concrete Survey Monument	\$1,250	\$33	\$1,283	\$0	\$192	\$0	\$1,476
ERR 1-RD	Stripping & Signs	\$44,640	\$1,183	\$45,823	\$0	\$6,873	\$0	\$52,696
ERR 1-RD	Streetlight Conduit & Pull Boxes	\$55,870	\$1,481	\$57,351	\$0	\$8,603	\$0	\$65,953
ERR 1-RD	Streetlights	\$139,750	\$3,703	\$143,453	\$0	\$21,518	\$0	\$164,971
ERR 1-RD	Streetlight Service Pedestal	\$12,500	\$331	\$12,831	\$0	\$1,925	\$0	\$14,756
ERR 1-RD	4" Schedule 80 Sleeves	\$6,640	\$176	\$6,816	\$0	\$1,022	\$0	\$7,838
ERR 1-RD	6" Schedule 80 Sleeves	\$8,300	\$220	\$8,520	\$0	\$1,278	\$0	\$9,798
ERR 1-RD	26.5-ft Pipe Gate	\$9,500	\$252	\$9,752	\$0	\$1,463	\$0	\$11,215
ERR 2-RD	Mobilization	\$30,000	\$795	\$30,795	\$0	\$4,619	\$0	\$35,414
ERR 2-RD	Clearing & Grubbing	\$1,100	\$29	\$1,129	\$0	\$169	\$0	\$1,299
ERR 2-RD	Subgrade Preparation	\$33,329	\$883	\$34,212	\$0	\$5,132	\$0	\$39,343
ERR 2-RD	5.5" Asphalt Concrete (Type 'B')(49,484 SF)	\$185,451	\$4,914	\$190,365	\$0	\$28,555	\$0	\$218,920
ERR 2-RD	16" Aggregate Base (Class 2)(49,484 SF)	\$195,320	\$5,176	\$200,496	\$0	\$30,074	\$0	\$230,570
ERR 2-RD	Modified Type 1 Rolled Curb	\$1,176	\$31	\$1,207	\$0	\$181	\$0	\$1,388
ERR 2-RD	Modified Type 2 Vertical Curb	\$64,204	\$1,701	\$65,905	\$0	\$9,886	\$0	\$75,791
ERR 2-RD	Modified Type 5 Median Curb	\$50,370	\$1,335	\$51,705	\$0	\$7,756	\$0	\$59,461
ERR 2-RD	Curb Ramps	\$7,500	\$199	\$7,699	\$0	\$1,155	\$0	\$8,854

**Table B-15**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**Russell Ranch Phase 2 Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)							
	Construction Make-Up Costs (FY23-24)	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	Total	
<i>Assumption</i>		2.65%		0%	15%	0%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
ERR 2-RD	Sidewalk with 6" AB	\$53,505	\$1,418	\$54,923	\$0	\$8,238	\$0	\$63,161
ERR 2-RD	Median Landscaping	\$250,851	\$6,648	\$257,499	\$0	\$38,625	\$0	\$296,124
ERR 2-RD	Concrete Survey Monument	\$1,250	\$33	\$1,283	\$0	\$192	\$0	\$1,476
ERR 2-RD	Stripping & Signs	\$33,306	\$883	\$34,189	\$0	\$5,128	\$0	\$39,317
ERR 2-RD	Streetlight Conduit & Pull Boxes	\$44,400	\$1,177	\$45,577	\$0	\$6,836	\$0	\$52,413
ERR 2-RD	Streetlights	\$118,250	\$3,134	\$121,384	\$0	\$18,208	\$0	\$139,591
ERR 2-RD	4" Schedule 80 Sleeves	\$3,600	\$95	\$3,695	\$0	\$554	\$0	\$4,250
ERR 2-RD	6" Schedule 80 Sleeves	\$4,500	\$119	\$4,619	\$0	\$693	\$0	\$5,312
CCO #2	Remove Waddles & DI Protection	\$2,555	\$68	\$2,623	\$0	\$393	\$0	\$3,016
CCO #2	Additional Grading Outside Limits	\$2,822	\$75	\$2,897	\$0	\$435	\$0	\$3,331
CCO #3	AC & AB Trucking Fuel Surcharge	\$17,941	\$475	\$18,416	\$0	\$2,762	\$0	\$21,179
CCO #4	26.5-Ft Pipe Gate	\$9,500	\$252	\$9,752	\$0	\$1,463	\$0	\$11,215
CCO #4	Added Bollards per RFI 17	\$28,000	\$742	\$28,742	\$0	\$4,311	\$0	\$33,053
CCO #4	Added Type III Arrows per RFI 13	\$1,475	\$39	\$1,514	\$0	\$227	\$0	\$1,741
CCO #4	Added Stop Legend per RFI 13	\$225	\$6	\$231	\$0	\$35	\$0	\$266
CCO #4	Replace 24-inch Crosswalk Striping	\$750	\$20	\$770	\$0	\$115	\$0	\$885
CCO #4	Credit for Barricades not Installed	(\$4,960)	(\$131)	(\$5,091)	\$0	(\$764)	\$0	(\$5,855)
CCO #4	Add Barricades not in Contract	\$6,600	\$175	\$6,775	\$0	\$1,016	\$0	\$7,791
CCO #4	Add Sidewalk Barricades	\$4,675	\$124	\$4,799	\$0	\$720	\$0	\$5,519
CCO #4	Fix Concrete Damaged By SMUD	\$1,541	\$41	\$1,582	\$0	\$237	\$0	\$1,819
CCO #5	Additional Grading Outside Limits	\$6,677	\$177	\$6,854	\$0	\$1,028	\$0	\$7,882
CCO #5	Median Work on Rough Horse Way	\$4,465	\$118	\$4,583	\$0	\$687	\$0	\$5,271
CCO #5	AC Driveway	\$20,602	\$546	\$21,148	\$0	\$3,172	\$0	\$24,320
CCO #6	Signing & Stripping per RFI 15 REV1	\$30,324	\$804	\$31,128	\$0	\$4,669	\$0	\$35,797
<b>Subtotal Empire Ranch Road</b>		<b>\$2,642,320</b>	<b>\$70,021</b>	<b>\$2,712,341</b>	<b>\$0</b>	<b>\$406,851</b>	<b>\$0</b>	<b>\$3,119,194</b>
<b>Mangini Parkway Class 1 Trail</b>								
CL-1 T	Subgrade Preparation	\$22,804	\$604	\$23,408	\$0	\$3,511	\$0	\$26,919
CL-1 T	3" Asphalt Concrete (Type 'B')	\$83,685	\$2,218	\$85,903	\$0	\$12,885	\$0	\$98,788
CL-1 T	8" Aggregate Base (Class 2)	\$80,960	\$2,145	\$83,105	\$0	\$12,466	\$0	\$95,571
CL-1 T	4" Decomposed Granite Shoulder	\$81,494	\$2,160	\$83,653	\$0	\$12,548	\$0	\$96,201
CL-1 T	4" Dashed Yellow Stripe	\$8,841	\$234	\$9,075	\$0	\$1,361	\$0	\$10,436
CL-1 T	Trail Stop Bar & Marking	\$900	\$24	\$924	\$0	\$139	\$0	\$1,062
CL-1 T	10-ft Bike Path (6" PCC/6"AB) Mangini Pkwy	\$4,131	\$109	\$4,240	\$0	\$636	\$0	\$4,877
<b>Subtotal Mangini Parkway Class 1 Trail</b>		<b>\$282,814</b>	<b>\$7,495</b>	<b>\$290,309</b>	<b>\$0</b>	<b>\$43,546</b>	<b>\$0</b>	<b>\$333,854</b>
<b>Subtotal Backbone Roadways</b>		<b>\$2,925,134</b>	<b>\$77,516</b>	<b>\$3,002,650</b>	<b>\$0</b>	<b>\$450,397</b>	<b>\$0</b>	<b>\$3,453,048</b>

**Table B-15**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**Russell Ranch Phase 2 Backbone Facilities Constructed**

	Construction Make-Up Costs (2023/24\$)							
	Construction Make-Up Costs (FY23-24)	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	Total	
<b>SPIF Improvement</b>								
<i>Assumption</i>		2.65%		0%	15%	0%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>City Fiber Optic &amp; Traffic Control</b>								
<b>Empire Ranch Road</b>								
ERR 1-FO	Empire Ranch Road (109+70 to 129+30)	\$48,200	\$1,277	\$49,477	\$0	\$7,422	\$0	\$56,899
ERR 2-FO	Empire Ranch Road (129+30 to 145+60)	\$40,750	\$1,080	\$41,830	\$0	\$6,274	\$0	\$48,104
FHD 1-FO	Empire Ranch Road (129+30 to 145+60)	\$6,275	\$166	\$6,441	\$0	\$966	\$0	\$7,407
<b>Subtotal Empire Ranch Road</b>		<b>\$95,225</b>	<b>\$2,523</b>	<b>\$97,748</b>	<b>\$0</b>	<b>\$14,662</b>	<b>\$0</b>	<b>\$112,410</b>
<b>Signalized Intersections &amp; Improvements</b>								
<b>Intx. No 15 - Mangini Parkway and Empire Ranch Road</b>								
MP/ERR	Mobilization	\$22,000	\$583	\$22,583	\$0	\$3,387	\$0	\$25,970
MP/ERR	Clearing & Grubbing	\$775	\$21	\$796	\$0	\$119	\$0	\$915
MP/ERR	Subgrade Preparation	\$29,258	\$775	\$30,033	\$0	\$4,505	\$0	\$34,538
MP/ERR	Grind & Overlay	\$2,226	\$59	\$2,285	\$0	\$343	\$0	\$2,628
MP/ERR	4" Asphalt Concrete (Type 'B')(950 SF)	\$2,589	\$69	\$2,658	\$0	\$399	\$0	\$3,057
MP/ERR	12" Aggregate Base (Class 2)(950 SF)	\$2,812	\$75	\$2,887	\$0	\$433	\$0	\$3,319
MP/ERR	5.5" Asphalt Concrete (Type 'B')(43,255 SF)	\$162,110	\$4,296	\$166,405	\$0	\$24,961	\$0	\$191,366
MP/ERR	16" Aggregate Base (Class 2)(43,255 SF)	\$170,732	\$4,524	\$175,256	\$0	\$26,288	\$0	\$201,545
MP/ERR	Modified Type 2 Vertical Curb	\$50,260	\$1,332	\$51,592	\$0	\$7,739	\$0	\$59,331
MP/ERR	Modified Type 5 Median Curb	\$38,939	\$1,032	\$39,971	\$0	\$5,996	\$0	\$45,967
MP/ERR	Curb Ramps	\$10,000	\$265	\$10,265	\$0	\$1,540	\$0	\$11,805
MP/ERR	Sidewalk with 6" AB	\$49,433	\$1,310	\$50,742	\$0	\$7,611	\$0	\$58,354
MP/ERR	Median Landscaping	\$169,311	\$4,487	\$173,798	\$0	\$26,070	\$0	\$199,868
MP/ERR	Concrete Survey Monument	\$1,250	\$33	\$1,283	\$0	\$192	\$0	\$1,476
MP/ERR	Stripping & Signs	\$29,927	\$793	\$30,720	\$0	\$4,608	\$0	\$35,328
MP/ERR	Streetlight Conduit & Pull Boxes	\$33,300	\$882	\$34,182	\$0	\$5,127	\$0	\$39,310
MP/ERR	Streetlights	\$86,000	\$2,279	\$88,279	\$0	\$13,242	\$0	\$101,521
MP/ERR	Streetlight Service Pedestal	\$12,500	\$331	\$12,831	\$0	\$1,925	\$0	\$14,756
MP/ERR	2-3" Signal Conduit	\$8,750	\$232	\$8,982	\$0	\$1,347	\$0	\$10,329
MP/ERR	4" Schedule 80 Sleeves	\$4,960	\$131	\$5,091	\$0	\$764	\$0	\$5,855
MP/ERR	6" Schedule 80 Sleeves	\$6,200	\$164	\$6,364	\$0	\$955	\$0	\$7,319
<b>Subtotal Signalized Intersections &amp; Improvements</b>		<b>\$893,331</b>	<b>\$23,673</b>	<b>\$917,004</b>	<b>\$0</b>	<b>\$137,551</b>	<b>\$0</b>	<b>\$1,054,557</b>
<b>Open Space Vehicular Access Barrier</b>								
<b>Empire Ranch Road</b>								
ERR 1	Empire Ranch Road (109+75 to 129+30)	\$49,644	\$1,316	\$50,960	\$0	\$7,644	\$0	\$58,604
ERR 2	Empire Ranch Road (129+30 to 145+60)	\$37,240	\$987	\$38,227	\$0	\$5,734	\$0	\$43,961
<b>Subtotal Open Space Vehicular Access Barrier</b>		<b>\$86,884</b>	<b>\$2,302</b>	<b>\$89,186</b>	<b>\$0</b>	<b>\$13,378</b>	<b>\$0</b>	<b>\$102,565</b>
<b>Class 1 Trail</b>								
<b>Subtotal Class 1 Trail</b>		<b>\$282,814</b>	<b>\$7,495</b>	<b>\$290,309</b>	<b>\$0</b>	<b>\$43,546</b>	<b>\$0</b>	<b>\$333,854</b>

**Table B-15**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**Russell Ranch Phase 2 Backbone Facilities Constructed**

		Construction Make-Up Costs (2023/24\$)						
		Construction Make-Up Costs (FY23-24)	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	Total
<b>SPIF Improvement</b>								
<i>Assumption</i>			2.65%		0%	15%	0%	
<i>Formula</i>		A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F
<b>Dry Utilities</b>								
<b>Empire Ranch Road</b>								
ERR 1-DU	Empire Ranch Road (109+75 to 129+30)	\$666,791	\$17,670	\$684,461	\$0	\$102,669	\$0	\$787,130
ERR 2-DU	Empire Ranch Road (129+30 to 145+60)	\$450,065	\$11,927	\$461,991	\$0	\$69,299	\$0	\$531,290
<b>Subtotal Empire Ranch Road</b>		<b>\$1,116,855</b>	<b>\$29,597</b>	<b>\$1,146,452</b>	<b>\$0</b>	<b>\$171,968</b>	<b>\$0</b>	<b>\$1,318,420</b>
<b>Mangini Parkway</b>								
MP 8-DU	Mangini Parkway (Sta 300+25 to Sta 301+30)	\$26,580	\$704	\$27,284	\$0	\$4,093	\$0	\$31,377
<b>Subtotal Dry Utilities</b>		<b>\$1,143,435</b>	<b>\$30,301</b>	<b>\$1,173,736</b>	<b>\$0</b>	<b>\$176,060</b>	<b>\$0</b>	<b>\$1,349,797</b>
<b>Potable Water</b>								
<b>Empire Ranch Road</b>								
ERR 1-W	8" Water Main PVC C-900 CL235	\$72,384	\$1,918	\$74,302	\$0	\$11,145	\$0	\$85,448
ERR 1-W	12" Water Main PVC C-900 CL235	\$167,440	\$4,437	\$171,877	\$0	\$25,782	\$0	\$197,659
ERR 1-W	8" Gate Valve	\$14,250	\$378	\$14,628	\$0	\$2,194	\$0	\$16,822
ERR 1-W	12" Butterfly Valve	\$12,750	\$338	\$13,088	\$0	\$1,963	\$0	\$15,051
ERR 1-W	Fire Hydrant (6" Lead)	\$28,500	\$755	\$29,255	\$0	\$4,388	\$0	\$33,644
ERR 1-W	Fire Hydrant (8" Lead)	\$43,500	\$1,153	\$44,653	\$0	\$6,698	\$0	\$51,351
ERR 1-W	4" Blow-Off Valve	\$5,250	\$139	\$5,389	\$0	\$808	\$0	\$6,197
ERR 2-W	8" Water Main PVC C-900 CL235	\$28,512	\$756	\$29,268	\$0	\$4,390	\$0	\$33,658
ERR 2-W	12" Water Main PVC C-900 CL235	\$16,510	\$438	\$16,948	\$0	\$2,542	\$0	\$19,490
ERR 2-W	16" Water Main PVC C-905 CL235	\$208,936	\$5,537	\$214,473	\$0	\$32,171	\$0	\$246,644
ERR 2-W	8" Gate Valve	\$5,700	\$151	\$5,851	\$0	\$878	\$0	\$6,729
ERR 2-W	12" Butterfly Valve	\$8,500	\$225	\$8,725	\$0	\$1,309	\$0	\$10,034
ERR 2-W	16" Butterfly Valve	\$15,000	\$398	\$15,398	\$0	\$2,310	\$0	\$17,707
ERR 2-W	Fire Hydrant (6" Lead)	\$19,000	\$504	\$19,504	\$0	\$2,926	\$0	\$22,429
ERR 2-W	Fire Hydrant (8" Lead)	\$43,500	\$1,153	\$44,653	\$0	\$6,698	\$0	\$51,351
ERR 2-W	4" Blow-Off Valve	\$5,250	\$139	\$5,389	\$0	\$808	\$0	\$6,197
<b>Subtotal Potable Water</b>		<b>\$694,982</b>	<b>\$18,417</b>	<b>\$713,399</b>	<b>\$0</b>	<b>\$107,010</b>	<b>\$0</b>	<b>\$820,411</b>
<b>Non-Potable Water</b>								
<b>Empire Ranch Road</b>								
ERR 1-NP	6" Water Main PVC C-900 CL235	\$98,568	\$2,612	\$101,180	\$0	\$15,177	\$0	\$116,357
ERR 1-NP	8" Water Main PVC C-900 CL235	\$2,112	\$56	\$2,168	\$0	\$325	\$0	\$2,493
ERR 1-NP	6" Gate Valve	\$7,350	\$195	\$7,545	\$0	\$1,132	\$0	\$8,676
ERR 1-NP	8" Gate Valve	\$2,850	\$76	\$2,926	\$0	\$439	\$0	\$3,364
ERR 1-NP	4" Blow-Off Valve	\$4,500	\$119	\$4,619	\$0	\$693	\$0	\$5,312
ERR 1-NP	2" Irrigation Service	\$9,300	\$246	\$9,546	\$0	\$1,432	\$0	\$10,978
ERR 2-NP	8" Water Main PVC C-900 CL235	\$104,640	\$2,773	\$107,413	\$0	\$16,112	\$0	\$123,525
ERR 2-NP	8" Gate Valve	\$2,850	\$76	\$2,926	\$0	\$439	\$0	\$3,364
ERR 2-NP	2" Irrigation Service	\$18,600	\$493	\$19,093	\$0	\$2,864	\$0	\$21,957
<b>Subtotal Non-Potable Water</b>		<b>\$250,770</b>	<b>\$6,645</b>	<b>\$257,415</b>	<b>\$0</b>	<b>\$38,612</b>	<b>\$0</b>	<b>\$296,026</b>

**Table B-15**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**Russell Ranch Phase 2 Backbone Facilities Constructed**

	<b>Construction Make-Up Costs (2023/24\$)</b>							
	Construction Make-Up Costs (FY23-24)	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	Total	
<b>SPIF Improvement</b>								
<i>Assumption</i>		2.65%		0%	15%	0%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Sanitary Sewer</b>								
<b>Empire Ranch Road Pipeline</b>								
ERR 1-SS	8" Sanitary Sewer Pipe PVC SDR 26	\$110,968	\$2,941	\$113,909	\$0	\$17,086	\$0	\$130,995
ERR 1-SS	48" Sanitary Sewer Manhole	\$31,500	\$835	\$32,335	\$0	\$4,850	\$0	\$37,185
ERR 1-SS	48" Sanitary Sewer Manhole w/Epoxy	\$16,500	\$437	\$16,937	\$0	\$2,541	\$0	\$19,478
ERR 1-SS	60" Sanitary Sewer Manhole W/Epoxy	\$20,000	\$530	\$20,530	\$0	\$3,080	\$0	\$23,610
ERR 2-SS	8" Sanitary Sewer Pipe PVC SDR 26	\$143,704	\$3,808	\$147,512	\$0	\$22,127	\$0	\$169,639
ERR 2-SS	48" Sanitary Sewer Manhole	\$42,000	\$1,113	\$43,113	\$0	\$6,467	\$0	\$49,580
	<b>Subtotal Empire Ranch Road</b>	<b>\$364,672</b>	<b>\$9,664</b>	<b>\$374,336</b>	<b>\$0</b>	<b>\$56,150</b>	<b>\$0</b>	<b>\$430,487</b>
<b>Folsom Heights Drive (10+00 to 12+82)</b>								
FH 1-SS	8" Sanitary Sewer Pipe PVC SDR 26	\$33,968	\$900	\$34,868	\$0	\$5,230	\$0	\$40,098
FH 1-SS	10" Sanitary Sewer Pipe PVC SDR 26	\$5,160	\$137	\$5,297	\$0	\$795	\$0	\$6,091
FH 1-SS	48" Sanitary Sewer Manhole	\$10,500	\$278	\$10,778	\$0	\$1,617	\$0	\$12,395
FH 1-SS	48" Sanitary Sewer Manhole w/Epoxy	\$16,500	\$437	\$16,937	\$0	\$2,541	\$0	\$19,478
	<b>Subtotal Folsom Heights Drive</b>	<b>\$66,128</b>	<b>\$1,752</b>	<b>\$67,880</b>	<b>\$0</b>	<b>\$10,182</b>	<b>\$0</b>	<b>\$78,062</b>

**Table B-15**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**Russell Ranch Phase 2 Backbone Facilities Constructed**

	Construction Make-Up Costs (2023/24\$)							
	Construction Make-Up Costs (FY23-24)	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	Total	
<b>SPIF Improvement</b>								
<i>Assumption</i>		2.65%		0%	15%	0%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Russell Ranch Sanitary Sewer Lift Station</b>								
ERR 1-SLS	Lift Station	\$1,957,900	\$51,884	\$2,009,784	\$0	\$301,468	\$0	\$2,311,252
ERR 1-SLS	6" Fused PVC C900 DR 25 Force Main	\$187,600	\$4,971	\$192,571	\$0	\$28,886	\$0	\$221,457
ERR 1-SLS	6" Fused PVC C900 DR 25 Force Main	\$69,800	\$1,850	\$71,650	\$0	\$10,747	\$0	\$82,397
ERR 1-SLS	CO No. 1-Additional Keypad & Dual Goose N	\$1,117	\$30	\$1,147	\$0	\$172	\$0	\$1,319
ERR 1-SLS	Lupton Excavation CO-SMUD Transformer Pz	\$19,900	\$527	\$20,427	\$0	\$3,064	\$0	\$23,491
	<b>Subtotal Russell Ranch Sanitary Sewer Lift Station</b>	<b>\$2,236,317</b>	<b>\$59,262</b>	<b>\$2,295,579</b>	<b>\$0</b>	<b>\$344,337</b>	<b>\$0</b>	<b>\$2,639,916</b>
	<b>Subtotal Sanitary Sewer</b>	<b>\$2,667,117</b>	<b>\$70,679</b>	<b>\$2,737,796</b>	<b>\$0</b>	<b>\$410,669</b>	<b>\$0</b>	<b>\$3,148,465</b>
<b>Storm Drain</b>								
<b>Empire Ranch Road Pipeline</b>								
ERR 1-SD	12" RCP CL III Storm Drain Pipeline	\$75,800	\$2,009	\$77,809	\$0	\$11,671	\$0	\$89,480
ERR 1-SD	18" RCP CL III Storm Drain Pipeline	\$25,320	\$671	\$25,991	\$0	\$3,899	\$0	\$29,890
ERR 1-SD	24" RCP CL III Storm Drain Pipeline	\$15,340	\$407	\$15,747	\$0	\$2,362	\$0	\$18,108
ERR 1-SD	36" RCP CL III Storm Drain Pipeline	\$232,200	\$6,153	\$238,353	\$0	\$35,753	\$0	\$274,106
ERR 1-SD	42" RCP CL III Storm Drain Pipeline	\$56,000	\$1,484	\$57,484	\$0	\$8,623	\$0	\$66,107
ERR 1-SD	48" RCP CL III Storm Drain Pipeline	\$260,400	\$6,901	\$267,301	\$0	\$40,095	\$0	\$307,396
ERR 1-SD	54" RCP CL III Storm Drain Pipeline	\$34,300	\$909	\$35,209	\$0	\$5,281	\$0	\$40,490
ERR 1-SD	Type 'B' Drain Inlet	\$41,850	\$1,109	\$42,959	\$0	\$6,444	\$0	\$49,403
ERR 1-SD	Type 'GOL-7' Drain Inlet	\$31,400	\$832	\$32,232	\$0	\$4,835	\$0	\$37,067
ERR 1-SD	Type 'F' Drain Inlet	\$16,250	\$431	\$16,681	\$0	\$2,502	\$0	\$19,183
ERR 1-SD	60-inch Storm Drain Manhole	\$30,750	\$815	\$31,565	\$0	\$4,735	\$0	\$36,300
ERR 1-SD	72-inch Storm Drain Manhole	\$69,750	\$1,848	\$71,598	\$0	\$10,740	\$0	\$82,338
ERR 1-SD	84-inch Storm Drain Manhole	\$20,250	\$537	\$20,787	\$0	\$3,118	\$0	\$23,905
ERR 1-SD	96-inch Storm Drain Manhole	\$33,250	\$881	\$34,131	\$0	\$5,120	\$0	\$39,251
ERR 1-SD	8-ft x 8-ft Junction box	\$55,000	\$1,458	\$56,458	\$0	\$8,469	\$0	\$64,926
ERR 1-SD	18" Grouted Cobble Outfall Structure	\$40,000	\$1,060	\$41,060	\$0	\$6,159	\$0	\$47,219
ERR 1-SD	24" Grouted Cobble Outfall Structure	\$40,000	\$1,060	\$41,060	\$0	\$6,159	\$0	\$47,219
ERR 2-SD	12" RCP CL III Storm Drain Pipeline	\$75,500	\$2,001	\$77,501	\$0	\$11,625	\$0	\$89,126
ERR 2-SD	15" RCP CL III Storm Drain Pipeline	\$9,870	\$262	\$10,132	\$0	\$1,520	\$0	\$11,651
ERR 2-SD	18" RCP CL III Storm Drain Pipeline	\$15,480	\$410	\$15,890	\$0	\$2,384	\$0	\$18,274
ERR 2-SD	24" RCP CL III Storm Drain Pipeline	\$23,270	\$617	\$23,887	\$0	\$3,583	\$0	\$27,470
ERR 2-SD	30" RCP CL III Storm Drain Pipeline	\$293,300	\$7,772	\$301,072	\$0	\$45,161	\$0	\$346,233
ERR 2-SD	36" RCP CL III Storm Drain Pipeline	\$29,925	\$793	\$30,718	\$0	\$4,608	\$0	\$35,326
ERR 2-SD	48-inch Storm Drain Manhole	\$13,900	\$368	\$14,268	\$0	\$2,140	\$0	\$16,409
ERR 2-SD	60-inch Storm Drain Manhole	\$51,250	\$1,358	\$52,608	\$0	\$7,891	\$0	\$60,499
ERR 2-SD	72-inch Storm Drain Manhole	\$27,900	\$739	\$28,639	\$0	\$4,296	\$0	\$32,935
ERR 2-SD	84-inch Storm Drain Manhole	\$20,250	\$537	\$20,787	\$0	\$3,118	\$0	\$23,905
ERR 2-SD	Type 'B' Drain Inlet	\$37,200	\$986	\$38,186	\$0	\$5,728	\$0	\$43,914
ERR 2-SD	Type 'GOL-7' Drain Inlet	\$39,250	\$1,040	\$40,290	\$0	\$6,044	\$0	\$46,334
ERR 2-SD	Type 'F' Drain Inlet	\$26,000	\$689	\$26,689	\$0	\$4,003	\$0	\$30,692
ERR 2-SD	24" Grouted Cobble Outfall Structure	\$40,000	\$1,060	\$41,060	\$0	\$6,159	\$0	\$47,219
CCO #2	Remove & Replace 16-inch Pipe	\$14,940	\$396	\$15,336	\$0	\$2,300	\$0	\$17,636
CCO #2	Screened Rock Piles	\$17,701	\$469	\$18,170	\$0	\$2,725	\$0	\$20,895
CCO #2	Handle Excess Underground Spoils	\$203,081	\$5,382	\$208,463	\$0	\$31,269	\$0	\$239,732
	<b>Subtotal Empire Ranch Road</b>	<b>\$2,016,677</b>	<b>\$53,442</b>	<b>\$2,070,118</b>	<b>\$0</b>	<b>\$310,518</b>	<b>\$0</b>	<b>\$2,380,638</b>

**Table B-15**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**Russell Ranch Phase 2 Backbone Facilities Constructed**

	Construction Make-Up Costs (2023/24\$)						Total	
	Construction Make-Up Costs (FY23-24)	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency		
<b>SPIF Improvement</b>								
<i>Assumption</i>		2.65%		0%	15%	0%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Hydro-modification Basin No. 27</b>								
HMB 27	Mobilization	\$3,710	\$98	\$3,808	\$0	\$571	\$0	\$4,380
HMB 27	Clearing & Grubbing	\$1,563	\$41	\$1,604	\$0	\$241	\$0	\$1,844
HMB 27	Tree Removal	\$24,750	\$656	\$25,406	\$0	\$3,811	\$0	\$29,217
HMB 27	Rough Grade Excavation	\$37,450	\$992	\$38,442	\$0	\$5,766	\$0	\$44,209
HMB 27	Rough Grade Import	\$85,600	\$2,268	\$87,868	\$0	\$13,180	\$0	\$101,049
HMB 27	Subgrade Preparation	\$17,499	\$464	\$17,963	\$0	\$2,694	\$0	\$20,658
HMB 27	Basin Finish Grading	\$37,200	\$986	\$38,186	\$0	\$5,728	\$0	\$43,914
HMB 27	24" RCP CL III Storm Drain Pipeline	\$2,250	\$60	\$2,310	\$0	\$346	\$0	\$2,656
HMB 27	30" RCP CL III Storm Drain Pipeline	\$65,500	\$1,736	\$67,236	\$0	\$10,085	\$0	\$77,321
HMB 27	48" RCP CL III Storm Drain Pipeline w/30' CS	\$44,175	\$1,171	\$45,346	\$0	\$6,802	\$0	\$52,147
HMB 27	54" RCP CL III Storm Drain Pipeline	\$284,000	\$7,526	\$291,526	\$0	\$43,729	\$0	\$335,255
HMB 27	30" Storm Drain Outfall Structure- Drain 'Q'	\$80,000	\$2,120	\$82,120	\$0	\$12,318	\$0	\$94,438
HMB 27	48" Storm Drain Outfall Structure - Drain 'O'	\$100,000	\$2,650	\$102,650	\$0	\$15,398	\$0	\$118,048
HMB 27	54" Storm Drain Outfall Structure - Drain 'M'	\$75,000	\$1,988	\$76,988	\$0	\$11,548	\$0	\$88,536
HMB 27	60-inch Storm Drain Manhole	\$22,500	\$596	\$23,096	\$0	\$3,464	\$0	\$26,561
HMB 27	96-inch Storm Drain Manhole	\$29,500	\$782	\$30,282	\$0	\$4,542	\$0	\$34,824
HMB 27	8'x8' Storm Drain Junction Box	\$130,000	\$3,445	\$133,445	\$0	\$20,017	\$0	\$153,462
HMB 27	9'x9' Storm Drain Junction Box	\$80,000	\$2,120	\$82,120	\$0	\$12,318	\$0	\$94,438
HMB 27	Detention Basin Outlet Control Structure - Lar	\$425,000	\$11,263	\$436,263	\$0	\$65,439	\$0	\$501,702
HMB 27	12-ft Wide Concrete Access Ramp (Conc. On	\$42,500	\$1,126	\$43,626	\$0	\$6,544	\$0	\$50,170
HMB 27	12-ft Wide Concrete Access Ramp (AB Only)	\$4,608	\$122	\$4,730	\$0	\$710	\$0	\$5,440
HMB 27	12-ft Wide Basin Access Road (3"AC)	\$51,030	\$1,352	\$52,382	\$0	\$7,857	\$0	\$60,240
HMB 27	12-ft Wide Basin Access Road (7.5" AB)	\$46,280	\$1,226	\$47,506	\$0	\$7,126	\$0	\$54,632
HMB 27	Drainage Structure Rim & Frame Top out	\$3,650	\$97	\$3,747	\$0	\$562	\$0	\$4,309
HMB 27	Concrete Spillway (Conc. Only)	\$75,000	\$1,988	\$76,988	\$0	\$11,548	\$0	\$88,536
HMB 27	Concrete Spillway (AB Only)	\$6,624	\$176	\$6,800	\$0	\$1,020	\$0	\$7,819
HMB 27	Removable Bollards	\$10,500	\$278	\$10,778	\$0	\$1,617	\$0	\$12,395
HMB 27	Post & Cable Barrier	\$16,604	\$440	\$17,044	\$0	\$2,557	\$0	\$19,601
HMB 27	Rock Lined Swale	\$9,900	\$262	\$10,162	\$0	\$1,524	\$0	\$11,687
HMB 27	Grouted Cobble Overside Ditch	\$20,196	\$535	\$20,731	\$0	\$3,110	\$0	\$23,841
HMB 27	Detention Basin Planting (Hydro-Seeding)	\$3,050	\$81	\$3,131	\$0	\$470	\$0	\$3,600
HMB 27	Erosion Control (Construction SWPPP)	\$26,136	\$693	\$26,829	\$0	\$4,024	\$0	\$30,853
HMB 27	75% Share CCO # 1 Rip Rap at Outfalls & Sp	\$28,920	\$766	\$29,686	\$0	\$4,453	\$0	\$34,139
<b>Subtotal HMB 27</b>		<b>\$1,890,695</b>	<b>\$50,103</b>	<b>\$1,940,798</b>	<b>\$0</b>	<b>\$291,120</b>	<b>\$0</b>	<b>\$2,231,921</b>

**Table B-15**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**Russell Ranch Phase 2 Backbone Facilities Constructed**

	Construction Make-Up Costs (2023/24\$)						Total	
	Construction Make-Up Costs (FY23-24)	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency		
<b>SPIF Improvement</b>								
<i>Assumption</i>		2.65%		0%	15%	0%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Storm Drain Detention Basin No. 11</b>								
DB # 11	Mobilization	\$4,160	\$110	\$4,270	\$0	\$641	\$0	\$4,911
DB # 11	Clearing & Grubbing	\$1,750	\$46	\$1,796	\$0	\$269	\$0	\$2,066
DB # 11	Import	\$214,000	\$5,671	\$219,671	\$0	\$32,951	\$0	\$252,622
DB # 11	Subgrade Preparation	\$4,838	\$128	\$4,966	\$0	\$745	\$0	\$5,711
DB # 11	Basin Finish Grading	\$47,830	\$1,267	\$49,097	\$0	\$7,365	\$0	\$56,462
DB # 11	12" RCP CL III Storm Drain Pipeline	\$5,100	\$135	\$5,235	\$0	\$785	\$0	\$6,020
DB # 11	48" RCP CL III Storm Drain Pipeline w/60' CS	\$122,550	\$3,248	\$125,798	\$0	\$18,870	\$0	\$144,667
DB # 11	Type 'A' Drain Inlet	\$4,250	\$113	\$4,363	\$0	\$654	\$0	\$5,017
DB # 11	Twin 48-inch Storm Drain Outfall Structure	\$130,000	\$3,445	\$133,445	\$0	\$20,017	\$0	\$153,462
DB # 11	Detention Basin Outlet Control Structure - Lar	\$275,000	\$7,288	\$282,288	\$0	\$42,343	\$0	\$324,631
DB # 11	AC Dike	\$11,966	\$317	\$12,283	\$0	\$1,842	\$0	\$14,126
DB # 11	12-ft Wide Concrete Access Ramp (Conc. On	\$75,000	\$1,988	\$76,988	\$0	\$11,548	\$0	\$88,536
DB # 11	12-ft Wide Concrete Access Ramp (AB Only)	\$8,870	\$235	\$9,105	\$0	\$1,366	\$0	\$10,471
DB # 11	12-ft Wide Basin Access Road (3"AC)	\$9,240	\$245	\$9,485	\$0	\$1,423	\$0	\$10,908
DB # 11	12-ft Wide Basin Access Road (7.5" AB)	\$8,360	\$222	\$8,582	\$0	\$1,287	\$0	\$9,869
DB # 11	Detention Basin Planting (Hydro-Seeding)	\$2,820	\$75	\$2,895	\$0	\$434	\$0	\$3,329
DB # 11	Erosion Control (Construction SWPPP)	\$29,273	\$776	\$30,049	\$0	\$4,507	\$0	\$34,556
DB # 11	25% Share CCO # 1 Rip Rap at Outfalls & Sp	\$9,600	\$254	\$9,854	\$0	\$1,478	\$0	\$11,333
	<b>Subtotal Detention Basin 11</b>	<b>\$964,607</b>	<b>\$25,562</b>	<b>\$990,169</b>	<b>\$0</b>	<b>\$148,525</b>	<b>\$0</b>	<b>\$1,138,697</b>
	<b>Subtotal Storm Drain</b>	<b>\$4,871,978</b>	<b>\$129,107</b>	<b>\$5,001,086</b>	<b>\$0</b>	<b>\$750,163</b>	<b>\$0</b>	<b>\$5,751,256</b>
<b>Habitat Mitigation</b>								
	Seasonal Wetland (Floodplain Mosaic) (0.02 acres)	\$3,000	\$80	\$3,080	\$0	\$462	\$0	\$3,541
	Seasonal Wetland (Floodplain Mosaic) (0.27 acres)	\$40,500	\$1,073	\$41,573	\$0	\$6,236	\$0	\$47,809
	Intermittent Drainage (0.07 acres)	\$6,650	\$176	\$6,826	\$0	\$1,024	\$0	\$7,850
	SWHA Credits (45.93 acres)	\$293,952	\$7,790	\$301,742	\$0	\$45,261	\$0	\$347,003
	<b>Subtotal Storm Drain</b>	<b>\$344,102</b>	<b>\$9,119</b>	<b>\$353,221</b>	<b>\$0</b>	<b>\$52,983</b>	<b>\$0</b>	<b>\$406,203</b>
	<b>Total Facilities</b>	<b>\$14,810,647</b>	<b>\$392,482</b>	<b>\$15,203,129</b>	<b>\$0</b>	<b>\$2,280,469</b>	<b>\$0</b>	<b>\$17,483,609</b>

Source: SPIF Nexus Study FY 2019-2020 Update; MacKay & Soms; EPS.

[1] Reflects the estimated cost SMUD will charge for the installation of backbone electrical conductors.

[2] Estimate does not include costs for the traffic signals.

**Table B-16  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment  
Russell Ranch Phase 3 Backbone Facilities Reimbursement Analysis**

<b>Russell Ranch Phase 3 Reimbursement Analysis</b>
---------------------------------------------------------

Item	Phase 2 Construction Plan						Total	Percentage of Total	Allocation of Remaining Reimburse. Amount
	Scenic Vista Court	Russell Ranch Road	Placerville Road	Westwood Drive	Zone 4 Storage Tank				
<b>SPIF Infrastructure Fee Reimbursement</b>									
Initial Reimbursement Amount	-					-	\$1,304,979		
Remaining Reimbursement Amount [1]	-					-	\$1,348,435		
Less SPIF Infrastructure Fee Payments	-					-	\$0		
<b>Net Remaining Reimbursement Amount</b>	-					-	<b>\$1,348,435</b>		
<b>SPIF Facility Cost Estimate [4]</b>									
<b>Phase 1 Roadways</b>									
Rough Grading	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
Backbone Roadways	\$204,844	\$73,411	\$0	\$0	\$0	\$0	\$278,255	21.3%	\$287,521
Railroad Crossings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
City Fiber Optic & Traffic Control System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
Signalized Intersections & Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
Open Space Vehicular Access Barrier	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
Off-Site Roadway Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Subtotal Phase 1 Roadways</b>	<b>\$204,844</b>	<b>\$73,411</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$278,255</b>	<b>21.3%</b>	<b>\$287,521</b>
<b>Dry Utility System</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Potable Water System</b>	\$0	\$0	\$408,175	\$0	\$134,067	\$0	\$542,242	41.6%	\$560,299
<b>Off-Site Water System</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Recycled Water System</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Sanitary Sewer System</b>	\$0	\$0	\$0	\$374,151	\$0	\$0	\$374,151	28.7%	\$386,610
<b>Storm Drain System</b>	\$0	\$0	\$0	\$110,331	\$0	\$0	\$110,331	8.5%	\$114,005
<b>Habitat Mitigation</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Total Phase 2 Costs</b>	<b>\$204,844</b>	<b>\$73,411</b>	<b>\$408,175</b>	<b>\$484,482</b>	<b>\$134,067</b>	<b>\$0</b>	<b>\$1,304,979</b>	<b>100.0%</b>	<b>\$1,348,435</b>

Source: SPIF Nexus Study FY 2019-20 Update; MacKay & Somps; EPS.

[1] Reflects reimbursement balance as of July 1, 2025.

**Table B-17  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment  
Russell Ranch Phase 3 Backbone Facilities Constructed**

SPIF Improvement		Construction Make-Up Costs (2023/24\$)						Total
		Construction Make-Up Costs (FY 23-24)	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	
<i>Assumption</i>			2.65%		0%	15%	0%	
<i>Formula</i>		A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F
<b>Backbone Roadways</b>								
<b>Scenic Vista Court (Sta 34+15 to Sta 36+45)</b>								
SVC-1-RW	Subgrade Preparation	\$11,092	\$294	\$11,386	\$0	\$1,708	\$0	\$13,093
SVC-1-RW	3" AC over 10.5" AB	\$64,511	\$1,710	\$66,221	\$0	\$9,933	\$0	\$76,154
SVC-1-RW	Mountable Curb & Gutter	\$14,697	\$389	\$15,086	\$0	\$2,263	\$0	\$17,349
SVC-1-RW	Modified Type 2 Vertical Curb & Gutter	\$1,817	\$48	\$1,865	\$0	\$280	\$0	\$2,145
SVC-1-RW	5-Ft Wide Conc. Sidewalk with 6"AB	\$27,433	\$727	\$28,160	\$0	\$4,224	\$0	\$32,383
SVC-1-RW	Street Name Sign on Post	\$450	\$12	\$462	\$0	\$69	\$0	\$531
SVC-1-RW	Stop Sign on Street Name Post	\$450	\$12	\$462	\$0	\$69	\$0	\$531
SVC-1-RW	Streetlights	\$27,300	\$723	\$28,023	\$0	\$4,204	\$0	\$32,227
SVC-1-RW	1-Inch Water Service	\$13,725	\$364	\$14,089	\$0	\$2,113	\$0	\$16,202
SVC-1-RW	2-Inch Irrigation Service	\$6,250	\$166	\$6,416	\$0	\$962	\$0	\$7,378
SVC-1-RW	2 Combination Air/Vacuum Relief Valve	\$5,500	\$146	\$5,646	\$0	\$847	\$0	\$6,493
SVC-1-RW	CCO #1 Item 13: Concrete Materials Price Inc	\$303	\$8	\$311	\$0	\$47	\$0	\$358
<b>Subtotal Scenic Vista Court</b>		<b>\$173,528</b>	<b>\$4,598</b>	<b>\$178,126</b>	<b>\$0</b>	<b>\$26,719</b>	<b>\$0</b>	<b>\$204,844</b>
<b>Russell Ranch Road (15+80 to 180+00)</b>								
RRR-RD	Subgrade Preparation	\$4,392	\$116	\$4,508	\$0	\$676	\$0	\$5,185
RRR-RD	3" AC over 10.5" AB	\$24,577	\$651	\$25,228	\$0	\$3,784	\$0	\$29,012
RRR-RD	Modified Type 2 Vertical Curb	\$8,418	\$223	\$8,641	\$0	\$1,296	\$0	\$9,937
RRR-RD	5-Ft Wide Conc. Sidewalk with 6"AB	\$7,293	\$193	\$7,486	\$0	\$1,123	\$0	\$8,609
RRR-RD	Streetlights	\$13,650	\$362	\$14,012	\$0	\$2,102	\$0	\$16,113
RRR-RD	4" Schedule 80 Sleeves	\$2,500	\$66	\$2,566	\$0	\$385	\$0	\$2,951
RRR-RD	6" Schedule 80 Sleeves	\$1,250	\$33	\$1,283	\$0	\$192	\$0	\$1,476
RRR-RD	CCO #1 Item 13: Concrete Materials Price Inc	\$109	\$3	\$112	\$0	\$17	\$0	\$128
<b>Subtotal Russell Ranch Road</b>		<b>\$62,189</b>	<b>\$1,648</b>	<b>\$63,837</b>	<b>\$0</b>	<b>\$9,575</b>	<b>\$0</b>	<b>\$73,411</b>
<b>Subtotal Backbone Roadways</b>		<b>\$235,716</b>	<b>\$6,246</b>	<b>\$241,963</b>	<b>\$0</b>	<b>\$36,294</b>	<b>\$0</b>	<b>\$278,255</b>

**Table B-17**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**Russell Ranch Phase 3 Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)							
	Construction Make-Up Costs (FY 23-24)	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	Total	
<i>Assumption</i>		2.65%		0%	15%	0%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Potable Water</b>								
<b>Placerville Road Corridor (Sta 52+40 to Sta 78+30)</b>								
PRC-4-W	16" Water Main PVC C-905 CL 235	\$201,825	\$5,348	\$207,173	\$0	\$31,076	\$0	\$238,249
PRC-4-W	16" Butterfly Valves	\$25,000	\$663	\$25,663	\$0	\$3,849	\$0	\$29,512
PRC-4-W	6" Blow-Off Valve	\$5,650	\$150	\$5,800	\$0	\$870	\$0	\$6,670
PRC-4-W	2" Combination Air/Vacuum Relief Valve	\$11,000	\$292	\$11,292	\$0	\$1,694	\$0	\$12,985
PRC-4-W	CCO #1 Item 11: Water Materials Price Incre:	\$49,157	\$1,303	\$50,460	\$0	\$7,569	\$0	\$58,029
PRC-4-W	CCO #1 Item 6: Relocate Existing Fiber Optic	\$53,139	\$1,408	\$54,547	\$0	\$8,182	\$0	\$62,730
	<b>Subtotal Placerville Road</b>	<b>\$345,771</b>	<b>\$9,163</b>	<b>\$354,934</b>	<b>\$0</b>	<b>\$53,240</b>	<b>\$0</b>	<b>\$408,175</b>
<b>Zone 4 Storage Tank - Site Preparation &amp; Utility Extensions</b>								
	Mobilization/Demobilization (2% of Total)	\$1,145	\$30	\$1,176	\$0	\$176	\$0	\$1,352
	Clearing & Grubbing	\$422	\$11	\$433	\$0	\$65	\$0	\$498
	Pad Construction (Portion)	\$42,800	\$1,134	\$43,934	\$0	\$6,590	\$0	\$50,524
	Dry Utility Service	\$4,500	\$119	\$4,619	\$0	\$693	\$0	\$5,312
	1-Inch Metered Water Service	\$1,525	\$40	\$1,565	\$0	\$235	\$0	\$1,800
	2-Inch Non-Potable Irrigation Service	\$6,250	\$166	\$6,416	\$0	\$962	\$0	\$7,378
	Reseeding (Hydro-Seeding)	\$1,764	\$47	\$1,811	\$0	\$272	\$0	\$2,082
	CCO # 1 Item No.4: City Fiber Optic Conduit to Zone 4 Tank Site	\$55,165	\$1,462	\$56,627	\$0	\$8,494	\$0	\$65,121
	<b>Subtotal Z4 Storage Tank</b>	<b>\$113,571</b>	<b>\$3,010</b>	<b>\$116,580</b>	<b>\$0</b>	<b>\$17,487</b>	<b>\$0</b>	<b>\$134,067</b>
	<b>Subtotal Potable Water</b>	<b>\$459,342</b>	<b>\$12,173</b>	<b>\$471,515</b>	<b>\$0</b>	<b>\$70,727</b>	<b>\$0</b>	<b>\$542,242</b>

**Table B-17**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**Russell Ranch Phase 3 Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)							
	Construction Make-Up Costs (FY 23-24)	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	Total	
<i>Assumption</i>		2.65%		0%	15%	0%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Sanitary Sewer</b>								
<b>Westwood Drive (WWD 2-SS) Sanitary Sewer</b>								
WWD 2-SS	8" PVC SDR 26	\$1,800	\$48	\$1,848	\$0	\$277	\$0	\$2,125
WWD 2-SS	12" PVC SDR 26	\$134,000	\$3,551	\$137,551	\$0	\$20,633	\$0	\$158,184
WWD 2-SS	60" Sewer Manhole	\$54,000	\$1,431	\$55,431	\$0	\$8,315	\$0	\$63,746
WWD 2-SS	60" Epoxy Lined Sewer Manhole with	\$19,250	\$510	\$19,760	\$0	\$2,964	\$0	\$22,724
WWD 2-SS	8" Sewer Mahole Inside Drop Connections	\$7,000	\$186	\$7,186	\$0	\$1,078	\$0	\$8,263
WWD 2-SS	Adjust SSMH Rim to Grade	\$14,000	\$371	\$14,371	\$0	\$2,156	\$0	\$16,527
WWD 2-SS	CCO #1 Item 7: 100-Yr Storm Repairs	\$51,696	\$1,370	\$53,065	\$0	\$7,960	\$0	\$61,025
WWD 2-SS	CCO # 1 Item 10: Sewer Materials Price Incre	\$13,637	\$361	\$13,999	\$0	\$2,100	\$0	\$16,098
WWD 2-SS	Westwood Dr. SS False Bottoms, Re-TV SS	\$21,567	\$572	\$22,138	\$0	\$3,321	\$0	\$25,459
<b>Subtotal Sanitary Sewer</b>		<b>\$316,949</b>	<b>\$8,399</b>	<b>\$325,348</b>	<b>\$0</b>	<b>\$48,802</b>	<b>\$0</b>	<b>\$374,151</b>
<b>Storm Drain</b>								
<b>Westwood Drive (WWD 2-SS) Sanitary Sewer</b>								
WWD 2-SD	24" RCP CL III	\$7,360	\$195	\$7,555	\$0	\$1,133	\$0	\$8,688
WWD 2-SD	60" RCP CL III	\$5,504	\$146	\$5,650	\$0	\$847	\$0	\$6,497
WWD 2-SD	8'x8' Junction Box	\$77,800	\$2,062	\$79,862	\$0	\$11,979	\$0	\$91,841
WWD 2-SD	Adjust Rim to Grade	\$2,800	\$74	\$2,874	\$0	\$431	\$0	\$3,305
<b>Subtotal Storm Drain</b>		<b>\$93,464</b>	<b>\$2,477</b>	<b>\$95,941</b>	<b>\$0</b>	<b>\$14,391</b>	<b>\$0</b>	<b>\$110,331</b>
<b>Total Improvements</b>		<b>\$1,105,471</b>	<b>\$29,295</b>	<b>\$1,134,766</b>	<b>\$0</b>	<b>\$170,215</b>	<b>\$0</b>	<b>\$1,304,979</b>

Source: Mackay and Somps; EPS.

[1] Reflects the estimated cost SMUD will charge for the installation of backbone electrical conductors.

[2] Estimate does not include costs for the traffic signals.

**Table B-18**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**Elliot Homes Backbone Facilities Reimbursement Analysis**

<b>Elliott Homes Reimbursement Analysis</b>
-------------------------------------------------

Item	Phase 2 Construction Plan			Percentage of Total	Allocation of Remaining Reimburse. Amount
	Westwood Drive	Zone 4 Storage Tank	Total		
<b>SPIF Infrastructure Fee Reimbursement</b>					
Initial Reimbursement Amount	-	-	\$1,097,145		
Remaining Reimbursement Amount [1]	-	-	\$2,056,408		
Less SPIF Infrastructure Fee Payments	-	-	\$0		
<b>Net Remaining Reimbursement Amount</b>	-	-	<b>\$2,056,408</b>		
<b>SPIF Facility Cost Estimate</b>					
<b>Roadways</b>					
Rough Grading	\$0	\$0	\$0	0.0%	\$0
Backbone Roadways	\$382,007	\$0	\$382,007	19.2%	\$394,718
Railroad Crossings	\$215,050	\$0	\$215,050	10.8%	\$222,206
City Fiber Optic & Traffic Control System	\$0	\$0	\$0	0.0%	\$0
Signalized Intersections & Improvements	\$0	\$0	\$0	0.0%	\$0
Open Space Vehicular Access Barrier	\$0	\$0	\$0	0.0%	\$0
Off-Site Roadway Improvements	\$0	\$0	\$0	0.0%	\$0
<b>Subtotal Phase 1 Roadways</b>	<b>\$597,057</b>	<b>\$0</b>	<b>\$597,057</b>	<b>30.0%</b>	<b>\$616,924</b>
<b>Dry Utility System</b>	\$0	\$0	\$0	0.0%	\$0
<b>Potable Water System</b>	\$0	\$1,393,128	\$1,393,128	70.0%	\$1,439,484
<b>Off-Site Water System</b>	\$0	\$0	\$0	0.0%	\$0
<b>Recycled Water System</b>	\$0	\$0	\$0	0.0%	\$0
<b>Sanitary Sewer System</b>	\$0	\$0	\$0	0.0%	\$0
<b>Storm Drain System</b>	\$0	\$0	\$0	0.0%	\$0
<b>Habitat Mitigation</b>	\$0	\$0	\$0	0.0%	\$0
<b>Total Phase 2 Costs</b>	<b>\$597,057</b>	<b>\$1,393,128</b>	<b>\$1,990,185</b>	<b>100.0%</b>	<b>\$2,056,408</b>

Source: SPIF Nexus Study FY 2019-20 Update; MacKay & Soms; EPS.

[1] Reflects reimbursement balance as of July 1, 2025.

**Table B-19**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment**  
**Elliot Homes Backbone Facilities Reimbursement Analysis Detail**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)						
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	Total
<i>Assumption</i>		0.00%		50%	15%	0%	
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F
<b>Backbone Roadways</b>							
<b>Westwood Drive</b>							
WWD 3-RW	Clearing & Grubbing	\$150	\$0	\$150	\$0	\$23	\$173
WWD 3-RW	Mountable Curb & Gutter	\$2,162	\$0	\$2,162	\$0	\$324	\$2,486
WWD 3-RW	Modified Type 2 Vertical Curb	\$12,580	\$0	\$12,580	\$0	\$1,887	\$14,467
WWD 3-RW	Sidewalk (6" PCC) with 6"AB	\$18,885	\$0	\$18,885	\$0	\$2,833	\$21,718
WWD 3-RW	Sidewalk Curb Ramps	\$5,000	\$0	\$5,000	\$0	\$750	\$5,750
WWD 3-RW	4" AC over 8.5" AB	\$102,048	\$0	\$102,048	\$0	\$15,307	\$117,355
WWD 3-RW	2-4" & 2-6" Schedule 80 Sleeves	\$14,040	\$0	\$14,040	\$0	\$2,106	\$16,146
WWD 3-RW	Sidewalk Barricades	\$7,200	\$0	\$7,200	\$0	\$1,080	\$8,280
WWD 3-RW	Future RxR Crossing Signal Conduit	\$8,000	\$0	\$8,000	\$0	\$1,200	\$9,200
WWD 3-RW	Future RxR Crossing Signal Pull Boxes	\$7,525	\$0	\$7,525	\$0	\$1,129	\$8,654
WWD 3-RW	"No Passing Zone" Centerline Stripe (Detail 2	\$1,804	\$0	\$1,804	\$0	\$271	\$2,075
WWD 3-RW	"Bike Lane Line" Detail 39	\$775	\$0	\$775	\$0	\$116	\$891
WWD 3-RW	"Dashed Bike Lane Line" Detail 39A	\$62	\$0	\$62	\$0	\$9	\$71
WWD 3-RW	12" Stop Limit Line	\$205	\$0	\$205	\$0	\$31	\$236
WWD 3-RW	24" Stop Limit Line	\$340	\$0	\$340	\$0	\$51	\$391
WWD 3-RW	Continental Cross Walk	\$1,107	\$0	\$1,107	\$0	\$166	\$1,273
WWD 3-RW	"Stop Sign" on Post	\$1,640	\$0	\$1,640	\$0	\$246	\$1,886
WWD 3-RW	"Stop Sign" on Street Name Sign Post	\$155	\$0	\$155	\$0	\$23	\$178
WWD 3-RW	"Stop Sign" on Streetlight Post	\$285	\$0	\$285	\$0	\$43	\$328
WWD 3-RW	Removable Bollards	\$12,900	\$0	\$12,900	\$0	\$1,935	\$14,835
WWD 3-RW	"Do Not Stop of Tracks" Sign on Post	\$820	\$0	\$820	\$0	\$123	\$943
WWD 3-RW	"Railroad Warning" Sign on Post (W10-1)	\$410	\$0	\$410	\$0	\$62	\$472
WWD 3-RW	"Railroad Warning" Sign on Post (W10-2)	\$820	\$0	\$820	\$0	\$123	\$943
WWD 3-RW	"Trail Warning" Sign on Post	\$410	\$0	\$410	\$0	\$62	\$472
WWD 3-RW	"Arrow" Sign on Trail Warning Sign Post	\$155	\$0	\$155	\$0	\$23	\$178
WWD 3-RW	"Yield to Peds" Sign on Another Sign Post	\$310	\$0	\$310	\$0	\$47	\$357
WWD 3-RW	Street Name Sign on Post	\$410	\$0	\$410	\$0	\$62	\$472
WWD 3-RW	Railroad Crossing Pavement Markings	\$861	\$0	\$861	\$0	\$129	\$990
WWD 3-RW	Bike Trail "Stop" Pavement Markings	\$203	\$0	\$203	\$0	\$30	\$233
WWD 3-RW	"Bike Trail" Pavement Marking	\$86	\$0	\$86	\$0	\$13	\$99
WWD 3-RW	"Stop" Pavement Marking	\$406	\$0	\$406	\$0	\$61	\$467
WWD 3-RW	Thru/Left Turn Arrow Pavement Marking	\$92	\$0	\$92	\$0	\$14	\$106
WWD 3-RW	Thru/Right Turn Arrow Pavement Marking	\$166	\$0	\$166	\$0	\$25	\$191
WWD 3-RW	Right/Left Turn Arrow Pavement Marking	\$166	\$0	\$166	\$0	\$25	\$191
WWD 3-RW	Traffic Control	\$130,000	\$0	\$130,000	\$0	\$19,500	\$149,500
<b>Subtotal Backbone Roadways</b>		<b>\$332,178</b>	<b>\$0</b>	<b>\$332,178</b>	<b>\$0</b>	<b>\$49,827</b>	<b>\$382,007</b>

**Table B-19  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2025 Adjustment  
Elliot Homes Backbone Facilities Reimbursement Analysis Detail**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)							
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		50%	15%	0%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Railroad Crossings</b>								
<b>Westwood Drive</b>								
WWD 3-RxR	At-Grade Railroad Crossing (Concrete Track	\$187,000	\$0	\$187,000	\$0	\$28,050	\$0	\$215,050
<b>Potable Water</b>								
<b>Zone 4 Storage Tank</b>								
Clearing & Grubbing		\$1,386	\$0	\$1,386	\$0	\$208	\$0	\$1,594
Excavation		\$119,625	\$0	\$119,625	\$0	\$17,944	\$0	\$137,569
Basalite Retaining Wall		\$354,220	\$0	\$354,220	\$0	\$53,133	\$0	\$407,353
Top of Retaining Wall Gunite V-Ditch		\$71,100	\$0	\$71,100	\$0	\$10,665	\$0	\$81,765
Rock Lined Drainage Ditch		\$85,470	\$0	\$85,470	\$0	\$12,821	\$0	\$98,291
Rock Lined Overside Drainage Swale (50LF)		\$2,700	\$0	\$2,700	\$0	\$405	\$0	\$3,105
12-inch RCP CL III Storm Drain Pipe		\$24,130	\$0	\$24,130	\$0	\$3,620	\$0	\$27,750
24-inch RCP CL III Storm Drain Pipe		\$6,768	\$0	\$6,768	\$0	\$1,015	\$0	\$7,783
12-inch Storm Drain Flared End Section		\$6,600	\$0	\$6,600	\$0	\$990	\$0	\$7,590
24-inch Storm Drain Flared End Section		\$7,000	\$0	\$7,000	\$0	\$1,050	\$0	\$8,050
Modified Type 'B' Drain Inlet		\$36,600	\$0	\$36,600	\$0	\$5,490	\$0	\$42,090
48-inch Storm Drain Manhole		\$7,500	\$0	\$7,500	\$0	\$1,125	\$0	\$8,625
18-inch DIP CL 350 Water Pipeline w/Cathodic Protection		\$372,600	\$0	\$372,600	\$0	\$55,890	\$0	\$428,490
18-inch Butterfly Valve		\$62,400	\$0	\$62,400	\$0	\$9,360	\$0	\$71,760
3-inch Combination Air/Vacuum Release Valve		\$40,000	\$0	\$40,000	\$0	\$6,000	\$0	\$46,000
Reseeding (Hydro-Seeding)		\$8,316	\$0	\$8,316	\$0	\$1,247	\$0	\$9,563
Erosion Control (Construction SWPPP)		\$5,000	\$0	\$5,000	\$0	\$750	\$0	\$5,750
<b>Subtotal Z4 Storage Tank</b>		<b>\$1,211,415</b>	<b>\$0</b>	<b>\$1,211,415</b>	<b>\$0</b>	<b>\$181,712</b>	<b>\$0</b>	<b>\$1,393,128</b>
<b>Total Facilities</b>		<b>\$1,730,593</b>	<b>\$0</b>	<b>\$1,730,593</b>	<b>\$0</b>	<b>\$259,589</b>	<b>\$0</b>	<b>\$1,990,185</b>

Source: Mackay and Somps; EPS.

[1] Reflects the estimated cost SMUD will charge for the installation of backbone electrical conductors.  
[2] Estimate does not include costs for the traffic signals.



## **Appendix C:**

### **Reimbursement Agreement Balances**

Table C-1	Infrastructure Reimbursement Agreements Summary.....	C-1
Table C-2	Mangini Improvement Company (2 pages).....	C-2
Table C-3	Russell Ranch TNHC (2 pages).....	C-4
Table C-4	East Carpenter Improvement Company (ECIC) .....	C-6
Table C-5	Eagle Entities (Eagle Commercial, Eagle Office).....	C-7
Table C-6	Gragg Ranch Recovery Acquisition.....	C-8
Table C-7	City of Folsom .....	C-9
Table C-8	Folsom Real Estate South, LLC (FRES).....	C-10
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Table C-16	Elliott Homes, Inc.....	C-18

Table C-1  
City of Folsom  
SPIF Credit/Reimbursement Tracking  
Infrastructure Reimbursement Agreements Summary

Construction Entity	Description	Beginning Balance			Current Balance			Date of Original Agreement	True-Up	
		PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total		Status	Date
Mangini Improvement Company	<b>MIC Only Ph.1 SPIF Backbone Facilities</b>	<b>\$18,733,788</b>	<b>\$2,949,704</b>	<b>\$21,683,492</b>	<b>\$115,111</b>	<b>\$0</b>	<b>\$115,111</b>	<b>6/11/2018</b>	<b>Nexus Study Update</b>	<b>July 2020</b>
	MIC/TNHC Shared Ph. 1 CFD No. 18 Backbone Facilities	\$3,383,460	\$0	\$3,383,460	\$7,554	\$0	\$7,554	5/21/2018	Nexus Study Update	July 2020
	MIC/TNHC Shared Ph. 1 SPIF Backbone Facilities	\$5,966,672	\$4,083,872	\$10,050,544	\$0	\$0	\$0	6/11/2018	Nexus Study Update	July 2020
	Mangini North Phase 1B Backbone	\$0	\$1,296,218	\$1,296,218	\$0	(\$0)	\$0	10/29/2019	Nexus Study Update	July 2020
Russell Ranch TNHC [1]	MIC/TNHC Shared Ph. 1 CFD No. 18 Backbone Facilities	\$5,025,274	\$0	\$5,025,274	\$0	\$0	\$0	5/21/2018	Nexus Study Update	July 2020
	MIC/TNHC Shared Ph. 1 SPIF Backbone Facilities	\$1,691,731	\$0	\$1,691,731	\$0	\$0	\$0	6/11/2018	Nexus Study Update	July 2020
	TNHC Russell Ranch Ph. 1 Backbone Facilities	NA	NA	\$41,772,206	\$0	\$0	\$0	7/18/2018	Nexus Study Update	July 2020
Lennar Homes of California, Inc. [1]	MIC/TNHC Shared Ph. 1 CFD No. 18 Backbone Facilities	\$686,299	\$0	\$686,299	\$0	\$0	\$0	5/21/2018	Nexus Study Update	July 2020
	MIC/TNHC Shared Ph. 1 SPIF Backbone Facilities	\$501,096	\$0	\$501,096	\$0	\$0	\$0	6/11/2018	Nexus Study Update	July 2020
	<b>TNHC Russell Ranch Ph. 1 Backbone Facilities</b>	<b>\$36,081,804</b>	<b>\$0</b>	<b>\$36,081,804</b>	<b>\$22,258,908</b>	<b>\$0</b>	<b>\$22,258,908</b>	<b>7/18/2018</b>	<b>Nexus Study Update</b>	<b>July 2020</b>
East Carpenter Improvement Company	ECIC/Enclave Shared Costs	\$5,237,338	\$561,794	\$5,799,132	(\$126)	\$0	(\$126)	12/4/2019	True-Up Approved	September 2020
	Mangini Phase 2A, Villages 7 and 10	\$0	\$3,885,683	\$3,885,683	\$0	\$0	\$0	4/18/2021	-	-
	<b>Mangini Ranch Phase 2C, Village 3 Backbone</b>	<b>\$0</b>	<b>\$4,722,965</b>	<b>\$4,722,965</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>9/15/2022</b>		
	Mangini Ranch Phase 2C, Village 5 & 6 Backbone	\$0	\$338,940	\$338,940	\$0	\$0	\$0	9/15/2022		
Eagle Entities (Eagle Commercial, Eagle Office)	TNHC Russell Ranch Ph. 1 Backbone Facilities	\$214,300	\$0	\$214,300	\$0	\$0	\$0	7/18/2018	Nexus Study Update	July 2020
	ECIC/Enclave Shared Costs for Phase 2A Backbone	\$3,292,143	\$1,365,605	\$4,657,748	\$0	\$0	\$0	1/8/2020	True-Up Approved	September 2020
	<b>Parcel 61 and 77 Backbone Facilities</b>	<b>\$15,922,750</b>	<b>\$0</b>	<b>\$15,922,750</b>	<b>\$19,409,521</b>	<b>\$7,787,520</b>	<b>\$27,197,041</b>	<b>11/10/2021</b>	<b>2023 SPIF Adjustment</b>	<b>August 2023</b>
	<b>Parcel 85A Backbone Facilities</b>	<b>\$7,286,071</b>	<b>\$825,275</b>	<b>\$8,111,345</b>	<b>\$975,234</b>	<b>\$1,588,333</b>	<b>\$2,563,567</b>	<b>5/26/2022</b>	<b>2023 SPIF Adjustment</b>	<b>August 2023</b>
Gragg Ranch Recovery Acquisition	WRSP Backbone Improvements	\$10,999,824	\$0	\$10,999,824	\$0	\$0	\$0	6/25/2019	True Up	July 2020
Arcadian Improvement Company,	Mangini Ranch Phase 1C Backbone	\$6,415,623	\$631,301	\$7,046,924	\$0	\$0	\$0	6/3/2022	-	-
CMB Improvement Company, LLC	Mangini Ranch Phase 2 Village 1+2 Backbone	\$3,752,466	\$4,627,328	\$8,379,794	\$0	\$0	\$0	10/21/2021	-	-
	<b>Mangini Ranch Phase 1E</b>	<b>\$0</b>	<b>\$2,124,624</b>	<b>\$2,124,624</b>	<b>\$0</b>	<b>\$1,652,476</b>	<b>\$1,652,476</b>	<b>9/15/2022</b>		
Toll Bros.	Folsom Ranch Backbone Infrastructure	\$7,805,700	\$16,832,948	\$24,638,648	\$0	\$0	\$0	8/16/2021	2023 SPIF Adjustment	August 2023
	<b>Folsom Ranch Phase 2 Backbone</b>	<b>\$24,411,053</b>	<b>\$0</b>	<b>\$24,411,053</b>	<b>\$7,254,023</b>	<b>\$0</b>	<b>\$7,254,023</b>			
Town Center South, LLC	Mangini Ranch Phase 3 Village 1-4 Backbone	\$0	\$2,654,679	\$2,654,679	\$0	\$790,002	\$790,002	5/18/2022	-	-
Elliot Homes, Inc.	<b>Broadstone Estates Backbone Infrastructure and Zone 4 Water Tan</b>	<b>\$1,097,145</b>	<b>-</b>	<b>\$1,097,145</b>	<b>\$2,056,408</b>	<b>\$0</b>	<b>\$2,056,408</b>	<b>11/16/2022</b>		
UC Davis	<b>Transfers from ECIC/Enclave Shared Costs for Phase 2A Backbone</b>	<b>\$4,751,030</b>	<b>\$825,106</b>	<b>\$5,576,136</b>	<b>\$0</b>	<b>\$4,424,254</b>	<b>\$4,424,254</b>			

[1] All TNHC Reimbursement balances now assigned to Lennar Homes of California, Inc.  
[2] Bolded and italicized agreements are those with reimbursements remaining as of the 2023 SPIF Adjustment.

**Table C-2**  
**City of Folsom**  
**SPIF Credit/Reimbursement Tracking**  
**Mangini Improvement Company**

**Mangini Improvement Company**

Agreement	Description	Transactions									Recipient/Destination	Transaction Date
		Beginning Balance			Transaction Amount			End Balance				
		PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total		
<b>FPA SPIF Fee Reimbursement Agreement (2017 Priority)</b>	<b>MIC Only Ph.1 SPIF Backbone Facilities</b>	\$18,733,788	\$2,949,704	\$21,683,492	\$0	\$0	\$0	\$18,733,788	\$2,949,704	\$21,683,492	<b>Mangini Improvement Company</b>	<b>06/11/18</b>
Cert. No. 1 to C&T Fee Reimbursements as Credits	Non-PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$18,733,788	\$2,949,704	\$21,683,492	\$0	(\$2,724,792)	(\$2,724,792)	\$18,733,788	\$224,912	\$18,958,700	Taylor Morrison, Ph. 1, V. 2	06/11/18
Cert. No. 1 to C&T Fee Reimbursements as Credits	Non-PFR Compliant Reimburse. Conv. To Public Lands Fee Credits	\$18,733,788	\$224,912	\$18,958,700	\$0	(\$70,000)	(\$70,000)	\$18,733,788	\$154,912	\$18,888,700	Taylor Morrison, Ph. 1, V. 2	06/11/18
Cert. No. 2 to C&T Fee Reimbursements as Credits	Non-PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$18,733,788	\$154,912	\$18,888,700	\$0	(\$154,912)	(\$154,912)	\$18,733,788	\$0	\$18,733,788	Lennar, Ph. 1, V. 8	06/11/18
FY 2018-2019 Adjustment [2]	3.27%	\$18,733,788	\$0	\$18,733,788	\$612,595	\$0	\$612,595	\$19,346,383	\$0	\$19,346,383	Mangini Improvement Company	07/01/18
FY 2019-2020 Adjustment [2]	2.50%	\$19,346,383	\$0	\$19,346,383	\$483,660	\$0	\$483,660	\$19,830,043	\$0	\$19,830,043	Mangini Improvement Company	07/01/19
Cert. No. 3 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$19,830,043	\$0	\$19,830,043	(\$468,210)	\$0	(\$468,210)	\$19,361,833	\$0	\$19,361,833	Tri Pointe Homes, Ph. 1, V. 5	09/11/19
Cert. No. 3 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Public Lands Fee Credits	\$19,361,833	\$0	\$19,361,833	(\$85,200)	\$0	(\$85,200)	\$19,276,633	\$0	\$19,276,633	Tri Pointe Homes, Ph. 1, V. 5	09/11/19
Cert. No. 4 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$19,276,633	\$0	\$19,276,633	(\$3,390,680)	\$0	(\$3,390,680)	\$15,885,953	\$0	\$15,885,953	Taylor Morrison, Ph. 1, V. 6	10/08/19
Cert. No. 4 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Public Lands Fee Credits	\$15,885,953	\$0	\$15,885,953	(\$115,020)	\$0	(\$115,020)	\$15,770,933	\$0	\$15,770,933	Taylor Morrison, Ph. 1, V. 6	10/08/19
Cert. No. 5 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$15,770,933	\$0	\$15,770,933	(\$3,156,840)	\$0	(\$3,156,840)	\$12,614,093	\$0	\$12,614,093	Taylor Morrison, Ph. 1, V. 7	10/22/19
Cert. No. 5 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Public Lands Fee Credits	\$12,614,093	\$0	\$12,614,093	(\$106,500)	\$0	(\$106,500)	\$12,507,593	\$0	\$12,507,593	Taylor Morrison, Ph. 1, V. 7	10/22/19
FY 2020-2021 Adjustment [2]	2.25%	\$12,507,593	\$0	\$12,507,593	\$281,421	\$0	\$281,421	\$12,789,014	\$0	\$12,789,014	Mangini Improvement Company	07/01/20
Cert. No. 6 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$12,789,014	\$0	\$12,789,014	(\$2,513,780)	\$0	(\$2,513,780)	\$10,275,234	\$0	\$10,275,234	Tri Pointe Homes, Ph. 1, V. 4	07/22/2020
Cert. No. 6 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Public Lands Fee Credits	\$10,275,234	\$0	\$10,275,234	(\$85,200)	\$0	(\$85,200)	\$10,190,034	\$0	\$10,190,034	Tri Pointe Homes, Ph. 1, V. 4	07/22/2020
SPIF True-Up	FY 2020-2021 SPIF Nexus Study Update	\$10,190,034	\$0	\$10,190,034	\$5,984,717	\$0	\$5,984,717	\$16,174,751	\$0	\$16,174,751	Mangini Improvement Company	July 2020
City Cash Reimbursement	SPIF Infrastructure Fee Cash Reimbursement	\$16,174,751	\$0	\$16,174,751	(\$291,705)	\$0	(\$291,705)	\$15,883,046	\$0	\$15,883,046	Mangini Improvement Company	10/28/20
Cert. No. 7 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$15,883,046	\$0	\$15,883,046	(\$1,883,062)	\$0	(\$1,883,062)	\$13,999,984	\$0	\$13,999,984	Creekstone, Ph. 1, V.10	11/19/2020
Cert. No. 7 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Public Lands Fee Credits	\$13,999,984	\$0	\$13,999,984	(\$46,053)	\$0	(\$46,053)	\$13,953,931	\$0	\$13,953,931	Creekstone, Ph. 1, V.10	11/19/2020
Cert. No. 8 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$13,953,931	\$0	\$13,953,931	(\$1,612,982)	\$0	(\$1,612,982)	\$12,340,949	\$0	\$12,340,949	Ph. 1, V. 3	May 2021
Cert. No. 8 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Public Lands Fee Credits	\$12,340,949	\$0	\$12,340,949	(\$46,053)	\$0	(\$46,053)	\$12,294,895	\$0	\$12,294,895	Ph. 1, V. 3	May 2021
FY 2021-2022 Adjustment [2]	3.25%	\$12,294,895	\$0	\$12,294,895	\$399,584	\$0	\$399,584	\$12,694,479	\$0	\$12,694,479	Mangini Improvement Company	7/1/2021
Cert. No. 9 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$12,694,479	\$0	\$12,694,479	(\$715,008)	\$0	(\$715,008)	\$11,979,471	\$0	\$11,979,471	AIC MR P1CV4	05/17/22
FY 2022-2023 Adjustment [2]	5.54%	\$11,979,471	\$0	\$11,979,471	\$663,663	\$0	\$663,663	\$12,643,134	\$0	\$12,643,134	MIC	7/1/2022
Cert. No. 10 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$12,643,134	\$0	\$12,643,134	(\$1,837,840)	\$0	(\$1,837,840)	\$10,805,294	\$0	\$10,805,294	Van Daele Apartments	
Cert. No. 10 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Public Land Fee Credits	\$10,805,294	\$0	\$10,805,294	(\$49,440)	\$0	(\$49,440)	\$10,755,854	\$0	\$10,755,854	Van Daele Apartments	
Cert. No. 11 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$10,755,854	\$0	\$10,755,854	(\$98,208)	\$0	(\$98,208)	\$10,657,646	\$0	\$10,657,646	Van Daele Bungalows (Units 157-160)	
Cert. No. 11 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Public Land Fee Credits	\$10,657,646	\$0	\$10,657,646	(\$4,120)	\$0	(\$4,120)	\$10,653,526	\$0	\$10,653,526	Van Daele Bungalows (Units 157-160)	
Cert. No. 12 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$10,653,526	\$0	\$10,653,526	(\$801,279)	\$0	(\$801,279)	\$9,852,248	\$0	\$9,852,248	TCS Mangini Ranch Ph 3A V1	7/27/2022
Cert. No. 12 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Public Land Fee Credits	\$9,852,248	\$0	\$9,852,248	(\$94,760)	\$0	(\$94,760)	\$9,757,488	\$0	\$9,757,488	TCS Mangini Ranch Ph 3A V1	
Cert. No. 13 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$9,757,488	\$0	\$9,757,488	(\$4,429,460)	\$0	(\$4,429,460)	\$5,328,028	\$0	\$5,328,028	TCS Mangini Ranch Ph 3A V2+3	
Cert. No. 13 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Public Land Fee Credits	\$5,328,028	\$0	\$5,328,028	(\$111,240)	\$0	(\$111,240)	\$5,216,788	\$0	\$5,216,788	TCS Mangini Ranch Ph 3A V2+3	
Cert. No. 14 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$5,216,788	\$0	\$5,216,788	(\$1,274,238)	\$0	(\$1,274,238)	\$3,942,550	\$0	\$3,942,550	TCS Mangini Ranch Ph 3A V4	
Cert. No. 14 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Public Land Fee Credits	\$3,942,550	\$0	\$3,942,550	(\$24,720)	\$0	(\$24,720)	\$3,917,830	\$0	\$3,917,830	TCS Mangini Ranch Ph 3A V4	
Cert. No. 15 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$3,917,830	\$0	\$3,917,830	(\$3,917,830)	\$0	(\$3,917,830)	\$0	\$0	\$0	Van Daele Lot 16-Apartments	1/25/2023
Cert. No. 15 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Public Land Fee Credits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Van Daele Lot 16-Apartments	
FY 2023-2024 Adjustment [2]	8.87%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	MIC	7/1/2023
FY 2024-2025 Adjustment [2]	2.65%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	MIC	7/1/2024
VOID Certificate No. 11	Return Credits + 22-23 and 23-24 Escalation	\$0	\$0	\$0	\$114,357	\$0	\$114,357	\$114,356	\$0	\$114,356	MIC	7/1/2025
FY 2025-2026 Adjustment [2]	0.66%	\$114,356	\$0	\$114,356	\$755	\$0	\$755	\$115,111	\$0	\$115,111	MIC	7/1/2025

**Table C-2**  
**City of Folsom**  
**SPIF Credit/Reimbursement Tracking**  
**Mangini Improvement Company**

**Mangini Improvement Company**

Agreement	Description	Transactions									Recipient/Destination	Transaction Date
		Beginning Balance			Transaction Amount			End Balance				
		PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total		
<b>CFD No. 18 and FPA SPIF Acquisition &amp; Shortfall Agreement</b>	<b>MIC/TNHC Shared Ph. 1 CFD No. 18 Backbone Facilities [1]</b>	\$3,383,460	\$0	\$3,383,460	\$0	\$0	\$0	\$3,383,460	\$0	<b>\$3,383,460</b>	<b>Mangini Improvement Company</b>	<b>05/21/18</b>
Cert. No. 1 to C&T Set-Aside Fee Reimbursements as Credits	Reimbursements Converted to Set-Aside Fee Credits	\$3,383,460	\$0	\$3,383,460	(\$212,004)	\$0	(\$212,004)	\$3,171,456	\$0	<b>\$3,171,456</b>	Taylor Morrison, Ph. 1, V. 1	05/21/18
Cert. No. 2 to C&T Set-Aside Fee Reimbursements as Credits	Reimbursements Converted to Set-Aside Fee Credits	\$3,171,456	\$0	\$3,171,456	(\$192,374)	\$0	(\$192,374)	\$2,979,082	\$0	<b>\$2,979,082</b>	Taylor Morrison, Ph. 1, V. 2	05/21/18
Cert. No. 3 to C&T Set-Aside Fee Reimbursements as Credits	Reimbursements Converted to Set-Aside Fee Credits	\$2,979,082	\$0	\$2,979,082	(\$153,114)	\$0	(\$153,114)	\$2,825,968	\$0	<b>\$2,825,968</b>	Lennar, Ph. 1, V. 8	05/21/18
Cert. No. 4 to C&T Set-Aside Fee Reimbursements as Credits	Reimbursements Converted to Set-Aside Fee Credits	\$2,825,968	\$0	\$2,825,968	(\$202,189)	\$0	(\$202,189)	\$2,623,779	\$0	<b>\$2,623,779</b>	Lennar, Ph. 1, V. 9	05/21/18
FY 2018-2019 Adjustment [2]	3.27%	\$2,623,779	\$0	\$2,623,779	\$85,798	\$0	\$85,798	\$2,709,577	\$0	<b>\$2,709,577</b>	Mangini Improvement Company	07/01/18
FY 2019-2020 Adjustment [2]	2.50%	\$2,709,577	\$0	\$2,709,577	\$67,739	\$0	\$67,739	\$2,777,316	\$0	<b>\$2,777,316</b>	Mangini Improvement Company	07/01/19
Cert. No. 5 to C&T Set-Aside Fee Reimbursements as Credits	Reimbursements Converted to Set-Aside Fee Credits	\$2,777,316	\$0	\$2,777,316	(\$180,786)	\$0	(\$180,786)	\$2,596,530	\$0	<b>\$2,596,530</b>	Tri Pointe Homes, Ph. 1, V. 5	09/16/19
Cert. No. 6 to C&T Set-Aside Fee Reimbursements as Credits	Reimbursements Converted to Set-Aside Fee Credits	\$2,596,530	\$0	\$2,596,530	(\$241,048)	\$0	(\$241,048)	\$2,355,482	\$0	<b>\$2,355,482</b>	Taylor Morrison, Ph. 1, V. 6	10/08/19
Cert. No. 7 to C&T Set-Aside Fee Reimbursements as Credits	Reimbursements Converted to Set-Aside Fee Credits	\$2,355,482	\$0	\$2,355,482	(\$224,424)	\$0	(\$224,424)	\$2,131,058	\$0	<b>\$2,131,058</b>	Taylor Morrison, Ph. 1, V. 7	10/22/19
Cert. No. 8 to C&T Set-Aside Fee Reimbursements as Credits	Reimbursements Converted to Set-Aside Fee Credits	\$2,131,058	\$0	\$2,131,058	(\$87,856)	\$0	(\$87,856)	\$2,043,202	\$0	<b>\$2,043,202</b>	ECIC Village 7, Mangini Ph. 2	12/04/19
FY 2020-2021 Adjustment [2]	2.25%	\$2,043,202	\$0	\$2,043,202	\$45,972	\$0	\$45,972	\$2,089,174	\$0	<b>\$2,089,174</b>	Mangini Improvement Company	07/01/20
Cert. No. 9 to C&T Set-Aside Fee Reimbursements as Credits	Reimbursements Converted to Set-Aside Fee Credits	\$2,089,174	\$0	\$2,089,174	(\$46,512)	\$0	(\$46,512)	\$2,042,662	\$0	<b>\$2,042,662</b>	ECIC Village 8, Mangini Ph. 2	07/21/20
Cert. No. 10 to C&T Set-Aside Fee Reimbursements as Credits	Reimbursements Converted to Set-Aside Fee Credits	\$2,042,662	\$0	\$2,042,662	(\$151,694)	\$0	(\$151,694)	\$1,890,968	\$0	<b>\$1,890,968</b>	ECIC Village 4, Mangini Ph. 2	07/21/20
Cert. No. 11 to C&T Set-Aside Fee Reimbursements as Credits	Reimbursements Converted to Set-Aside Fee Credits	\$1,890,968	\$0	\$1,890,968	(\$178,708)	\$0	(\$178,708)	\$1,712,260	\$0	<b>\$1,712,260</b>	Tri Pointe Homes, Ph. 1, V. 4	07/22/20
City Cash Reimbursement	Set-Aside Cash Reimbursement	\$1,712,260	\$0	\$1,712,260	(\$775,516)	\$0	(\$775,516)	\$936,744	\$0	<b>\$936,744</b>	Mangini Improvement Company	10/28/20
Cert. No. 12 to C&T Set-Aside Fee Reimbursements as Credits	Reimbursements Converted to Set-Aside Fee Credits	\$936,744	\$0	\$936,744	(\$93,791)	\$0	(\$93,791)	\$842,953	\$0	<b>\$842,953</b>	Creekstone, Ph. 1, V.10	11/19/2020
Cert. No. 13 to C&T Set-Aside Fee Reimbursements as Credits	Reimbursements Converted to Set-Aside Fee Credits	\$842,953	\$0	\$842,953	(\$155,878)	\$0	(\$155,878)	\$687,075	\$0	<b>\$687,075</b>	ECIC Village 10, Mangini Ph. 2	03/25/21
Cert. No. 14 to C&T Set-Aside Fee Reimbursements as Credits	Reimbursements Converted to Set-Aside Fee Credits	\$687,075	\$0	\$687,075	(\$104,125)	\$0	(\$104,125)	\$582,950	\$0	<b>\$582,950</b>	Ph. 1, V. 3	May 2021
FY 2021-2022 Adjustment [2]	3.25%	\$582,950	\$0	\$582,950	\$18,946	\$0	\$18,946	\$601,896	\$0	<b>\$601,896</b>	Mangini Improvement Company	07/01/21
Cert. No. 15 to C&T Set-Aside Fee Reimbursements as Credits	Reimbursements Converted to Set-Aside Fee Credits	\$601,896	\$0	\$601,896	(\$193,072)	\$0	(\$193,072)	\$408,824	\$0	<b>\$408,824</b>	CMB Mangini Ph. 2 Village 1	10/21/21
Cert. No. 15 to C&T Set-Aside Fee Reimbursements as Credits	Reimbursements Converted to Set-Aside Fee Credits	\$408,824	\$0	\$408,824	(\$162,356)	\$0	(\$162,356)	\$246,468	\$0	<b>\$246,468</b>	CMB Mangini Ph. 2 Village 2	10/21/21
Cert. No. 16 to C&T Set-Aside Fee Reimbursements as Credits	Reimbursements Converted to Set-Aside Fee Credits	\$246,468	\$0	\$246,468	(\$136,400)	\$0	(\$136,400)	\$110,068	\$0	<b>\$110,068</b>	AIC Mangini Ph. 1C Village 1	03/28/22
Cert. No. 17 to C&T Set-Aside Fee Reimbursements as Credits	Reimbursements Converted to Set-Aside Fee Credits	\$110,068	\$0	\$110,068	(\$55,924)	\$0	(\$55,924)	\$54,144	\$0	<b>\$54,144</b>	AIC Mangini Ph. 1C Village 2	03/18/22
Cert. No. 18 to C&T Set-Aside Fee Reimbursements as Credits	Reimbursements Converted to Set-Aside Fee Credits	\$54,144	\$0	\$54,144	(\$47,740)	\$0	(\$47,740)	\$6,404	\$0	<b>\$6,404</b>	AIC Mangini Ph. 1C Village 3	03/18/22
FY 2022-2023 Adjustment [2]	5.54%	\$6,404	\$0	\$6,404	\$355	\$0	\$355	\$6,759	\$0	<b>\$6,759</b>	<b>Mangini Improvement Company</b>	<b>7/1/2022</b>
FY 2023-2024 Adjustment [2]	8.87%	\$6,759	\$0	\$6,759	\$600	\$0	\$600	\$7,359	\$0	<b>\$7,359</b>	<b>Mangini Improvement Company</b>	<b>7/1/2023</b>
FY 2024-2025 Adjustment [2]	2.65%	\$7,359	\$0	\$7,359	\$195	\$0	\$195	<b>\$7,554</b>	<b>\$0</b>	<b>\$7,554</b>	<b>Mangini Improvement Company</b>	<b>7/1/2024</b>
<b>FPA SPIF Fee Reimbursement Agreement (2017 Priority)</b>	<b>MIC/TNHC Shared Ph. 1 SPIF Backbone Facilities [1]</b>	\$5,966,672	\$4,083,872	\$10,050,544	\$0	\$0	\$0	\$5,966,672	\$4,083,872	<b>\$10,050,544</b>	<b>Mangini Improvement Company</b>	<b>06/11/18</b>
Cert. No. 5 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	<b>\$2,074,800</b>	<b>\$0</b>	<b>\$2,074,800</b>	<b>(\$2,074,800)</b>	<b>\$0</b>	<b>(\$2,074,800)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>Tri Pointe Homes, Ph. 1, V. 5</b>	<b>09/11/19</b>
<b>FPA SPIF Parkland Dedication Credit Agreement</b>	<b>Mangini Ranch Ph. 1 Lot 20 Park Site</b>	12.30	-	12.30	0.00	-	0.00	12.30	0.00	<b>12.30</b>	<b>Mangini Improvement Company</b>	<b>06/07/18</b>
Cert. No. 8 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	0.21	-	0.21	(0.21)	-	(0.21)	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	Mangini Ph. 1, V. 3	May 2021
<b>FPA SPIF Fee Reimbursement Agreement (2019 Priority)</b>	<b>Mangini North Phase 1B Backbone</b>	\$0	\$1,296,218	\$1,296,218	\$0	\$0	\$0	\$0	\$1,296,218	<b>\$1,296,218</b>	<b>Mangini Improvement Company</b>	<b>10/29/19</b>
FY 2020-2021 Adjustment [2]	2.25%	\$0	\$1,296,218	\$1,296,218	\$0	\$29,165	\$29,165	\$0	\$1,325,383	<b>\$1,325,383</b>	Mangini Improvement Company	07/01/20
FY 2021-2022 Adjustment [2]	3.25%	\$0	\$1,325,383	\$1,325,383	\$0	\$43,075	\$43,075	\$0	\$1,368,458	<b>\$1,368,458</b>	Mangini Improvement Company	07/01/21
FY 2022-2023 Adjustment [2]	5.54%	\$0	\$1,368,458	\$1,368,458	\$0	\$75,813	\$75,813	\$0	\$1,444,271	<b>\$1,444,271</b>	Mangini Improvement Company	7/1/2022
Cert. No. 1 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$0	\$1,444,271	\$1,444,271	\$0	(\$630,824)	(\$630,824)	\$0	\$813,447	<b>\$813,447</b>	Mangini Ranch Phase 1E (Lot 16-Apt:	10/5/2022
Cert. No. 1 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Public Lands Fee Credits	\$0	\$813,447	\$813,447	(\$111,240)	(\$111,240)	(\$111,240)	\$0	\$702,207	<b>\$702,207</b>	Mangini Ranch Phase 1E (Lot 16-Apt:	10/5/2022
Cert. No. 2 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$0	\$702,207	\$702,207	(\$607,447)	(\$607,447)	(\$607,447)	\$0	\$94,760	<b>\$94,760</b>	MPA (152 MU)	3/9/2023
Cert. No. 2 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Public Lands Fee Credits	\$0	\$94,760	\$94,760	\$0	(\$94,760)	(\$94,760)	\$0	(\$0)	<b>(\$0)</b>	MPA (152 MU)	3/9/2023
FY 2023-2024 Adjustment [2]	8.87%	\$0	(\$0)	(\$0)	\$0	\$0	\$0	\$0	(\$0)	<b>(\$0)</b>	Mangini Improvement Company	7/1/2023
FY 2024-2025 Adjustment [2]	2.65%	\$0	(\$0)	(\$0)	\$0	\$0	\$0	<b>\$0</b>	<b>(\$0)</b>	<b>(\$0)</b>	Mangini Improvement Company	7/1/2024

Source: City of Folsom; EPS.

[1] Reflects 2/3 share of MIC/TNHC Shared Ph.1 Backbone Facilities construction costs.

[2] As stipulated in the SPIF Ordinance and the SPIF Reimbursement Agreements the reimbursement balance shall be adjusted annually based on the annual percentage change in Engineering-News Record Construction Cost Index. See Table C-18 for details.

**Key:**

**C&T** - Credit and Transfer

**Table C-3  
City of Folsom  
SPIF Credit/Reimbursement Tracking  
Russell Ranch TNHC**

**Russell Ranch TNHC**

Agreement	Description	Transactions			Recipient/Destination	Transaction Date
		Beginning Balance	Transaction Amount	End Balance		
<b>FPA SPIF Program Public Lands Fee Reimbursement Agreement (2017 Priority)</b>	<b>TNHC Russell Ranch Water Tank Site Dedication [1]</b>	\$597,320	\$0	<b>\$597,320</b>	<b>TNHC Russell Ranch</b>	01/29/19
Cert. No. 1 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Public Lands Fee Credits	\$597,320	(\$43,600)	<b>\$553,720</b>	Village 6	01/29/19
Cert. No. 1 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Infrastructure Fee Credits	<b>\$553,720</b>	<b>(\$553,720)</b>	<b>\$0</b>	Village 6	01/29/19
<b>FPA SPIF Fee Reimbursement Agreement (2017 Priority)</b>	<b>MIC/TNHC Shared Ph.1 Backbone Facilities [2]</b>	\$5,025,274	\$0	<b>\$5,025,274</b>	<b>TNHC Russell Ranch</b>	06/11/18
Cert. No. 1 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Infrastructure Fee Credits	\$5,025,274	(\$680,939)	<b>\$4,344,335</b>	Village 6	02/19/19
Cert. No. 2 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Infrastructure Fee Credits	\$4,344,335	(\$1,705,234)	<b>\$2,639,101</b>	Village 1	03/13/19
Cert. No. 2 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Public Lands Fee Credits	\$2,639,101	(\$52,320)	<b>\$2,586,781</b>	Village 1	03/13/19
Cert. No. 2 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Infrastructure Fee Credits (Shortfall)	\$2,586,781	(\$68,894)	<b>\$2,517,887</b>	Village 1	03/13/19
Cert. No. 2 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Public Lands Fee Credits (Shortfall)	\$2,517,887	\$0	<b>\$2,517,887</b>	Village 1	03/13/19
Cert. No. 3 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Infrastructure Fee Credits	\$2,517,887	(\$861,175)	<b>\$1,656,712</b>	Village 2	03/13/19
Cert. No. 3 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Public Lands Fee Credits	\$1,656,712	(\$26,160)	<b>\$1,630,552</b>	Village 2	03/13/19
Cert. No. 4 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Infrastructure Fee Credits	\$1,630,552	(\$895,622)	<b>\$734,930</b>	Village 3	03/13/19
Cert. No. 4 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Public Lands Fee Credits	\$734,930	(\$26,160)	<b>\$708,770</b>	Village 3	03/13/19
Cert. No. 5 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Infrastructure Fee Credits	\$708,770	(\$206,243)	<b>\$502,527</b>	Village 7	03/13/19
Cert. No. 5 to C&T Fee Reimbursements as Fee Credits [3]	Reimbursements Converted to Infrastructure Fee Credits (Warranty)	\$502,527	\$0	<b>\$502,527</b>	Village 7	03/13/19
FY 2018-2019 Adjustment [4] [5]	3.27%	\$502,527	\$164,326	<b>\$666,853</b>	TNHC Russell Ranch	07/01/18 (Retroactive)
FY 2019-2020 Adjustment [4]	2.50%	\$666,853	\$16,671	<b>\$683,524</b>	TNHC Russell Ranch	07/01/19
FY 2020-2021 Adjustment [4]	2.25%	\$683,524	\$15,379	<b>\$698,903</b>	TNHC Russell Ranch	07/01/20
City Cash Reimbursement	SPIF Infrastructure Fee Cash Reimbursement	\$698,903	(\$12,604)	<b>\$686,299</b>	TNHC Russell Ranch	October 2020
Assignment and Assumption Agreement [6]	Assignment of Reimbursements to Lennar Homes of California, Inc.	<b>\$686,299</b>	<b>(\$686,299)</b>	<b>\$0</b>	Lennar Homes	12/18/20
<b>CFD No. 18 and FPA SPIF Acquisition &amp; Shortfall Agreement</b>	<b>MIC/TNHC Shared Ph. 1 Backbone Facilities [2]</b>	\$1,691,731	\$0	<b>\$1,691,731</b>	<b>TNHC Russell Ranch</b>	06/11/18
Cert. No. 1 to C&T Set-Aside Fee Reimbursements as Set-Aside Fee Credits	Reimbursements Converted to Set-Aside Fee Credits	\$1,691,731	(\$87,161)	<b>\$1,604,570</b>	Village 6	02/19/19
Cert. No. 2 to C&T Set-Aside Fee Reimbursements as Set-Aside Fee Credits	Reimbursements Converted to Set-Aside Fee Credits	\$1,604,570	(\$149,989)	<b>\$1,454,581</b>	Village 1	03/13/19
Cert. No. 2 to C&T Set-Aside Fee Reimbursements as Set-Aside Fee Credits	Reimbursements Converted to Set-Aside Fee Credits (Shortfall)	\$1,454,581	(\$6,464)	<b>\$1,448,117</b>	Village 1	03/13/19
Cert. No. 3 to C&T Set-Aside Fee Reimbursements as Set-Aside Fee Credits	Reimbursements Converted to Set-Aside Fee Credits	\$1,448,117	(\$80,800)	<b>\$1,367,317</b>	Village 2	03/13/19
Cert. No. 4 to C&T Set-Aside Fee Reimbursements as Set-Aside Fee Credits	Reimbursements Converted to Set-Aside Fee Credits	\$1,367,317	(\$84,032)	<b>\$1,283,285</b>	Village 3	03/13/19
Cert. No. 5 to C&T Set-Aside Fee Reimbursements as Set-Aside Fee Credits	Reimbursements Converted to Set-Aside Fee Credits	\$1,283,285	(\$83,107)	<b>\$1,200,178</b>	Village 7	03/13/19
Cert. No. 6 to C&T Set-Aside Fee Reimbursements as Set-Aside Fee Credits	Reimbursements Converted to Set-Aside Fee Credits	\$1,200,178	(\$143,640)	<b>\$1,056,538</b>	Village 4	03/21/19
Cert. No. 7 to C&T Set-Aside Fee Reimbursements as Set-Aside Fee Credits	Reimbursements Converted to Set-Aside Fee Credits	\$1,056,538	(\$105,404)	<b>\$951,134</b>	Village 8	03/21/19
Cert. No. 8 to C&T Set-Aside Fee Reimbursements as Set-Aside Fee Credits	Reimbursements Converted to Set-Aside Fee Credits	\$951,134	(\$132,512)	<b>\$818,622</b>	Village 5	03/21/19
FY 2018-2019 Adjustment [4] [5]	3.27%	\$818,622	\$55,320	<b>\$873,942</b>	TNHC Russell Ranch	07/01/18 (Retroactive)
FY 2019-2020 Adjustment [4]	2.50%	\$873,942	\$21,849	<b>\$895,791</b>	TNHC Russell Ranch	07/01/19
FY 2020-2021 Adjustment [4]	2.25%	\$895,791	\$20,155	<b>\$915,946</b>	TNHC Russell Ranch	07/01/20
City Cash Reimbursement	Set-Aside Cash Reimbursement	\$915,946	(\$414,850)	<b>\$501,096</b>	TNHC Russell Ranch	October 2020
Assignment and Assumption Agreement [6]	Assignment of Reimbursements to Lennar Homes of California, Inc.	<b>\$501,096</b>	<b>(\$501,096)</b>	<b>\$0</b>	Lennar Homes	12/18/20
<b>FPA SPIF Parkland Dedication Credit Agreement</b>	<b>TNHC Russell Ranch Neighborhood Park, Large Lot 22</b>		<i>Acres</i>		<b>TNHC Russell Ranch</b>	07/18/18
Cert. No. 1 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	5.26	0.00	<b>5.26</b>	Village 6	02/19/19
Cert. No. 2 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	5.26	(0.63)	<b>4.63</b>	Village 6	02/19/19
Cert. No. 2 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	4.63	(0.76)	<b>3.87</b>	Village 1	03/13/19
Cert. No. 2 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits (Shortfall)	3.87	(0.03)	<b>3.84</b>	Village 1	03/13/19
Cert. No. 3 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	3.84	(0.37)	<b>3.47</b>	Village 2	03/13/19
Cert. No. 4 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	3.47	(0.38)	<b>3.09</b>	Village 3	03/13/19
Cert. No. 5 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	3.09	(0.60)	<b>2.49</b>	Village 7	03/13/19
Cert. No. 6 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	2.49	(1.66)	<b>0.83</b>	Village 4	03/21/19
Cert. No. 7 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	0.83	(0.76)	<b>0.07</b>	Village 8	03/21/19
Cert. No. 8 to Transfer Parkland Dedication Acreage Credits [7]	Transfer Parkland Dedication to Credits	<b>\$0</b>	<b>(\$0)</b>	<b>\$0</b>	Village 5	03/21/19

**Table C-3**  
**City of Folsom**  
**SPIF Credit/Reimbursement Tracking**  
**Russell Ranch TNHC**

**Russell Ranch TNHC**

Agreement	Description	Transactions			Recipient/Destination	Transaction Date
		Beginning Balance	Transaction Amount	End Balance		
<b>FPA SPIF Fee Reimbursement Agreement (2017 Priority)</b>	<b>TNHC Russell Ranch Ph. 1 Backbone Facilities [4]</b>	\$41,986,506	(\$214,300)	<b>\$41,772,206</b>	<b>TNHC Russell Ranch</b>	07/18/18
Cert. No. 1 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Infrastructure Fee Credits	\$41,772,206	(\$970,990)	<b>\$40,801,216</b>	Village 7	03/13/19
Cert. No. 1 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Public Lands Fee Credits	\$40,801,216	(\$39,240)	<b>\$40,761,976</b>	Village 7	03/13/19
Cert. No. 2 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Infrastructure Fee Credits	\$40,761,976	(\$2,631,462)	<b>\$38,130,514</b>	Village 4	03/21/19
Cert. No. 2 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Public Lands Fee Credits	\$38,130,514	(\$74,120)	<b>\$38,056,394</b>	Village 4	03/21/19
Cert. No. 3 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Infrastructure Fee Credits	\$38,056,394	(\$1,493,076)	<b>\$36,563,318</b>	Village 8	03/21/19
Cert. No. 3 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Public Lands Fee Credits	\$36,563,318	(\$52,320)	<b>\$36,510,998</b>	Village 8	03/21/19
Cert. No. 4 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Infrastructure Fee Credits	\$36,510,998	(\$1,412,327)	<b>\$35,098,671</b>	Village 5	03/21/19
Cert. No. 4 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Public Lands Fee Credits	\$35,098,671	(\$39,240)	<b>\$35,059,431</b>	Village 5	03/21/19
FY 2019-2020 Adjustment [4]	2.50%	\$35,059,431	\$876,486	<b>\$35,935,917</b>	TNHC Russell Ranch	07/01/19
FY 2020-2021 Adjustment [4]	2.25%	\$35,935,917	\$808,558	<b>\$36,744,475</b>	TNHC Russell Ranch	07/01/20
City Cash Reimbursement	SPIF Infrastructure Fee Cash Reimbursement	\$36,744,475	(\$662,671)	<b>\$36,081,804</b>	TNHC Russell Ranch	October 2020
Assignment and Assumption Agreement [6]	Assignment of Reimbursements to Lennar Homes of California, Inc.	<b>\$36,081,804</b>	<b>(\$36,081,804)</b>	<b>\$0</b>	Lennar Homes	12/18/20

*rr tnhc reimbursements*

Source: City of Folsom; TNHC Russell Ranch; Hefner, Stark & Marois, LLP; MacKay & Somps; EPS.

- [1] Based on dedication of 1.37 acre water tank site at \$436,000 per acre.
- [2] Reflects 1/3 share of MIC/TNHC Shared Ph. 1 Backbone Facilities construction costs.
- [3] This Fee Reimbursement represents 10 percent of the original estimated Fee Reimbursement set-aside as security for any required warranty work and is ineligible for conversion to Fee Credits until expiration of the warranty period and completion of any such required warranty work.
- [4] As stipulated in the SPIF Ordinance and the SPIF Reimbursement Agreements the reimbursement balance shall be adjusted annually based on the annual percentage change in Engineering-News Record Construction Cost Index. See Table C-18 for details.
- [5] Reflects a retroactive adjustment to the reimbursement balance prior to 7/1/18. These adjustments are based on the following balance amounts:  
 MIC/TNHC Share Ph.1 Backbone Facilities (SPIF Infrastructure): \$5,025,274.  
 MIC/TNHC Share Ph.1 Backbone Facilities (CFD No. 18/Set-Aside): \$1,691,731.
- [6] Per the Assignment and Assumption Agreement signed December 18, 2020, TNHC Russell Ranch, LLC assigns all outstanding reimbursements associated with the following Reimbursement Agreements:  
 - FPA SPIF Reimbursement Agreement - MIC/TNHC Shared Phase 1 Backbone Facilities.  
 - CFD No. 18 and FPA SPIF Acquisition & Shortfall Agreement - MIC/TNHC Shared Phase 1 Backbone Facilities.  
 - FPA SPIF Fee Reimbursement Agreement - TNHC Russell Ranch Phase 1 Backbone Facilities.
- [7] TNHC exhausts its parkland dedication acreage with the Final Map for Village 5. Therefore, TNHC shall pay for the dedication of 0.53 of parkland acres.

**Table C-4**  
**City of Folsom**  
**SPIF Credit/Reimbursement Tracking**  
**East Carpenter Improvement Company (ECIC)**

**East Carpenter  
Improvement Company**

Agreement	Description	Transactions									Recipient/Destination	Transaction Date
		Beginning Balance			Transaction Amount			End Balance				
		PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total		
<b>FPA SPIF Fee Reimbursement Agreement (2019 Priority) [1]</b>	<b>ECIC/Enclave Shared Costs</b>	\$5,237,338	\$561,794	\$5,799,132	\$0	\$0	\$0	\$5,237,338	\$561,794	\$5,799,132	ECIC	<b>12/04/19</b>
30-Percent Retention for Punch-List/Warranty	Set-Aside until True-Up Process	\$5,237,338	\$561,794	\$5,799,132	(\$1,739,740)	\$0	(\$1,739,740)	\$3,497,598	\$561,794	\$4,059,392	ECIC	12/04/19
Cert. No. 1 to C&T Fee Reimbursements as Credits	Non-PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$3,497,598	\$561,794	\$4,059,392	\$0	(\$561,794)	(\$561,794)	\$3,497,598	\$0	\$3,497,598	ECIC	01/08/20
Cert. No. 1 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$3,497,598	\$0	\$3,497,598	(\$1,034,846)	\$0	(\$1,034,846)	\$2,462,752	\$0	\$2,462,752	ECIC	01/08/20
Cert. No. 1 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Public Land Fee Credits	\$2,462,752	\$0	\$2,462,752	(\$42,600)	\$0	(\$42,600)	\$2,420,152	\$0	\$2,420,152	ECIC	01/08/20
Receive 15-Percent of Retained Costs	Approval from Steve Krahn & Kelley Butcher	\$2,420,152	\$0	\$2,420,152	\$869,870	\$0	\$869,870	\$3,290,022	\$0	\$3,290,022	ECIC	04/06/20
Receive Remaining Portion of Retained Costs	Approval from Steve Krahn - June 30, 2020	\$3,290,022	\$0	\$3,290,022	\$869,870	\$0	\$869,870	\$4,159,892	\$0	\$4,159,892	ECIC	06/30/20
FY 2020-2021 Adjustment [2]	2.25%	\$4,159,892	\$0	\$4,159,892	\$93,598	\$0	\$93,598	\$4,253,490	\$0	\$4,253,490	ECIC	07/01/20
Cert. No. 2 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$4,253,490	\$0	\$4,253,490	(\$845,280)	\$0	(\$845,280)	\$3,408,210	\$0	\$3,408,210	ECIC	07/21/20
Cert. No. 2 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Public Land Fee Credits	\$3,408,210	\$0	\$3,408,210	(\$21,300)	\$0	(\$21,300)	\$3,386,910	\$0	\$3,386,910	ECIC	07/21/20
Cert. No. 3 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$3,386,910	\$0	\$3,386,910	(\$2,133,790)	\$0	(\$2,133,790)	\$1,253,120	\$0	\$1,253,120	ECIC	07/21/20
Cert. No. 3 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Public Land Fee Credits	\$1,253,120	\$0	\$1,253,120	(\$72,420)	\$0	(\$72,420)	\$1,180,700	\$0	\$1,180,700	ECIC	07/21/20
SPIF True-Up [3]	True-Up Approved by City September 2020	\$1,180,700	\$0	\$1,180,700	\$533,153	\$1,608,669	\$2,141,822	\$1,713,853	\$1,608,669	\$3,322,522	ECIC	September 2020
Cert. No. 4 to C&T Fee Reimbursements as Credits	Non-PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$1,713,853	\$1,608,669	\$3,322,522	\$0	(\$1,608,669)	(\$1,608,669)	\$1,713,853	\$0	\$1,713,853	ECIC	03/25/21
Cert. No. 4 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$1,713,853	\$0	\$1,713,853	(\$1,520,927)	\$0	(\$1,520,927)	\$192,926	\$0	\$192,926	ECIC	03/25/21
Cert. No. 4 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Public Land Fee Credits	\$192,926	\$0	\$192,926	(\$75,360)	\$0	(\$75,360)	\$117,566	\$0	\$117,566	ECIC	03/25/21
FY 2021-2022 Adjustment [2]	3.25%	\$117,566	\$0	\$117,566	\$3,821	\$0	\$3,821	\$121,387	\$0	\$121,387	ECIC	07/01/21
Cert. No. 5 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$121,387	\$0	\$121,387	(\$121,487)	\$0	(\$121,487)	(\$100)	\$0	(\$100)	ECIC	04/29/22
FY 2022-2023 Adjustment [2]	5.54%	(\$100)	\$0	(\$100)	(\$6)	\$0	(\$6)	(\$106)	\$0	(\$106)	ECIC	07/01/22
FY 2023-2024 Adjustment [2]	8.87%	(\$106)	\$0	(\$106)	(\$9)	\$0	(\$9)	(\$116)	\$0	(\$116)	ECIC	07/01/23
FY 2024-2025 Adjustment [2]	2.65%	(\$116)	\$0	(\$116)	(\$10)	\$0	(\$10)	(\$126)	\$0	(\$126)	ECIC	07/01/24
<b>FPA SPIF Parkland Dedication Credit Agreement</b>	<b>Mangini Ranch Phase 2, Lot 14</b>	5.65	-	5.65	0.00	-	0.00	5.65	0.00	5.65	ECIC	<b>12/04/19</b>
Cert. No. 1 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	5.65	-	5.65	(0.66)	-	(0.66)	4.99	0.00	4.99	Mangini Ph. 2, V. 7	01/08/20
Cert. No. 2 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	4.99	-	4.99	(0.35)	-	(0.35)	4.64	0.00	4.64	Mangini Ph. 2, V. 8	07/21/20
Cert. No. 3 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	4.64	-	4.64	(1.07)	-	(1.07)	3.57	0.00	3.57	Mangini Ph. 2, V. 4	07/21/20
Cert. No. 4 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	3.57	-	3.57	(1.14)	-	(1.14)	2.43	0.00	2.43	Mangini Ph. 2, V. 10	03/25/21
Cert. No. 5 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	2.43	-	2.43	(2.43)	-	(2.43)	0.00	0.00	0.00		
<b>FPA SPIF Program Public Lands Fee Reimbursement Agreement (2021 Priority)</b>	<b>Transit Corridors, Police, and Fire Station Sites (4.19 Acres) [4]</b>	\$1,754,215	\$0	\$1,754,215	\$0	\$0	\$0	\$1,754,215	\$0	\$1,754,215	ECIC	03/12/21
2021 Valuation Update [5]	Based on \$399,000 per acre	\$1,671,810	\$0	\$1,671,810	\$0	\$0	\$0	\$1,671,810	\$0	\$1,671,810	ECIC	07/01/21
Cert. No. 1 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$1,671,810	\$0	\$1,671,810	(\$1,623,930)	\$0	(\$1,623,930)	\$47,880	\$0	\$47,880	Mangini Ph. 2C, V. 3 (Beazer)	04/29/22
Cert. No. 1 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Public Land Fee Credits	\$47,880	\$0	\$47,880	(47,880.00)	\$0	(\$47,880)	\$0	\$0	\$0	Mangini Ph. 2C, V. 3	Not Yet Executed
<b>FPA SPIF Fee Reimbursement Agreement (2022)</b>	<b>Mangini Phase 2A, Villages 7 and 10</b>	\$0	\$3,885,683	\$3,885,683	\$0	\$0	\$0	\$0	\$3,885,683	\$3,885,683		04/18/21
Cert. No. 1 to C&T Fee Reimbursements as Credits	Non-PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$0	\$3,885,683	\$3,885,683	\$0	(\$172,123)	(\$172,123)	\$0	\$3,713,560	\$3,713,560	Mangini Ph. 2C, V. 3 (Beazer)	04/29/22
2022 Valuation Update	5.54%	\$0	\$3,713,560	\$3,713,560	\$0	\$205,731	\$205,731	\$0	\$3,919,291	\$3,919,291	ECIC	07/01/22
Cert No. 2 Transfer from CMB	Cost Sharing Mangini Ranch Phase 2 Improvements	\$0	\$3,919,291	\$3,919,291	\$2,511,513	\$0	\$2,511,513	\$2,511,513	\$3,919,291	\$6,430,804	ECIC	
Cert. No. 3 to C&T Fee Reimbursements as Credits	Non-PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$2,511,513	\$3,919,291	\$6,430,804	\$0	(\$215,700)	(\$215,700)	\$2,511,513	\$3,703,591	\$6,215,104	Spanos Alder Creek Apartments (265 MHD)	
Cert. No. 4 to C&T Fee Reimbursements as Credits	Non-PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$2,511,513	\$3,703,591	\$6,215,104	(\$2,511,513)	(\$3,330,792)	(\$5,842,305)	\$0	\$372,799	\$372,799	KB Homes MR P2C V5+6	
Cert. No. 4 to C&T Fee Reimbursements as Credits	Non-PFR Compliant Reimburse. Conv. To Public Land Fee Credits	\$0	\$372,799	\$372,799	\$0	(\$144,200)	(\$144,200)	\$0	\$228,599	\$228,599	KB Homes MR P2C V5+6	
Cert. No. 5 to C&T Fee Reimbursements as Credits	Non-PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$0	\$228,599	\$228,599	\$0	(\$228,599)	(\$228,599)	\$0	\$0	\$0	MPA Apartments (152 MU)	03/09/23
<b>FPA SPIF Fee Reimbursement Agreement (2022)</b>	<b>Mangini Ranch Phase 2C, Village 3 Backbone</b>	\$0	\$4,722,965	\$4,722,965	\$0	\$0	\$0	\$0	\$4,722,965	\$4,722,965	ECIC Phase 2C Village 3	09/15/22
Cert. No. 1 to C&T Fee Reimbursements as Credits	Non-PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$0	\$4,722,965	\$4,722,965	\$0	(\$522,954)	\$0	\$0	\$4,200,011	\$4,200,011	MPA Apartments (152 MU)	03/09/23
FY 2023-2024 Adjustment [2]	8.87%	\$0	\$4,200,011	\$4,200,011	\$0	\$372,541	\$0	\$0	\$4,572,552	\$4,572,552	ECIC	07/01/23
FY 2024-2025 Adjustment [2]	2.65%	\$0	\$4,572,552	\$4,572,552	\$0	\$121,173	\$0	\$0	\$4,693,725	\$4,693,725	ECIC	07/01/24
Cert. No. 2 to C&T Fee Reimbursements as Credits	Non-PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$0	\$4,693,725	\$4,693,725	\$0	(\$3,896,921)	(\$3,896,921)	\$0	\$796,804	\$796,804	TPS Apartments (136 MMD)	
Cert. No. 2 to C&T Fee Reimbursements as Credits	Non-PFR Compliant Reimburse. Conv. To Public Land Fee Credits	\$0	\$796,804	\$796,804	\$0	(\$91,533)	(\$91,533)	\$0	\$705,271	\$705,271	TPS Apartments (136 MMD)	
FY 2025-2026 Adjustment [2]	0.66%	\$0	\$705,271	\$705,271	\$0	\$4,655	\$4,655	\$0	\$709,925	\$709,925	ECIC	07/01/25
<b>FPA SPIF Fee Reimbursement Agreement (2022)</b>	<b>Mangini Ranch Phase 2C, Village 5 &amp; 6 Backbone</b>	\$0	\$338,940	\$338,940	\$0	\$0	\$0	\$0	\$338,940	\$338,940	ECIC Phase 2C Village 5 & 6	09/15/22
FY 2023-2024 Adjustment [2]	8.87%	\$0	\$338,940	\$338,940	\$0	\$30,064	\$0	\$0	\$369,004	\$369,004	ECIC	07/01/23
FY 2024-2025 Adjustment [2]	2.65%	\$0	\$369,004	\$369,004	\$0	\$9,779	\$0	\$0	\$378,783	\$378,783	ECIC	07/01/24
Cert. No. 1 to C&T Fee Reimbursements as Credits	Non-PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$0	\$378,783	\$378,783	\$0	(\$378,783)	(\$378,783)	\$0	\$0	\$0	TPS Apartments (136 MMD)	

ecic reimbursements

Source: City of Folsom; EPS.

[1] Reflects ECIC's share of total costs (\$10,456,880) split between ECIC and Enclave.  
[2] As stipulated in the SPIF Ordinance and the SPIF Reimbursement Agreements the reimbursement balance shall be adjusted annually based on the annual percentage change in Engineering-News Record Construction Cost Index. See Table C-18 for details.  
[3] Based on a City-confirmed True-Up analysis conducted in September 2020. EPS adjusted and verified the True-Up and split the dollar amount between ECIC and Enclave at approximately 49% and 51%, respectively. Further, EPS distributed each parties' True-Up share between PFR Compliant and Non-PFR Compliant based on the percentage allocation indicated in the provided True-Up Analysis.  
[4] Includes 1.19 acres for transit corridors, 1.50 acres for fire station and 1.50 acres for police station.  
[5] As stipulated in the SPIF Ordinance, the land value for establishing the parkland and public lands fee components shall be adjusted based on a three-year rolling average of appraised value for such land dedications. See Table C-18 for land valuation updates.

**Key:**  
**C&T** - Credit and Transfer

Table C-5  
City of Folsom  
SPIF Credit/Reimbursement Tracking  
Eagle Entities (Eagle Commercial, Eagle Office)

Eagle Entities

Agreement	Description	Transactions									Recipient/Destination	Transaction Date
		Beginning Balance			Transaction Amount			End Balance				
		PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total		
<b>FPA SPIF Fee Reimbursement Agreement (2017 Priority)</b>	<b>TNHC Russell Ranch Ph. 1 Backbone Facilities [1]</b>	\$214,300	\$0	\$214,300	\$0	\$0	\$0	\$214,300	\$0	\$214,300	<b>Eagle/Enclave</b>	<b>07/18/18</b>
FY 2019-2020 Adjustment [2]	2.50%	\$214,300	\$0	\$214,300	\$5,358	\$0	\$5,358	\$219,658	\$0	\$219,658	Eagle/Enclave	07/01/19
Cert. No. 1 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$219,658	\$0	\$219,658	(\$219,658)	\$0	(\$219,658)	\$0	\$0	\$0	KB Home (Enclave Builder)	03/23/20
<b>FPA SPIF Fee Reimbursement Agreement (2019 Priority)</b>	<b>ECIC/Enclave Shared Costs for Phase 2A Backbone [3]</b>	\$3,292,143	\$1,365,605	\$4,657,748	\$0	\$0	\$0	\$3,292,143	\$1,365,605	\$4,657,748	<b>Eagle/Enclave</b>	<b>01/08/20</b>
30-Percent Retention for Punch-List/Warranty	Set-Aside until True-Up Process	\$3,292,143	\$1,365,605	\$4,657,748	(\$1,397,324)	\$0	(\$1,397,324)	\$1,894,819	\$1,365,605	\$3,260,424	Eagle/Enclave	01/08/20
Cert. No. 1 to C&T Fee Reimbursements as Credits	Non-PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$1,894,819	\$1,365,605	\$3,260,424	\$0	(\$1,365,605)	(\$1,365,605)	\$1,894,819	\$0	\$1,894,819	KB Home (Enclave Builder)	03/23/20
Cert. No. 1 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$1,894,819	\$0	\$1,894,819	(\$1,021,017)	\$0	(\$1,021,017)	\$873,802	\$0	\$873,802	KB Home (Enclave Builder)	03/23/20
Cert. No. 1 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Public Lands Fee Credits	\$873,802	\$0	\$873,802	(\$72,420)	\$0	(\$72,420)	\$801,382	\$0	\$801,382	KB Home (Enclave Builder)	03/23/20
Receive 30-Percent of Retained Costs	Approval from Steve Krahn - June 30, 2020	\$801,382	\$0	\$801,382	\$1,397,324	\$0	\$1,397,324	\$2,198,706	\$0	\$2,198,706	Eagle/Enclave	06/30/20
FY 2020-2021 Adjustment [2]	2.25%	\$2,198,706	\$0	\$2,198,706	\$54,968	\$0	\$54,968	\$2,253,674	\$0	\$2,253,674	Eagle/Enclave	07/01/20
SPIF True-Up [4]	True-Up Approved by City September 2020	\$2,253,674	\$0	\$2,253,674	\$2,347,808	\$1,192,466	\$3,540,274	\$4,601,482	\$1,192,466	\$5,793,948	Eagle/Enclave	September 2020
FY 2021-2022 Adjustment [2]	3.25%	\$4,601,482	\$1,192,466	\$5,793,948	\$149,548	\$38,755	\$188,303	\$4,751,030	\$1,231,221	\$5,982,251	Eagle/Enclave	07/01/21
Cert No. 2 to Convert & Apply Fee Reimb. as Fee Credits [1]	Cert No. 2 to Convert & Apply Fee Reimb. as Fee Credits [1]	\$4,751,030	\$1,231,221	\$5,982,251	(\$4,751,030)	(\$825,106)	(\$5,576,136)	\$0	\$406,115	\$406,115	UC Davis Parcel 85	09/29/21
Cert No. 3 to Convert & Apply Fee Reimb. as Fee Credits [1]	Non-PFR Compliant Reimburse. Conv. + Transfer To Infrastructure Fee Credits	\$0	\$406,115	\$406,115	\$0	(\$406,115)	(\$406,115)	\$0	\$0	\$0	Eagle Shops P2, S1, S2, P3	06/22/22
<b>FPA SPIF Program Public Lands Fee Reimbursement Agreement (2017 Priority)</b>	<b>Enclave/Eagle Booster Pump Station Site (0.46 Ac.) [5]</b>	\$192,587	\$0	\$192,587	\$0	\$0	\$0	\$192,587	\$0	\$192,587	<b>Eagle</b>	<b>11/30/20</b>
2021 Valuation Update [6]	Based on \$399,000 per acre	\$183,540	\$0	\$183,540	\$0	\$0	\$0	\$183,540	\$0	\$183,540	Eagle	07/01/21
Certificate No. 1 to Convert and Apply Fee Reimb. as Fee Credits [1]	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$183,540	\$0	\$183,540	(\$183,540)	\$0	(\$183,540)	\$0	\$0	\$0	UC Davis Parcel 85	09/29/21
<b>FPA SPIF Infrastructure Fee Reimbursement Agreement</b>	<b>Parcel 61 and 77 Backbone Facilities</b>	\$15,922,750	\$0	\$15,922,750	\$0	\$0	\$0	\$15,922,750	\$0	\$15,922,750	<b>Enclave</b>	<b>11/10/21</b>
FY 2022-2023 Adjustment [2]	5.54%	\$15,922,750	\$0	\$15,922,750	\$882,120	\$0	\$882,120	\$16,804,870	\$0	\$16,804,870	Enclave	07/01/22
FY 2023-2024 Adjustment [2]	8.87%	\$16,804,870	\$0	\$16,804,870	\$1,490,592	\$0	\$1,490,592	\$18,295,462	\$0	\$18,295,462	Enclave	07/01/23
Construction True-Up	August 2023 SPIF Adjustment	\$24,415,437	\$0	\$24,415,437	\$0	\$0	\$0	\$24,415,437	\$0	\$24,415,437	Enclave	August 2023
FY 2024-2025 Adjustment [2]	2.65%	\$24,415,437	\$0	\$24,415,437	\$647,009	\$0	\$647,009	\$25,062,446	\$0	\$25,062,446	Enclave	07/01/24
Final True Up	True Up	\$25,062,446	\$0	\$25,062,446	(\$5,780,188)	\$7,736,460	\$1,956,272	\$19,282,258	\$7,736,460	\$27,018,718	Enclave	03/05/25
FY 2025-2026 Adjustment [2]	0.66%	\$19,282,258	\$7,736,460	\$27,018,718	\$127,263	\$51,061	\$178,324	\$19,409,521	\$7,787,520	\$27,197,041	Enclave	07/01/25
Certificate No. 1 to Convert and Transfer Fee Reimb.	Non-PFR Compliant Reimburse. Conv. + Transfer To Infrastructure Fee Credits	\$19,409,521	\$7,787,520	\$27,197,041	\$0	(\$1,423,414)	(\$1,423,414)	\$19,409,521	\$6,364,106	\$25,773,627	<b>Eagle Commercial Partners,</b>	<b>07/09/25</b>
<b>FPA SPIF Infrastructure Fee Reimbursement Agreement</b>	<b>Parcel 85A Backbone Facilities</b>	\$7,286,071	\$825,275	\$8,111,345	\$0	\$0	\$0	\$7,286,071	\$825,275	\$8,111,345	<b>Eagle</b>	<b>05/26/22</b>
Certificate No. 1 to Convert and Transfer Fee Reimb. as Fee Credits	Non-PFR Compliant Reimburse. Conv. + Transfer To Infrastructure Fee Credits	\$7,286,071	\$825,275	\$8,111,345	\$0	(\$148,274)	(\$148,274)	\$7,286,071	\$677,001	\$7,963,071	Eagle Shops P2, S1, S2, P3	07/01/22
Certificate No. 1 to Convert and Transfer Fee Reimb. as Fee Credits	Non-PFR Compliant Reimburse. Conv. + Transfer To Public Lands Fee Credits	\$7,286,071	\$677,001	\$7,963,071	\$0	(\$12,560)	(\$12,560)	\$7,286,071	\$664,441	\$7,950,511	Eagle Shops P2, S1, S2, P3	07/01/22
FY 2022-2023 Adjustment [2]	5.54%	\$7,286,071	\$664,441	\$7,950,511	\$403,648	\$36,810	\$440,458	\$7,689,719	\$701,251	\$8,390,969	Eagle	07/01/23
FY 2023-2024 Adjustment [2]	8.87%	\$7,689,719	\$701,251	\$8,390,969	\$682,078	\$62,201	\$744,279	\$8,371,797	\$763,451	\$9,135,248	Eagle	07/01/23
Construction True-Up	August 2023 SPIF Adjustment (Includes Westwood Dr. True up \$5.016M) [7]	\$11,726,368	\$2,363,231	\$14,089,599	\$0	\$0	\$0	\$11,726,368	\$2,363,231	\$14,089,599	Eagle	August 2023
Certificate No. 2 to Convert and Transfer Fee Reimb. as Fee Credits	Reimbursement Conv. + Transfer To Infrastructure Fee Credits	\$11,726,368	\$2,363,231	\$14,089,599	\$0	(\$1,679,524)	(\$1,679,524)	\$11,726,368	\$683,707	\$12,410,075	UC Davis	October 2023
Cert No. 3 to Convert and Transfer Fee Reimb. As Fee Credits	Reimbursement Conv. + Transfer To Infrastructure Fee Credits	\$11,726,368	\$683,707	\$12,410,075	\$0	(\$47,182)	(\$47,182)	\$11,726,368	\$636,525	\$12,362,893	Eagle Shops P3	02/08/24
Cert No. 4 to Convert and Transfer Fee Reimb. As Fee Credits	Reimbursement Conv. + Transfer To Infrastructure Fee Credits	\$11,726,368	\$636,525	\$12,362,893	(\$4,907,405)	(\$636,525)	(\$5,543,930)	\$6,818,963	\$0	\$6,818,963	Dignity Installment 1	02/16/24
Final True Up	True Up	\$6,818,963	\$0	\$6,818,963	(\$5,850,123)	\$7,382,188	\$1,532,064	\$968,840	\$7,382,188	\$8,351,027	Eagle	03/18/25
Cert No. 5 to Convert and Transfer Fee Reimb. As Fee Credits	Reimbursement Conv. + Transfer To Infrastructure Fee Credits	\$968,840	\$7,382,188	\$8,351,027	\$0	(\$5,690,946)	\$0	\$968,840	\$1,691,242	\$2,660,081	Dignity Installment 2	06/09/25
Cert No. 6 to Convert and Transfer Fee Reimb. As Fee Credits	Reimbursement Conv. + Transfer To Infrastructure Fee Credits	\$968,840	\$1,691,242	\$2,660,081	\$0	(\$113,323)	(\$113,323)	\$968,840	\$1,577,919	\$2,546,758	Shops P4 - Habit Burger	06/30/25
FY 2025-2026 Adjustment [2]	0.66%	\$968,840	\$1,577,919	\$2,546,758	\$6,394	\$10,414	\$16,809	\$975,234	\$1,588,333	\$2,563,567	Eagle	7/1/2025

Source: City of Folsom; EPS.

[1] Reflects Enclave's share of FY 2018-2019 total costs (\$41,986,506) split between TNHC Russell Ranch LLC and Enclave.

[2] As stipulated in the SPIF Ordinance and the SPIF Reimbursement Agreements the reimbursement balance shall be adjusted annually based on the annual percentage change in Engineering-News Record Construction Cost Index. See Table C-18 for details.

[3] Reflects Enclave's share of FY 2019-2020 total costs (\$10,456,880) split between ECIC and Enclave.

[4] Based on a City-confirmed True-Up analysis conducted in September 2020.

[5] Enclave/Eagle Booster Pump Station Site initial reimbursement is based on a per-acre value of \$418,667.

[6] As stipulated in the SPIF Ordinance, the land value for establishing the parkland and public lands fee components shall be adjusted based on a three-year rolling average of appraised value for such land dedications. See Table C-18 for land valuation updates.

[7] In October 2023, the City approved a partial true up of total agreement costs (Westwood Drive True Up), thereby making available up to \$5,016,482.71 in fee reimbursements eligible to be converted to fee credits. Of this total, \$2,363,231.11 are "non-compliant costs" and must be converted to fee credits before compliant costs are converted to fee credits.

**Table C-6**  
**City of Folsom**  
**SPIF Credit/Reimbursement Tracking**  
**Gragg Ranch Recovery Acquisition**

<b>Gragg Ranch</b>
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Agreement	Description	Transactions									Recipient/Destination	Transaction Date
		Beginning Balance			Transaction Amount			End Balance				
		PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total		
<b>FPA SPIF Fee Reimbursement Agreement</b>	<b>WRSP Backbone Improvements</b>	\$10,999,824	\$0	\$10,999,824	\$0	\$0	\$0	\$10,999,824	\$0	<b>\$10,999,824</b>	<b>Gragg Ranch Recovery Acquisition LLC</b>	<b>06/25/19</b>
Cert No. 1 to Convert & Apply Fee Reimb. as Fee Credits	SPIF Fee Reimb. Converted/Applied to Infrastructure Fee Credits	\$10,999,824	\$0	\$10,999,824	(\$1,269,990)	\$0	(\$1,269,990)	\$9,729,834	\$0	<b>\$9,729,834</b>	WRSP Village 1	07/11/19
Cert No. 1 to Convert & Apply Fee Reimb. as Fee Credits	SPIF Fee Reimb. Converted/Applied to Public Lands Fee Credits	\$9,729,834	\$0	\$9,729,834	(\$89,460)	\$0	(\$89,460)	\$9,640,374	\$0	<b>\$9,640,374</b>	WRSP Village 1	07/11/19
Cert No. 1B to Convert & Apply Fee Reimb. as Fee Credits	SPIF Fee Reimb. Converted/Applied to Infrastructure Fee Credits	\$9,640,374	\$0	\$9,640,374	(\$818,440)	\$0	(\$818,440)	\$8,821,934	\$0	<b>\$8,821,934</b>	WRSP Village 1B	07/11/19
Cert No. 1B to Convert & Apply Fee Reimb. as Fee Credits	SPIF Fee Reimb. Converted/Applied to Public Lands Fee Credits	\$8,821,934	\$0	\$8,821,934	(\$25,560)	\$0	(\$25,560)	\$8,796,374	\$0	<b>\$8,796,374</b>	WRSP Village 1B	07/11/19
Cert No. 2 to Convert & Apply Fee Reimb. as Fee Credits	SPIF Fee Reimb. Converted/Applied to Infrastructure Fee Credits	\$8,796,374	\$0	\$8,796,374	(\$3,017,568)	\$0	(\$3,017,568)	\$5,778,806	\$0	<b>\$5,778,806</b>	WRSP Village 8 & 9	09/24/19
Cert No. 2 to Convert & Apply Fee Reimb. as Fee Credits	SPIF Fee Reimb. Converted/Applied to Public Lands Fee Credits	\$5,778,806	\$0	\$5,778,806	(\$85,200)	\$0	(\$85,200)	\$5,693,606	\$0	<b>\$5,693,606</b>	WRSP Village 8 & 9	09/24/19
Cert No. 3 to Convert & Apply Fee Reimb. as Fee Credits	SPIF Fee Reimb. Converted/Applied to Infrastructure Fee Credits	\$5,693,606	\$0	\$5,693,606	(\$2,537,512)	\$0	(\$2,537,512)	\$3,156,094	\$0	<b>\$3,156,094</b>	WRSP Village 2 & 3	2019 Q4
Cert No. 3 to Convert & Apply Fee Reimb. as Fee Credits	SPIF Fee Reimb. Converted/Applied to Public Lands Fee Credits	\$3,156,094	\$0	\$3,156,094	(\$80,940)	\$0	(\$80,940)	\$3,075,154	\$0	<b>\$3,075,154</b>	WRSP Village 2 & 3	2019 Q4
Cert No. 4 to Convert & Apply Fee Reimb. as Fee Credits [1]	SPIF Fee Reimb. Converted/Applied to Infrastructure Fee Credits	\$3,075,154	\$0	\$3,075,154	(\$3,075,154)	\$0	(\$3,075,154)	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	WRSP Villages 4, 5, 6, 7	2019 Q4
<b>FPA SPIF Public Facility Land Dedication Reimb. Agreement</b>	<b>Zone 3 Water Tank Site (Carr Trust) (3.40 Acres)</b>	\$1,448,400	\$0	\$1,448,400	\$0	\$0	\$0	\$1,448,400	\$0	<b>\$1,448,400</b>	<b>Gragg Ranch Recovery Acquisition LLC</b>	<b>06/25/19</b>
Cert. No. 1 to Convert & Apply Fee Reimb. as Fee Credits	Public Lands Fee Reimb. Converted/Applied to Infrastructure Fee Credits	\$1,448,400	\$0	\$1,448,400	(\$1,448,400)	\$0	(\$1,448,400)	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	WRSP Village 1	07/11/19
		<i>Acres</i>										
<b>FPA SPIF Parkland Dedication Credit Agreement</b>	<b>WRSP Lot 11 (5.50 Acres)</b>	5.50	-	5.50	0.00	-	0.00	5.50	0.00	<b>5.50</b>	<b>Gragg Ranch Recovery Acquisition LLC</b>	<b>06/25/19</b>
Cert. No. 1 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	5.50	-	5.50	(1.36)	-	(1.36)	4.14	0.00	<b>4.14</b>	WRSP Village 1	07/11/19
Cert. No. 1B to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	4.14	-	4.14	(0.41)	-	(0.41)	3.73	0.00	<b>3.73</b>	WRSP Village 1B	07/11/19
Cert. No. 2 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	3.73	-	3.73	(1.26)	-	(1.26)	2.47	0.00	<b>2.47</b>	WRSP Villages 8 & 9	09/24/19
Cert. No. 3 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	2.47	-	2.47	(1.18)	-	(1.18)	1.29	0.00	<b>1.29</b>	WRSP Villages 2 & 3	2019 Q4
Cert. No. 4 to Transfer Parkland Dedication Acreage Credits [2]	Transfer Parkland Dedication to Credits	1.29	-	1.29	(1.29)	-	(1.29)	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	WRSP Villages 4, 5, 6, 7	2019 Q4

Source: City of Folsom; EPS.

*gragg reimbursements*

**Key:**  
**Reimb.** - Reimbursement

[1] WRSR exhausts its SPIF Infrastructure Fee reimbursement with the Final Map for Villages 4 to 7. Therefore, WRSR will need to pay \$993,914 in SPIF Infrastructure Fees and \$132,060 in SPIF Public Facility Land Equalization Fees. See the enclosed SPIF calculation packet for Villages 4 to 7 for details.

[2] WRSR exhausts its parkland dedication acreage with the Final Map for Villages 4 to 7. Therefore, WRSR will need to pay for the dedication of 0.68 parkland acres.

**Table C-7  
City of Folsom  
SPIF Credit/Reimbursement Tracking  
City of Folsom**

City of Folsom
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Agreement	Description	Transactions			Recipient/Destination	Transaction Date
		Beginning Balance	Transaction Amount	End Balance		
<b>FPA SPIF Fee Reimbursement Agreement (2017 Priority) [1]</b>	<b>Water Treatment Plant &amp; Other Water Improvements</b>	\$1,869,611	\$0	<b>\$1,869,611</b>	<b>City of Folsom</b>	<b>July 2020</b>
City Cash Reimbursement	SPIF Infrastructure Fee Cash Reimbursement	\$1,869,611	(\$26,934)	<b>\$1,842,677</b>	City of Folsom	October 2020
FY 2021-2022 Adjustment [2]	3.25%	\$1,842,677	\$59,887	<b>\$1,902,564</b>	City of Folsom	07/01/21
FY 2022-2023 Adjustment [2]	5.54%	\$1,902,564	\$105,402	<b>\$2,007,966</b>	City of Folsom	07/01/22
FY 2023-2024 Adjustment [2]	8.87%	\$2,007,966	\$178,107	<b>\$2,186,073</b>	City of Folsom	07/01/23
FY 2024-2025 Adjustment [2]	2.65%	\$2,186,073	\$57,931	<b>\$2,244,004</b>	City of Folsom	07/01/24
FY 2025-2026 Adjustment [2]	0.66%	\$2,244,004	\$14,810	<b>\$2,258,814</b>	City of Folsom	07/01/25

*city reimbursements*

Source: City of Folsom; EPS.

- [1] As described in the SPIF Nexus Study FY 2020-2021 Update, the City incurred costs to improve and expand water treatment plant and water conveyance facilities to accommodate new citywide growth, including growth expected in the FPASP. The SPIF Fee Program originally included approximately \$7.7 million of existing water system costs the City invested in recent years. The City requested that the City's past investments in the existing water system be allocated to the remaining FPASP land uses and charged as a Set-Aside Fee so the City can more efficiently recover its past water system investments. The amount shown in the beginning balance reflects the proportion of SPIF credits that have been executed through July 15, 2020 which the City has executed a SPIF Fee Program Reimbursement to be reimbursed by FPASP developers and builders through the SPIF Fee Program.
- [2] As stipulated in the SPIF Ordinance and the SPIF Reimbursement Agreements the reimbursement balance shall be adjusted annually based on the annual percentage change in Engineering-News Record Construction Cost Index. See Table C-18 for details.

Table C-8  
City of Folsom  
SPIF Credit/Reimbursement Tracking  
Folsom Real Estate South, LLC (FRES)

Folsom Real Estate South

Agreement	Description	Transactions									Recipient/Destination	Transaction Date
		Beginning Balance			Transaction Amount			End Balance				
		PFR	Non-PFR	Total	PFR	Non-PFR	Total	PFR	Non-PFR	Total		
		Acres										
<b>FPA SPIF Parkland Dedication Credit Agreement</b>	<b>Mangini Ranch Phase 2, Lot 13 Community Park East</b>	26.19	-	26.19	0.00	-	0.00	26.19	0.00	26.19	<b>FRES</b>	<b>04/12/21</b>
Cert. No. 1 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	26.19	-	26.19	(0.51)	-	(0.51)	25.68	0.00	25.68	Mangini Ph. 1, V. 3	05/21/21
Cert. No. 2 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	25.68	-	25.68	(2.80)	-	(2.80)	22.88	0.00	22.88	Toll Brothers Folsom Ranch, Ph. 1B & 1C	July 2021
Cert. No. 3 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	22.88	-	22.88	(2.36)	-	(2.36)	20.52	0.00	20.52	Mangini Ph. 2, V. 1 & 2	10/21/21
Cert. No. 4 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	20.52	-	20.52	(0.97)	-	(0.97)	19.55	0.00	19.55	AIC MR P1C V1	03/18/22
Cert. No. 5 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	19.55	-	19.55	(0.40)	-	(0.40)	19.15	0.00	19.15	AIC MR P1C V2	03/18/22
Cert. No. 6 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	19.15	-	19.15	(0.34)	-	(0.34)	18.81	0.00	18.81	AIC MR P1C V3	03/29/22
Cert. No. 7 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	18.81	-	18.81	(1.22)	-	(1.22)	17.59	0.00	17.59	TB Phase 1D	03/18/22
Cert. No. 8 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	17.59	-	17.59	(0.77)	-	(0.77)	16.82	0.00	16.82	MR. Ph. 2A.V. 3 (Beazer)	05/11/22
Cert. No. 9 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	16.82	-	16.82	(1.12)	-	(1.12)	15.70	0.00	15.70	AIC MR P1C V4	05/17/22
Cert. No. 10 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	15.70	-	15.70	(1.99)	-	(1.99)	13.71	0.00	13.71	TB Phase 1E	
Cert. No. 11 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	13.71	-	13.71	(2.70)	-	(2.70)	11.01	0.00	11.01	Van Daele Apts (278 MHD)	
Cert. No. 12 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	11.01	-	11.01	(1.55)	-	(1.55)	9.46	0.00	9.46	Van Daele Bungalows (160 MMD)	
Cert. No. 13 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	9.46	-	9.46	(1.49)	-	(1.49)	7.97	0.00	7.97	TCS MR Ph. 3A V1	
Cert. No. 13 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	7.97	-	7.97	(1.69)	-	(1.69)	6.28	0.00	6.28	TCS MR Ph. 3A V2+3	
Cert. No. 13 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	6.28	-	6.28	(0.41)	-	(0.41)	5.87	0.00	5.87	TCS MR Ph. 3A V4	
Cert. No. 14 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	5.87	-	5.87	(0.14)	-	(0.14)	5.73	0.00	5.73	Spanos Alder Creek Apartments	
Cert. No. 15 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	5.73	-	5.73	(2.23)	-	(2.23)	3.50	0.00	3.50	ECIC KB Homes MR. P2C V 5+6	
Cert. No. 16 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	3.50	-	3.50	(3.43)	-	(3.43)	0.07	0.00	0.07	Toll Brothers Folsom Ranch Ph. 1F and 3A	
Cert. No. 17 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	0.07	-	0.07	(0.07)	-	(0.07)	0.00	0.00	0.00	MPA Apartments (152 MU Units)	03/09/23
<b>VOID Cert. 12</b>		0.00	-	0.00	1.55	-	1.55	1.55	0.00	1.55	<b>FRES</b>	
<b>FPA SPIF Program Public Lands Fee Reimbursement Agreement (2021 Priority)</b>	<b>Transit Corridor Dedication (0.61 Acres)</b>	\$255,387	\$0	\$255,387	\$0	\$0	\$255,387	\$0	\$255,387	<b>FRES</b>	<b>03/12/21</b>	
2021 Valuation Update [1]	Based on \$399,000 per acre	\$243,390	\$0	\$243,390	\$0	\$0	\$243,390	\$0	\$243,390	FRES	07/01/21	
2022 Valuation Update [1]	Based on \$412,000 per acre	\$251,320	\$0	\$251,320	\$0	\$0	\$251,320	\$0	\$251,320	FRES	07/01/22	
2023 Valuation Update [1]	Based on \$426,667 per acre	\$260,267	\$0	\$260,267	\$0	\$0	\$260,267	\$0	\$260,267	FRES	07/01/23	
2024 Valuation Update [1]	Based on \$457,667 per acre	\$279,177	\$0	\$260,267	\$0	\$0	\$279,177	\$0	\$279,177	FRES	07/01/24	
		Acres										
<b>FPA SPIF Parkland Dedication Credit Agreement</b>	<b>Mangini Ranch Phase 3, Lot 10 Neighborhood Park</b>	11.06	-	11.06	0.00	-	0.00	11.06	0.00	11.06	<b>FRES</b>	<b>12/09/22</b>
Cert. No. 1 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	11.06	-	11.06	(1.40)	-	(1.40)	9.66	0.00	9.66	MPA Apartments (152 MU Units)	03/09/23
Cert. No. 2 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	9.66	-	9.66	(1.26)	-	(1.26)	8.40	0.00	8.40	Toll Bros at Folsom Ranch Phase 2A (86 SFHD)	10/01/23
Cert. No. 3 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	8.40	-	8.40	(1.26)	-	(1.26)	7.14	0.00	7.14	Toll Bros at Folsom Ranch Phase 2B	12/17/24
Cert. No. 4 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	7.14	-	7.14	(1.11)	-	(1.11)	6.03	0.00	6.03	Toll Bros at Folsom Ranch Phase 3B	
Cert. No. 5 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	6.03	-	6.03	(1.04)	-	(1.04)	4.99	0.00	4.99	Toll Bros at Folsom Ranch Phase 2D	
Cert. No. 6 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	4.99	-	4.99	(1.32)	-	(1.32)	3.67	0.00	3.67	Sendero Bungalows (136 MMD)	

Source: City of Folsom; EPS.

fres reimbursements

[1] As stipulated in the SPIF Ordinance and the SPIF Reimbursement Agreements the reimbursement balance shall be adjusted annually based on a three-year rolling average of appraised public land valuations.

Key:

C&T - Credit and Transfer

Agreement	Description	Transactions									Recipient/Destination	Transaction Date	
		Beginning Balance			Transaction Amount			End Balance					
		PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total			
<b>FPA SPIF Fee Reimbursement Agreement (2017 Priority)</b>	<b>MIC/TNHC Shared Ph.1 Backbone Facilities</b>												
Assignment and Assumption Agreement [1]	Assignment of Reimbursements from The New Home Company	\$686,299	\$0	\$686,299	\$0	\$0	\$0	\$686,299	\$0	<b>\$686,299</b>	Lennar Homes	12/18/20	
FY 2021-2022 Adjustment [2]	3.25%	\$686,299	\$0	\$686,299	\$22,305	\$0	\$22,305	\$708,604	\$0	\$708,604	Lennar Homes	07/01/21	
Cert No. 6 to Convert & Apply Fee Reimb. as Fee Credits [3]	SPIF Fee Reimb. Converted/Applied to Infrastructure Fee Credits	\$708,604	\$0	\$708,604	(\$708,604)	\$0	(\$708,604)	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	RR Ph. 3 V3A (45 SF/87 SFHD)	09/23/21	
<b>CFD No. 18 and FPA SPIF Acquisition &amp; Shortfall Agreement</b>	<b>MIC/TNHC Shared Ph. 1 Backbone Facilities [2]</b>												
Assignment and Assumption Agreement [1]	Assignment of Reimbursements from The New Home Company	\$501,096	\$0	\$501,096	\$0	\$0	\$0	\$501,096	\$0	<b>\$501,096</b>	Lennar Homes	12/18/20	
FY 2021-2022 Adjustment [2]	3.25%	\$501,096	\$0	\$501,096	\$16,286	\$0	\$16,286	\$517,382	\$0	\$517,382	Lennar Homes	07/01/21	
Cert. No. 9 to Convert & Apply Set-Aside Fee Reimbursements as Credit	Reimbursements Converted to Set-Aside Fee Credits	\$517,382	\$0	\$517,382	(\$348,288)	\$0	(\$348,288)	\$169,094	\$0	\$169,094	Lennar Homes of California, Inc.	09/23/21	
Cert. No. 10 to Convert & Apply Set-Aside Fee Reimbursements as Cred	Reimbursements Converted to Set-Aside Fee Credits	\$169,094	\$0	\$169,094	(\$169,094)	\$0	(\$169,094)	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	Lennar Homes of California, Inc.		
<b>FPA SPIF Fee Reimbursement Agreement (2017 Priority)</b>	<b>TNHC Russell Ranch Ph. 1 Backbone Facilities [4]</b>												
Assignment and Assumption Agreement [1]	Assignment of Reimbursements from The New Home Company	\$36,081,804	\$0	\$36,081,804	\$0	\$0	\$0	\$36,081,804	\$0	\$36,081,804	Lennar Homes	12/18/20	
FY 2021-2022 Adjustment [2]	3.25%	\$36,081,804	\$0	\$36,081,804	\$1,172,659	\$0	\$1,172,659	\$37,254,463	\$0	\$37,254,463	Lennar Homes	07/01/21	
Cert No. 5 to Convert & Apply Fee Reimb. as Fee Credits [3]	SPIF Fee Reimb. Converted/Applied to Infrastructure Fee Credits	\$37,254,463	\$0	\$37,254,463	(\$4,103,213)	\$0	(\$4,103,213)	\$33,151,250	\$0	\$33,151,250	RR Ph. 3 V3A (45 SF/87 SFHD)	09/23/21	
Cert No. 5 to Convert & Apply Fee Reimb. as Fee Credits [3] [4]	SPIF Fee Reimb. Converted/Applied to Public Lands Fee Credits	\$33,151,250	\$0	\$33,151,250	(\$119,700)	\$0	(\$119,700)	\$33,031,550	\$0	\$33,031,550	RR Ph. 3 V3A (45 SF/87 SFHD)	09/23/21	
Cert No. 6 to Convert & Apply Fee Reimb. as Fee Credits [3]	SPIF Fee Reimb. Converted/Applied to Infrastructure Fee Credits	\$33,031,550	\$0	\$33,031,550	(\$4,136,495)	\$0	(\$4,136,495)	\$28,895,055	\$0	\$28,895,055	RR Ph. 3 V3B (55 SF/55SFHD)	10/25/21	
Cert No. 6 to Convert & Apply Fee Reimb. as Fee Credits [3]	SPIF Fee Reimb. Converted/Applied to Public Lands Fee Credits	\$28,895,055	\$0	\$28,895,055	(\$99,750)	\$0	(\$99,750)	\$28,795,305	\$0	\$28,795,305	RR Ph. 3 V3B (55 SF/55SFHD)	10/25/21	
FY 2022-2023 Adjustment [2]	5.54%	\$28,795,305	\$0	\$28,795,305	\$1,595,260	\$0	\$1,595,260	\$30,390,565	\$0	\$30,390,565	Lennar Homes	07/01/22	
Cert No. 7 to Convert & Apply Fee Reimb. as Fee Credits [3]	SPIF Fee Reimb. Converted/Applied to Infrastructure Fee Credits	\$30,390,565	\$0	\$30,390,565	(\$7,942,480)	\$0	(\$7,942,480)	\$22,448,085	\$0	\$22,448,085	RR Ph 2 V 1,2,+4 (208 SFHD)	07/19/22	
Cert No. 7 to Convert & Apply Fee Reimb. as Fee Credits [3]	SPIF Fee Reimb. Converted/Applied to Public Lands Fee Credits	\$22,448,085	\$0	\$22,448,085	(\$197,760)	\$0	(\$197,760)	\$22,250,325	\$0	\$22,250,325	RR Ph 2 V 1,2,+4 (208 SFHD)	07/19/22	
Cert No. 7 to Convert & Apply Fee Reimb. as Fee Credits [3]	SPIF Fee Reimb. Converted/Applied to Infrastructure Fee Credits	\$22,250,325	\$0	\$22,250,325	(\$2,405,655)	\$0	(\$2,405,655)	\$19,844,670	\$0	\$19,844,670	RR Ph 2 V 3 (63 SFHD)	07/19/22	
Cert No. 7 to Convert & Apply Fee Reimb. as Fee Credits [3]	SPIF Fee Reimb. Converted/Applied to Public Lands Fee Credits	\$19,844,670	\$0	\$19,844,670	(\$57,680)	\$0	(\$57,680)	\$19,786,990	\$0	\$19,786,990	RR Ph 2 V 3 (63 SFHD)	07/19/22	
FY 2023-2024 Adjustment [2]	8.87%	\$19,786,990	\$0	\$19,786,990	\$1,755,106	\$0	\$1,755,106	\$21,542,096	\$0	\$21,542,096	Lennar Homes	07/01/23	
FY 2024-2025 Adjustment [2]	2.65%	\$21,542,096	\$0	\$21,542,096	\$570,866	\$0	\$570,866	\$22,112,962	\$0	\$22,112,962	Lennar Homes	07/01/24	
FY 2025-2026 Adjustment [2]	0.66%	\$22,112,962	\$0	\$22,112,962	\$145,946	\$0	\$145,946	<b>\$22,258,908</b>	<b>\$0</b>	<b>\$22,258,908</b>	Lennar Homes	07/01/25	

Source: City of Folsom; EPS.

*lennar reimbursement*

Note: Russell Ranch Phase 2 and 3 Reimbursement Agreements have not been submitted at the time of the August 2023 SPIF Adjustment. These agreements are to be for \$17,357,506 and \$1,271,299, respectively (2023/24\$).

- [1] Per the Assignment and Assumption Agreement signed December 18, 2020, TNHC Russell Ranch, LLC assigns all outstanding reimbursements associated with the following Reimbursement Agreements:
- FPA SPIF Reimbursement Agreement - MIC/TNHC Shared Phase 1 Backbone Facilities.
  - CFD No. 18 and FPA SPIF Acquisition & Shortfall Agreement - MIC/TNHC Shared Phase 1 Backbone Facilities.
  - FPA SPIF Fee Reimbursement Agreement - TNHC Russell Ranch Phase 1 Backbone Facilities.

[2] As stipulated in the SPIF Ordinance and the SPIF Reimbursement Agreements the reimbursement balance shall be adjusted annually based on the annual percentage change in Engineering-News Record Construction Cost Index. See Table C-18 for details.

[3] Certificate numbers are next consecutive numbers following the numbers for prior certificates associated with these agreements by The New Home Company for Russell Ranch Phase 1.

[4] This certificate was corrected due to an administrative error. The original certificate converted \$125,600 of reimbursements to Public Lands Fee Credits, when only \$119,700 was required.

**Key:**

**C&T** - Credit and Transfer

Agreement	Description	Transactions									Recipient/Destination	Transaction Date
		Beginning Balance			Transaction Amount			End Balance				
		PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total		
<b>FPA SPIF Program Public Lands Fee Reimbursement Agreement (2021 Priority)</b>	<b>Transit Corridor Dedication (1.34 Acres)</b>	\$561,014	\$0	\$561,014	\$0	\$0	\$0	\$561,014	\$0	<b>\$561,014</b>	<b>Arcadian Improvement Co.</b>	<b>03/12/21</b>
2021 Valuation Update [1]	Based on \$399,000 per acre	\$534,660	\$0	\$534,660	\$0	\$0	\$0	\$534,660	\$0	<b>\$534,660</b>	Arcadian Improvement Co.	07/01/21
Certificate No.1 to Convert and Apply Public Land Reimbursements as Fee Credits		\$534,660	\$0	\$534,660	(\$103,740)	\$0	(\$103,740)	\$430,920	\$0	<b>\$430,920</b>	AIC Mangini Ph. 1C Village 1,2	03/22/21
Certificate No.2 to Convert and Apply Public Land Reimbursements as Fee Credits	For public land and infrastructure fees	\$430,920	\$0	\$430,920	(\$430,920)	\$0	(\$430,920)	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	AIC Mangini Ph. 1C Village 4	05/17/22
<b>FPA SPIF Program Infrastructure Fee Reimbursement Agreement (2021 Priority)</b>	<b>Mangini Ranch Phase 1C Backbone</b>	\$6,415,623	\$631,301	\$7,046,924	\$0	\$0	\$0	\$6,415,623	\$631,301	<b>\$7,046,924</b>	<b>Arcadian Improvement Co.</b>	<b>03/22/22</b>
Certificate No. 1 to Convert and Apply Infrastructure Fee Reimbursements as Fee Credits		\$6,415,623	\$631,301	\$7,046,924	(\$2,738,200)	\$0	(\$2,738,200)	\$3,677,423	\$631,301	<b>\$4,308,724</b>	AIC Mangini Ph. 1C Village 1	06/03/22
Certificate No. 2 to Convert and Apply Infrastructure Fee Reimbursements as Fee Credits		\$3,677,423	\$631,301	\$4,308,724	(\$1,122,662)	\$0	(\$1,122,662)	\$2,554,761	\$631,301	<b>\$3,186,062</b>	AIC Mangini Ph. 1C Village 2	06/03/22
Certificate No. 3 to Convert and Apply Infrastructure Fee Reimbursements as Fee Credits		\$2,554,761	\$631,301	\$3,186,062	(\$958,370)	\$0	(\$958,370)	\$1,596,391	\$631,301	<b>\$2,227,692</b>	AIC Mangini Ph. 1C Village 3	06/03/22
Certificate No. 4 to Convert and Apply Infrastructure Fee Reimbursements as Fee Credits		\$1,596,391	\$631,301	\$2,227,692	(\$1,596,391)	(\$631,301)	(\$2,227,692)	\$0	\$0	\$0	AIC Mangini Ph. 1C Village 4	05/10/22
Amendment No. 1 to Reimbursement Agreement	Add Sav. Pkwy/WRR Intx (2023 SPIF Adjustment)	\$0	\$0	\$0	\$0	\$1,755,000	\$0	\$0	\$1,755,000	\$1,755,000	Arcadian Improvement Co.	01/12/24
FY 2024-2025 Adjustment [2]	2.65%	\$0	\$1,755,000	\$1,755,000	\$0	\$46,508	\$0	\$0	\$1,801,508	\$1,801,508	Arcadian Improvement Co.	07/01/24
Certificate No. 5 to Convert and Apply Infrastructure Fee Reimbursements as Fee Credits		\$0	\$1,801,508	\$1,801,508	\$0	(\$875,000)	(\$875,000)	\$0	\$926,508	\$926,508	Mangini Ranch Ph. 1E Lot 18	08/01/24
Certificate No. 6 to Convert and Apply Infrastructure Fee Reimbursements as Fee Credits		\$0	\$926,508	\$926,508	\$0	(\$926,508)	(\$926,508)	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	CMB Improvement Company	06/30/25

Source: City of Folsom; EPS.

[1] As stipulated in the SPIF Ordinance, the land value for establishing the parkland and public lands fee components shall be adjusted based on a three-year rolling average of appraised value for such land dedications. See Table C-18 for land valuation updates.

[2]

**Key:**

**C&T** - Credit and Transfer

**Table C-11**  
**City of Folsom**  
**SPIF Credit/Reimbursement Tracking**  
**CMB Improvement Company, LLC**

**CMB Improvement Co.**

Agreement	Description	Transactions									Recipient/Destination	Transaction Date
		Beginning Balance			Transaction Amount			End Balance				
		PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total		
<b>FPA SPIF Program Public Lands Fee Reimbursement Agreement (2021 Priority)</b>	<b>Transit Corridor Dedication (0.33 Acres)</b>	\$138,160	\$0	\$138,160	\$0	\$0	\$0	\$138,160	\$0	<b>\$138,160</b>	<b>CMB Improvement Co.</b>	<b>03/12/21</b>
2021 Valuation Update [1]	Based on \$399,000 per acre	\$131,670	\$0	\$131,670	\$0	\$0	\$0	\$131,670	\$0	\$131,670	CMB Improvement Co.	07/01/21
Cert. No. 1 to Convert & Apply Fee Reimb. as Fee Credits	Public Lands Fee Reimb. Converted/Applied to Infrastructure F	\$131,670	\$0	\$131,670	(\$79,800)	\$0	(\$79,800)	\$51,870	\$0	\$51,870	MR PH 2 Village 1	10/21/21
Cert. No. 1 to Convert & Apply Fee Reimb. as Fee Credits	Public Lands Fee Reimb. Converted/Applied to Infrastructure F	\$51,870	\$0	\$51,870	(\$51,870)	\$0	(\$51,870)	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	MR PH 2 Village 2	10/21/21
<b>FPA SPIF Program Infrastructure Fee Reimbursement Agreement (2022 Priority)</b>	<b>Mangini Ranch Phase 2 Villages 1 &amp; 2</b>	\$3,752,466	\$4,627,328	\$8,379,794	\$0	\$0	\$0	\$3,752,466	\$4,627,328	<b>\$8,379,794</b>		10/21/21
Cert. No. 1 to Convert & Apply Fee Reimb. as Fee Credits	Convert to Infrastructure Fee Credits	\$3,752,466	\$4,627,328	\$8,379,794	\$0	(\$2,990,768)	(\$2,990,768)	\$3,752,466	\$1,636,560	\$5,389,026	MR Ph 2 Village 1	
Cert. No. 1 to Convert & Apply Fee Reimb. as Fee Credits	Convert to Infrastructure Fee Credits	\$3,752,466	\$1,636,560	\$5,389,026	\$0	(\$1,240,921)	(\$1,240,921)	\$3,752,466	\$395,639	\$4,148,105	MR Ph 2 Village 1	
Cert. No. 1 to Convert & Apply Fee Reimb. as Fee Credits	Convert to Public Lands Fee Credits	\$3,752,466	\$395,639	\$4,148,105	\$0	(\$15,960)	(\$15,960)	\$3,752,466	\$379,679	\$4,132,145	MR Ph 2 Village 2	
Cert. No. 1 to Convert & Apply Fee Reimb. as Fee Credits	Convert to Infrastructure Fee Credits	\$3,752,466	\$379,679	\$4,132,145	(\$1,274,043)	\$0	(\$1,274,043)	\$2,478,423	\$379,679	\$2,858,102	MR Ph 2 Village 2	
FY 2022-2023 Adjustment [2]	5.54%	\$2,478,423	\$379,679	\$2,858,102	\$137,305	\$21,034	\$158,339	\$2,615,728	\$400,713	\$3,016,441	<b>CMB Improvement Co.</b>	07/01/22
Cert. No. 2 to Convert & Transfer Fee Reimb. as Fee Credits	Transfer to ECIC	\$2,615,728	\$400,713	\$3,016,441	(\$2,511,513)	\$0	(\$2,511,513)	\$104,215	\$400,713	\$504,928	ECIC	
Cert. No. 3 to Convert & Transfer Fee Reimb. as Fee Credits	Convert to Infrastructure Fee Credits	\$104,215	\$400,713	\$504,928	(\$104,215)	(\$400,713)	(\$504,928)	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	MPA	03/09/23
<b>FPA SPIF Program Infrastructure Fee Reimbursement Agreement (2022 Priority)</b>	<b>Mangini Ranch Phase 1E</b>	\$0	\$2,124,624	\$2,124,624	\$0	\$0	\$0	\$0	\$2,124,624	\$2,124,624	CMB - Mangini Ranch Phase 1	09/15/22
Cert. No. 1 to Convert & Transfer Fee Reimb. as Fee Credits	Convert to Infrastructure Fee Credits	\$0	\$2,124,624	\$2,124,624	\$0	(\$1,529,864)	(\$1,529,864)	\$0	\$594,760	\$594,760	MPA	03/09/23
Cert. No. 1 to Convert & Transfer Fee Reimb. as Fee Credits	Convert to Public Lands Fee Credits	\$0	\$594,760	\$594,760	\$0	(\$94,760)	(\$94,760)	\$0	\$500,000	\$500,000	MPA	03/09/23
FY 2023-2024 Adjustment [2]	8.87%	\$0	\$500,000	\$500,000	\$0	\$44,350	\$44,350	\$0	\$544,350	\$544,350	CMB	07/01/23
Amendment No. 1 to Reimbursement Agreement	Add Triple 60" SD Outfall (2023 SPIF Adjustment)	\$0	\$544,350	\$544,350	\$0	\$202,500	\$48,284	\$0	\$746,850	\$746,850	CMB	01/12/24
FY 2024-2025 Adjustment [2]	2.65%	\$0	\$746,850	\$746,850	\$0	\$19,792	\$66,246	\$0	\$766,642	\$766,642	CMB	07/01/24
Transfer from AIC (Mangini Ranch Phase 1C Backbone)		\$0	\$766,642	\$766,642	\$0	\$875,000	\$875,000	\$0	\$1,641,642	\$1,641,642	CMB	
FY 2025-2026 Adjustment [2]	0.66%	\$0	\$1,641,642	\$1,641,642	\$0	\$10,835	\$10,835	<b>\$0</b>	<b>\$1,652,476</b>	<b>\$1,652,476</b>	CMB	07/01/25

Source: City of Folsom; EPS.

[1] As stipulated in the SPIF Ordinance, the land value for establishing the parkland and public lands fee components shall be adjusted based on a three-year rolling average of appraised value for such land dedications. See Table C-18 for land valuation updates.

[2] As stipulated in the SPIF Ordinance and the SPIF Reimbursement Agreements the reimbursement balance shall be adjusted annually based on the annual percentage change in Engineering-News Record Construction Cost Index. See Table C-18 for details.

**Key:**

**C&T** - Credit and Transfer

**Table C-12**  
**City of Folsom**  
**SPIF Credit/Reimbursement Tracking**  
**Folsom Heights, LLC**

Folsom Heights
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Agreement	Description	Transactions									Recipient/Destination	Transaction Date
		Beginning Balance			Transaction Amount			End Balance				
		PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total		
<b>FPA SPIF Program Public Lands Fee Reimbursement Agreement (2021 Priority)</b>	<b>Water Tank Land Dedication (1.51 acres)</b>	\$654,000	\$0	\$654,000	\$0	\$0	\$0	\$654,000	\$0	<b>\$654,000</b>	<b>Folsom Heights LLC</b>	<b>08/23/21</b>
2022 Valuation Update [1]	Based on \$412,000 per acre	\$622,120	\$0	\$622,120	\$0	\$0	\$0	\$622,120	\$0	<b>\$622,120</b>	<b>Folsom Heights LLC</b>	07/01/22
FY 23-24 Land Valuation Adjustment	Based on \$426,667 per acre	\$644,267	\$0	\$644,267	\$0	\$0	\$0	\$644,267	\$0	<b>\$644,267</b>	<b>Folsom Heights LLC</b>	07/01/23
2024 Valuation Update [1]	Based on \$457,667 per acre	\$691,077	\$0	\$691,077	\$0	\$0	\$0	<b>\$691,077</b>	<b>\$0</b>	<b>\$691,077</b>	<b>Folsom Heights LLC</b>	07/01/24

cmb reimbursements

Source: City of Folsom; EPS.

[1] As stipulated in the SPIF Ordinance, the land value for establishing the parkland and public lands fee components shall be adjusted based on a three-year rolling average of appraised value for such land dedications. See Table C-18 for land valuation updates.

**Key:**  
**C&T** - Credit and Transfer

**Table C-13**  
**City of Folsom**  
**SPIF Credit/Reimbursement Tracking**  
**Toll Bros.**

Toll Bros.
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Agreement	Description	Transactions									Recipient/Destination	Transaction Date
		Beginning Balance			Transaction Amount			End Balance				
		PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total		
<b>FPA SPIF Program Infrastructure Fee Reimbursement Agreement</b>	<b>Folsom Ranch Phase 1 Backbone</b>	\$7,805,700	\$16,832,948	\$24,638,648	\$0	\$0	\$0	\$7,805,700	\$16,832,948	<b>\$24,638,648</b>		<b>08/16/21</b>
Cert. No. 1 to Convert & Apply Fee Reimb. as Fee Credits	Reimbursements Converted to Infrastructure Fee Credits	\$7,805,700	\$16,832,948	\$24,638,648	\$0	(\$6,610,356)	(\$6,610,356)	\$7,805,700	\$10,222,592	<b>\$18,028,292</b>	Folsom Ranch Phase 1B and 1C	07/26/21
Cert. No. 1 to Convert & Apply Fee Reimb. as Fee Credits	Reimbursements Converted to Public Lands Credits	\$7,805,700	\$10,222,592	\$18,028,292	\$0	(\$175,560)	(\$175,560)	\$7,805,700	\$10,047,032	<b>\$17,852,732</b>	Folsom Ranch Phase 1B and 1C	07/26/21
Cert. No. 2 to Convert & Apply Fee Reimb. as Fee Credits	Reimbursements Converted to Infrastructure Fee Credits	\$7,805,700	\$10,047,032	\$17,852,732	\$0	(\$3,225,978)	(\$3,225,978)	\$7,805,700	\$6,821,054	<b>\$14,626,754</b>	Folsom Ranch Ph 1D	03/01/22
Cert. No. 2 to Convert & Apply Fee Reimb. as Fee Credits	Reimbursements Converted to Public Lands Credits	\$7,805,700	\$6,821,054	\$14,626,754	\$0	(\$75,810)	(\$75,810)	\$7,805,700	\$6,745,244	<b>\$14,550,944</b>	Folsom Ranch Ph 1D	03/01/22
Cert. No. 3 to Convert & Apply Fee Reimb. as Fee Credits	Reimbursements Converted to Infrastructure Fee Credits	\$7,805,700	\$6,745,244	\$14,550,944	\$0	(\$5,088,006)	(\$5,088,006)	\$7,805,700	\$1,657,238	<b>\$9,462,938</b>	Folsom Ranch Ph 1E	05/12/22
Cert. No. 3 to Convert & Apply Fee Reimb. as Fee Credits	Reimbursements Converted to Public Lands Credits	\$7,805,700	\$1,657,238	\$9,462,938	\$0	(\$123,690)	(\$123,690)	\$7,805,700	\$1,533,548	<b>\$9,339,248</b>	Folsom Ranch Ph 1E	05/12/22
FY 2022-2023 Adjustment	5.54%	\$7,805,700	\$1,533,548	\$9,339,248	\$432,436	\$84,959	\$517,395	\$8,238,136	\$1,618,507	<b>\$9,856,643</b>	Toll	07/01/22
Cert. No. 4 to C&T Fee Reimb. As Fee Credits	Reimbursements Converted to Infrastructure Fee Credits	\$8,238,136	\$1,618,507	\$9,856,643	\$0	(\$438,912)	(\$438,912)	\$8,238,136	\$1,179,595	<b>\$9,417,731</b>	<b>TCS Phase 3 V1</b>	07/26/22
Cert. No. 5 to Convert & Apply Fee Reimb. As Fee Credits	Reimbursements Converted to Infrastructure Fee Credits	\$8,238,136	\$1,179,595	\$9,417,731	(\$3,975,380)	(\$1,179,595)	(\$5,154,975)	\$4,262,756	(\$0)	<b>\$4,262,756</b>	Folsom Ranch Ph 3A	11/30/22
Cert. No. 5 to Convert & Apply Fee Reimb. As Fee Credits	Reimbursements Converted to Public Lands Credits	\$4,262,756	(\$0)	\$4,262,756	(\$127,720)	\$0	(\$127,720)	\$4,135,036	(\$0)	<b>\$4,135,036</b>	Folsom Ranch Ph 3A	11/30/22
Cert. No. 6 to Convert & Apply Fee Reimb. As Fee Credits	Reimbursements Converted to Infrastructure Fee Credits	\$4,135,036	(\$0)	\$4,135,036	(\$3,818,500)	\$0	(\$3,818,500)	\$316,536	(\$0)	<b>\$316,536</b>	Folsom Ranch Ph 1F	11/30/22
Cert. No. 6 to Convert & Apply Fee Reimb. As Fee Credits	Reimbursements Converted to Public Lands Credits	\$316,536	(\$0)	\$316,536	(\$94,760)	\$0	(\$94,760)	\$221,776	(\$0)	<b>\$221,776</b>	Folsom Ranch Ph 1F	11/30/22
Construction True-Up (Transactions summed as non-inflation adjusted) [1]	True Up	N/A	N/A	\$221,776	N/A	N/A	(\$2,299,203)	N/A	N/A	(\$2,077,427)	Phase 1 True-Up	05/16/23
Phase 1 Agreement Adjustment	Phase 1 Credit Correction	N/A	N/A	(\$2,077,427)	N/A	N/A	\$2,077,427	N/A	N/A	<b>\$0</b>	Reimbursement from Phase 2 Agree	05/01/24
<b>FPA SPIF Program Infrastructure Fee Reimbursement Agreement [2]</b>	<b>Folsom Ranch Phase 2 Backbone</b>	\$24,411,053	\$0	\$24,411,053	\$0	\$0	\$0	\$24,411,053	\$0	<b>\$24,411,053</b>	<b>Toll Brothers</b>	<b>10/31/23</b>
Cert. No. 1 to Convert & Apply Fee Reimb. as Fee Credits	Reimbursements Converted to Infrastructure Fee Credits	\$24,411,053	\$0	\$24,411,053	(\$3,715,716)	\$0	(\$3,715,716)	\$20,695,337	\$0	<b>\$20,695,337</b>	FR P2A (86 SFHD)	10/31/23
Cert. No. 1 to Convert & Apply Fee Reimb. as Fee Credits	Reimbursements Converted to Public Lands Credits	\$20,695,337	\$0	\$20,695,337	(\$85,333)	\$0	(\$85,333)	\$20,610,004	\$0	<b>\$20,610,004</b>	FR P2A (86 SFHD)	10/31/23
Phase 1 Agreement Adjustment	Phase 1 Credit Correction	\$20,610,004	\$0	\$20,610,004	(\$2,077,427)	\$0	(\$2,077,427)	\$18,532,577	\$0	<b>\$18,532,577</b>	Phase 1 Deficit	05/01/24
FY 2024-2025 Adjustment [3]	2.65%	\$18,532,577	\$0	\$18,532,577	\$491,113	\$0	\$491,113	\$19,023,690	\$0	<b>\$19,023,690</b>	Toll	07/01/24
Cert. No. 2 to Convert & Apply Fee Reimb. as Fee Credits	Reimbursements Converted to Infrastructure Fee Credits	\$19,023,690	\$0	\$19,023,690	(\$4,375,980)	\$0	(\$4,375,980)	\$14,647,710	\$0	<b>\$14,647,710</b>	FR 2B (60 SFHD, 40 MLD)	07/01/24
Cert. No. 2 to Convert & Apply Fee Reimb. as Fee Credits	Reimbursements Converted to Public Lands Credits	\$14,647,710	\$0	\$14,647,710	(\$91,533)	\$0	(\$91,533)	\$14,556,177	\$0	<b>\$14,556,177</b>	FR 2B (60 SFHD, 40 MLD)	07/01/24
Cert. No. 3 to Convert & Apply Fee Reimb. as Fee Credits	Reimbursements Converted to Infrastructure Fee Credits	\$14,556,177	\$0	\$14,556,177	(\$3,603,084)	\$0	(\$3,603,084)	\$10,953,093	\$0	<b>\$10,953,093</b>	FR 3B (76 SFHD)	10/01/24
Cert. No. 3 to Convert & Apply Fee Reimb. as Fee Credits	Reimbursements Converted to Public Lands Credits	\$10,953,093	\$0	\$10,953,093	(\$77,803)	\$0	(\$77,803)	\$10,875,290	\$0	<b>\$10,875,290</b>	FR 3B (76 SFHD)	10/01/24
Cert. No. 4 to Convert & Apply Fee Reimb. as Fee Credits	Reimbursements Converted to Infrastructure Fee Credits	\$10,875,290	\$0	\$10,875,290	(\$3,595,602)	\$0	(\$3,595,602)	\$7,279,688	\$0	<b>\$7,279,688</b>	FR P2D (50 SFHD, 32 MLD)	12/17/24
Cert. No. 4 to Convert & Apply Fee Reimb. as Fee Credits	Reimbursements Converted to Public Lands Credits	\$7,279,688	\$0	\$7,279,688	(\$73,227)	\$0	(\$73,227)	\$7,206,461	\$0	<b>\$7,206,461</b>	FR P2D (50 SFHD, 32 MLD)	12/17/24
FY 2025-2026 Adjustment [2]	0.66%	\$7,206,461	\$0	\$7,206,461	\$47,563	\$0	\$47,563	<b>\$7,254,023</b>	<b>\$0</b>	<b>\$7,254,023</b>	Toll	07/01/25

Source: City of Folsom; EPS.

**Key:**  
**C&T** - Credit and Transfer

[1] The negative balance of the Phase 1 Agreement post Construction True-Up was not subject to the annual inflationary adjustment as the Phase 2 agreement had already been submitted to the City as of July 1, 2023.  
[2] Phase 2 Reimbursement balance will be subject to warranty provision as determined by City Engineer's office. The full amount of reimbursements will be able to be converted to SPIF credits once a True-Up has been approved by the City.  
[3] As stipulated in the SPIF Ordinance and the SPIF Reimbursement Agreements the reimbursement balance shall be adjusted annually based on the annual percentage change in Engineering-News Record Construction Cost Index. See Table C-18 for details.

Agreement	Description	Transactions									Recipient/Destination	Transaction Date
		Beginning Balance			Transaction Amount			End Balance				
		PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total		
<b>FPA SPIF Infrastructure Fee Reimbursement Agreement (2022 Priority)</b>	<b>Mangini Ranch Phase 3 Village 1-4 Backbone</b>	\$0	\$2,654,679	\$2,654,679	\$0	\$0	\$0	\$0	\$2,654,679	\$2,654,679	TCS Improvement Co.	05/18/22
Certificate No.1 to Convert and Apply Infrastructure Fee Reimbursements as Fee Credit	Non-PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$0	\$2,654,679	\$2,654,679	\$0	(\$2,654,679)	(\$2,654,679)	\$0	\$0	\$0	TCS Improvement Co. - MR Ph 3A V1	07/27/22
Amendment No. 1 to Reimbursement Agreement	Add EBS 2A&2B Sta 123+80 to 144+10 (2023 SPIF Adjustment)	\$0	\$0	\$0	\$0	\$764,561	\$0	\$0	\$764,561	\$764,561	TCS Improvement Co.	01/12/24
FY 2024-2025 Adjustment [2]	2.65%	\$0	\$764,561	\$764,561	\$0	\$20,261	\$0	\$0	\$784,822	\$784,822	TCS Improvement Co.	07/01/24
FY 2025-2026 Adjustment [2]	0.66%	\$0	\$784,822	\$784,822	\$0	\$5,180	\$5,180	\$0	\$790,002	\$790,002	TCS Improvement Co.	07/01/25
<b>Transfer from Toll - FPA SPIF Program Infrastructure Fee Reimbursement Agreement</b>												
Cert. No. 4 to C&T Fee Reimb. As Fee Credits	Reimbursements Transferred to TCS	\$0	\$0	\$0	\$0	\$438,912	\$438,912	\$0	\$438,912	\$438,912	TCS Improvement Co. - MR Ph 3A V1	07/27/22
Cert. No. 4 to C&T Fee Reimb. As Fee Credits	Reimbursements Converted to Fee Credits	\$0	\$438,912	\$438,912	\$0	(\$438,912)	(\$438,912)	\$0	\$0	\$0		

Source: City of Folsom; EPS.

*arcadian reimbursements*

**Key:**  
C&T - Credit and Transfer

West Prairie Estates Co.

Agreement	Description	Transactions									Recipient/Destination	Transaction Date
		Beginning Balance			Transaction Amount			End Balance				
		PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total		
<b>FPA SPIF Program Public Lands Fee Reimbursement Agreement (2021 Priority)</b>	<b>Sanitary Sewer Lift Station (0.24 acres)</b>	\$98,880	\$0	\$98,880	\$0	\$0	\$0	\$98,880	\$0	\$98,880	<b>West Prairie Estates, LLC</b>	<b>12/13/22</b>
FY 23-24 Land Valuation Adjustment	Based on \$426,667 per acre	\$102,400	\$0	\$0	\$0	\$0	\$0	\$102,400	\$0	\$102,400		
2024 Valuation Update [1]	Based on \$457,667 per acre	\$109,840	\$0	\$0	\$0	\$0	\$0	<b>\$109,840</b>	<b>\$0</b>	<b>\$109,840</b>		

[1] As stipulated in the SPIF Ordinance and the SPIF Reimbursement Agreements the reimbursement balance shall be adjusted annually based on a three-year rolling average of appraised public land valuations.

Table C-16  
City of Folsom  
SPIF Credit/Reimbursement Tracking  
Elliott Homes, Inc.

Elliott Homes
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Agreement	Description	Transactions									Recipient/Destination	Transaction Date
		Beginning Balance			Transaction Amount			End Balance				
		PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total		
<i>Dollars</i>												
<b>FPA SPIF Program Infrastructure Fee Reimbursement Agreement (2022 Priority)</b>	<b>Broadstone Estates Backbone Infrastructure and Zone 4 Wat</b>	\$1,097,145	-	\$1,097,145	\$0	-	\$0	\$1,097,145	\$0	<b>\$1,097,145</b>	Elliott, Inc.	<b>11/16/22</b>
FY 2023-2024 Adjustment [2]	8.87%	\$1,097,145	\$0	\$1,097,145	\$97,317	\$0	\$97,317	\$1,194,462	\$0	<b>\$1,194,462</b>	Elliott, Inc.	07/01/23
Construction True-Up	August 2023 SPIF Adjustment	\$1,194,462	\$0	\$1,194,462	\$0	\$0	\$0	\$1,990,185	\$0	<b>\$1,990,185</b>	Elliott, Inc.	August 2023
FY 2024-2025 Adjustment [3]	2.65%	\$1,990,185	\$0	\$1,990,185	\$52,740	\$0	\$52,740	\$2,042,925	\$0	<b>\$2,042,925</b>	Elliott, Inc.	07/01/24
FY 2025-2026 Adjustment [2]	0.66%	\$2,042,925	\$0	\$2,042,925	\$13,483	\$0	\$13,483	<b>\$2,056,408</b>	<b>\$0</b>	<b>\$2,056,408</b>	Elliott, Inc.	07/01/25

Source: City of Folsom; EPS.

*fres reimbursements*

[1] As stipulated in the SPIF Ordinance and the SPIF Reimbursement Agreements the reimbursement balance shall be adjusted annually based on the annual percentage change in Engineering-News Record Construction Cost Index. See Table C-18 for details.

**Key:**  
**C&T** - Credit and Transfer

Table C-17  
City of Folsom  
SPIF Credit/Reimbursement Tracking  
UC Davis

Agreement	Description	Transactions									Recipient/Destination	Transaction Date
		Beginning Balance			Transaction Amount			End Balance				
		PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total		
<b>FPA SPIF Fee Reimbursement Agreement (2019 Priority)</b>		<b>ECIC/Enclave Shared Costs for Phase 2A Backbone [3]</b>										
Cert No. 2 to Convert & Apply Fee Reimb. as Fee Credits	Cert No. 2 to Convert & Apply Fee Reimb. as Fee Credits [1]	\$4,751,030	\$825,106	\$5,576,136	\$0	\$0	\$0	\$4,751,030	\$825,106	<b>\$5,576,136</b>	UC Davis Parcel 85	09/29/21
FY 2022-2023 Adjustment	5.54%	\$4,751,030	\$825,106	\$5,576,136	\$263,207	\$45,711	\$308,918	\$5,014,237	\$870,817	<b>\$5,885,054</b>	UC Davis	07/01/22
Cert. No. XX to Apply Fee Reimb as Fee Credits	MOB Phase 1 (114ksf)	\$5,014,237	\$870,817	\$5,885,054	(\$3,390,591)	\$0	(\$3,390,591)	\$1,623,646	\$870,817	<b>\$2,494,463</b>	MOB Phase 1	05/18/23
FY 2023-2024 Adjustment	8.87%	\$1,623,646	\$870,817	\$2,494,463	\$144,017	\$77,241	\$221,259	\$1,767,663	\$948,058	<b>\$2,715,722</b>	UC Davis	07/01/23
Certificate No. 2 to Convert and Transfer Fee Reimb. As Fee Credits	Converting Non-Compliant Fee Reimb to Fee Credits	\$1,767,663	\$948,058	\$2,715,722	\$0	\$1,679,524	\$1,679,524	\$1,767,663	\$2,627,582	<b>\$4,395,246</b>	UC Davis	10/01/23
FY 2024-2025 Adjustment [2]	2.65%	\$0	\$4,395,246	\$4,395,246	\$0	\$0	\$0	\$0	\$4,395,246	\$4,395,246	UC Davis	07/01/24
FY 2025-2026 Adjustment [2]	0.66%	\$0	\$4,395,246	\$4,395,246	\$0	\$29,009	\$29,009	<b>\$0</b>	<b>\$4,424,254</b>	<b>\$4,424,254</b>	UC Davis	07/01/25
<b>FPA SPIF Program Public Lands Fee Reimbursement Agreement (2017 Priority)</b>		<b>Enclave/Eagle Booster Pump Station Site (0.46 Ac.) [5]</b>										
Certificate No. 1 to Convert and Apply Fee Reimb. as Fee Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$183,540	\$0	\$183,540	\$0	\$0	\$0	\$183,540	\$0	<b>\$183,540</b>	UC Davis Parcel 85	09/29/21
FY 2022-2023 Adjustment	Based on \$412,000 per acre	\$189,520	\$0	\$189,520	\$0	\$0	\$0	\$189,520	\$0	<b>\$189,520</b>	UC Davis	07/01/22
Certificate No. XX to Apply Fee Credits	MOB Phase 1 (114ksf)	\$189,520	\$0	\$189,520	(\$107,120)	\$0	(\$107,120)	\$82,400	\$0	<b>\$82,400</b>	MOB Phase 1	05/18/23
FY 2023-2024 Adjustment	Based on \$426,667 per acre	\$85,333	\$0	\$85,333	\$0	\$0	\$0	\$85,333	\$0	<b>\$85,333</b>	UC Davis	07/01/23
FY 2024-2025 Adjustment	Based on per \$457,667 acre	\$91,533	\$0	\$91,533	\$0	\$0	\$0	<b>\$91,533</b>	<b>\$0</b>	<b>\$91,533</b>		

Source: City of Folsom; EPS.



**Economic & Planning  
Systems, Inc.**  
The Economics of Land Use

## **Appendix D:**

### **Roadways Construction Cost Estimates**

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2025 Remaining Work**  
**Construction Cost Estimate**

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Item	Total Remaining Construction Budget
<b>Backbone Rough Grading Summary</b>	
Alder Creek Parkway	\$2,633,686
Oak Avenue Parkway	\$2,086,883
Empire Ranch Road	\$7,563,144
Rowberry Drive	\$871,320
Mangini Parkway	\$4,860,900
Prairie City Road	\$6,199,980
Haven Parkway	\$785,773
Sierra Parkway	\$1,020,607
<b>Total Backbone Rough Grading</b>	<b>\$26,022,291</b>

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2025 Remaining Work**  
**Construction Cost Estimate**

Sect.	Description	Rough Grade Excavation		Roadway Section Length		Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
		Qty.	Unit	Qty.	Unit						
<b>Backbone Roadway Rough Grading</b>											
<b>Alder Creek Parkway</b>											
ACP 1-GD	Clearing & Grubbing (Sta 379+00 to Sta 389+00)	183,000	SF	1000	LF	\$0.08	\$15,028	35.52%	\$1,454	\$1,938	\$13,082
ACP 1-GD	Rough Grade Excavation (Sta 379+00 to Sta 389+00)	37,000	CY	1000	LF	\$10.00	\$369,930	29.73%	\$38,992	\$51,990	\$350,932
ACP 1-GD	Erosion Control (Sta 379+00 to Sta 389+00)	183,000	SF	1000	LF	\$0.21	\$37,570	35.52%	\$3,634	\$4,845	\$32,704
ACP 2-GD	Clearing & Grubbing (Sta 389+00 to Sta 400+30)	232,000	SF	1130	LF	\$0.08	\$19,052	43.97%	\$1,601	\$2,135	\$14,411
ACP 2-GD	Rough Grade Excavation (Sta 389+00 to Sta 400+30)	67,000	CY	1130	LF	\$10.00	\$669,873	71.64%	\$28,496	\$37,995	\$256,468
ACP 2-GD	Erosion Control (Sta 389+00 to Sta 400+30)	232,000	SF	1130	LF	\$0.21	\$47,630	43.97%	\$4,003	\$5,337	\$36,027
ACP 3-GD	Clearing & Grubbing (Sta 400+30 to Sta 418+40)	367,000	SF	1810	LF	\$0.08	\$30,138	46.32%	\$2,427	\$3,236	\$21,840
ACP 3-GD	Rough Grade Excavation (Sta 400+30 to Sta 418+40)	104,000	CY	1810	LF	\$10.00	\$1,039,803	71.15%	\$44,997	\$59,997	\$404,977
ACP 3-GD	Erosion Control (Sta 400+30 to Sta 418+40)	367,000	SF	1810	LF	\$0.21	\$75,345	46.32%	\$5,235	\$6,980	\$47,115
ACP 4-GD	Clearing & Grubbing (Sta 418+40 to Sta 442+00)	553,000	SF	2360	LF	\$0.08	\$45,412	81.25%	\$1,277	\$1,703	\$11,495
ACP 4-GD	Rough Grade Excavation (Sta 418+40 to Sta 442+00)	214,000	CY	2360	LF	\$10.00	\$2,139,596	73.33%	\$85,595	\$114,126	\$600,895
ACP 4-GD	Erosion Control (Sta 418+40 to Sta 442+00)	553,000	SF	2360	LF	\$0.21	\$113,531	73.33%	\$4,542	\$6,056	\$40,876
ACP 5-GD	Clearing & Grubbing (Sta 442+00 to Sta 466+70)	463,000	SF	2480	LF	\$0.08	\$38,022	73.33%	\$1,521	\$2,028	\$13,689
ACP 5-GD	Rough Grade Excavation (Sta 442+00 to Sta 466+70)	26,000	CY	2480	LF	\$10.00	\$259,951	73.33%	\$10,399	\$13,866	\$93,594
ACP 5-GD	Erosion Control (Sta 442+00 to Sta 466+70)	463,000	SF	2480	LF	\$0.21	\$95,054	73.33%	\$3,803	\$5,070	\$34,224
ACP 6-GD	Clearing & Grubbing (Sta 466+70 to Sta 493+50)	470,000	SF	2690	LF	\$0.08	\$38,596	73.33%	\$1,544	\$2,059	\$13,896
ACP 6-GD	Rough Grade Excavation (Sta 466+70 to Sta 493+50)	56,000	CY	2690	LF	\$10.00	\$559,894	73.33%	\$22,399	\$29,865	\$201,587
ACP 6-GD	Erosion Control (Sta 466+70 to Sta 493+50)	470,000	SF	2690	LF	\$0.21	\$96,491	73.33%	\$3,860	\$5,147	\$34,741
ACP 11B-GD	Clearing & Grubbing (Sta 563+70 to Sta 568+20)	16,000	SF	140	LF	\$0.08	\$1,314	0.00%	\$197	\$263	\$1,774
ACP 11B-GD	Rough Grade Excavation (Sta 563+70 to Sta 568+20)	30,000	CY	140	LF	\$10.00	\$299,943	0.00%	\$44,991	\$59,989	\$404,923
ACP 11B-GD	Erosion Control (Sta 563+70 to Sta 568+20)	16,000	SF	140	LF	\$0.21	\$3,285	0.00%	\$493	\$657	\$4,434
<b>Oak Avenue Parkway</b>											
OAP 1-GD	Clearing & Grubbing (Sta 100+30 to Sta 119+00)	304,000	SF	1,880	LF	\$0.08	\$24,964	78.26%	\$814	\$1,085	\$7,327
OAP 1-GD	Rough Grade Excavation (Sta 100+30 to Sta 119+00)	60,000	CY	1,880	LF	\$10.00	\$599,887	78.26%	\$19,562	\$26,083	\$176,061
OAP 1-GD	Erosion Control (Sta 100+30 to Sta 119+00)	304,000	SF	1,880	LF	\$0.21	\$62,411	78.26%	\$2,035	\$2,714	\$18,317
OAP 2-GD	Clearing & Grubbing (Sta 119+00 to Sta 129+50)	149,000	SF	1,050	LF	\$0.08	\$12,236	83.89%	\$296	\$394	\$2,661
OAP 2-GD	Rough Grade Excavation (Sta 119+00 to Sta 129+50)	84,000	CY	1,050	LF	\$10.00	\$839,841	27.38%	\$91,484	\$121,979	\$823,355

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2025 Remaining Work**  
**Construction Cost Estimate**

Sect.	Description	Rough Grade Excavation		Roadway Section Length		Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
		Qty.	Unit	Qty.	Unit						
<b>Backbone Roadway Rough Grading (Continued)</b>											
<b>Oak Avenue Parkway (Continued)</b>											
OAP 2-GD	Erosion Control (Sta 119+00 to Sta 129+50)	149,000	SF	1,050	LF	\$0.21	\$30,590	83.89%	\$739	\$986	\$6,653
OAP 3-GD	Clearing & Grubbing (Sta 129+50 to 153+50)	371,000	SF	2,400	LF	\$0.08	\$30,467	26.42%	\$3,363	\$4,483	\$30,263
OAP 3-GD	Rough Grade Excavation (Sta 129+50 to 153+50)	56,000	CY	2,400	LF	\$10.00	\$559,894	67.86%	\$26,992	\$35,990	\$242,932
OAP 3-GD	Erosion Control (Sta 129+50 to 153+50)	371,000	SF	2,400	LF	\$0.21	\$76,166	26.42%	\$8,406	\$11,209	\$75,658
OAP 4-GD	Clearing & Grubbing (Sta 153+50 to 176+90)	393,000	SF	2,340	LF	\$0.08	\$32,273	50.38%	\$2,402	\$3,203	\$21,619
OAP 4-GD	Rough Grade Excavation (Sta 153+50 to 176+90)	35,000	CY	2,340	LF	\$10.00	\$349,934	83.33%	\$8,750	\$11,667	\$78,751
OAP 4-GD	Erosion Control (Sta 153+50 to 176+90)	393,000	SF	2,340	LF	\$0.21	\$80,683	50.38%	\$6,005	\$8,007	\$54,047
OAP 5-GD	Clearing & Grubbing (Sta 176+90 to Sta 186+20)	198,000	SF	940	LF	\$0.08	\$16,260	0.00%	\$2,439	\$3,252	\$21,951
OAP 5-GD	Rough Grade Excavation (Sta 176+90 to Sta 186+20)	35,000	CY	940	LF	\$10.00	\$349,934	0.00%	\$52,490	\$69,987	\$472,411
OAP 5-GD	Erosion Control (Sta 176+90 to Sta 186+20)	198,000	SF	940	LF	\$0.21	\$40,649	0.00%	\$6,097	\$8,130	\$54,877
<b>Empire Ranch Road</b>											
ERR 3-GD	Clearing & Grubbing (Sta 145+80 to Sta 156+70)	253,000	SF	1,100	LF	\$0.08	\$20,776	0.00%	\$3,116	\$4,155	\$28,048
ERR 3-GD	Rough Grade Excavation (Sta 145+80 to Sta 156+70)	110,000	CY	1,100	LF	\$9.23	\$1,015,106	0.00%	\$152,266	\$203,021	\$1,370,393
ERR 3-GD	Erosion Control (Sta 145+80 to Sta 156+70)	253,000	SF	1,100	LF	\$0.21	\$51,941	0.00%	\$7,791	\$10,388	\$70,120
ERR 4-GD	Clearing & Grubbing (Sta 156+70 to Sta 165+00)	302,000	SF	840	LF	\$0.08	\$24,800	0.00%	\$3,720	\$4,960	\$33,480
ERR 4-GD	Rough Grade Excavation (Sta 156+70 to Sta 165+00)	476,000	CY	840	LF	\$9.23	\$4,392,640	0.00%	\$658,896	\$878,528	\$5,930,064
ERR 4-GD	Erosion Control (Sta 156+70 to Sta 165+00)	302,000	SF	840	LF	\$0.21	\$62,001	0.00%	\$9,300	\$12,400	\$83,701
ERR 5-GD	Clearing & Grubbing (Sta 165+00 to Sta 170+60)	122,000	SF	560	LF	\$0.08	\$10,019	0.00%	\$1,503	\$2,004	\$13,525
ERR 5-GD	Rough Grade Excavation (Sta 165+00 to Sta 170+60)	0	CY	560	LF	\$9.23	\$0	0.00%	\$0	\$0	\$0
ERR 5-GD	Erosion Control (Sta 165+00 to Sta 170+60)	122,000	SF	560	LF	\$0.21	\$25,047	0.00%	\$3,757	\$5,009	\$33,813

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2025 Remaining Work**  
**Construction Cost Estimate**

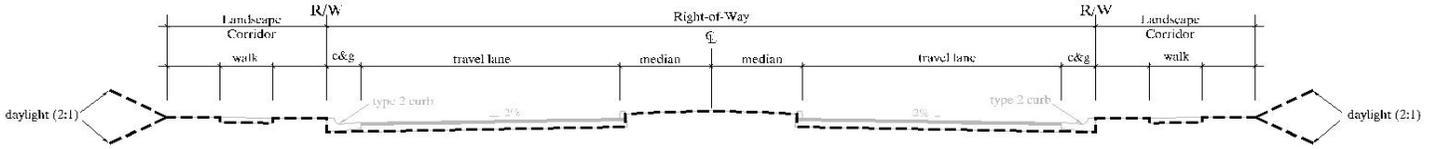
Sect.	Description	Rough Grade Excavation		Roadway Section Length		Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
		Qty.	Unit	Qty.	Unit						
<b>Backbone Roadway Rough Grading (Continued)</b>											
<b>Rowberry Drive</b>											
ROW 1-GD	Clearing & Grubbing (Sta 100+60 to Sta 107+50)	115,000	SF	700	LF	\$0.08	\$9,444	0.00%	\$1,417	\$1,889	\$12,749
ROW 1-GD	Rough Grade Excavation (Sta 100+60 to Sta 107+50)	50,000	CY	700	LF	\$10.00	\$499,906	0.00%	\$74,986	\$99,981	\$674,872
ROW 1-GD	Erosion Control (Sta 100+60 to Sta 107+50)	115,000	SF	700	LF	\$0.21	\$23,610	0.00%	\$3,541	\$4,722	\$31,873
ROW 2-GD	Clearing & Grubbing (Sta 107+50 to Sta 113+90)	113,000	SF	640	LF	\$0.08	\$9,280	0.00%	\$1,392	\$1,856	\$12,527
ROW 2-GD	Rough Grade Excavation (Sta 107+50 to Sta 113+90)	8,000	CY	640	LF	\$10.00	\$79,985	0.00%	\$11,998	\$15,997	\$107,980
ROW 2-GD	Erosion Control (Sta 107+50 to Sta 113+90)	113,000	SF	640	LF	\$0.21	\$23,199	0.00%	\$3,480	\$4,640	\$31,319
<b>Mangini Parkway</b>											
MP 1-GD	Clearing & Grubbing (Sta 100+60 to Sta 150+20)	771,000	SF	2,920	LF	\$0.08	\$63,315	0.00%	\$9,497	\$12,663	\$85,475
MP 1-GD	Rough Grade Excavation (Sta 100+60 to Sta 150+20)	241,000	CY	2,920	LF	\$10.00	\$2,409,545	0.00%	\$361,432	\$481,909	\$3,252,885
MP 1-GD	Erosion Control (Sta 100+60 to Sta 150+20)	771,000	SF	2,920	LF	\$0.21	\$158,286	0.00%	\$23,743	\$31,657	\$213,687
MP 2-GD	Clearing & Grubbing (Sta 150+20 to Sta 169+50)	280,000	SF	1,930	LF	\$0.08	\$22,994	54.29%	\$1,577	\$2,102	\$14,189
MP 2-GD	Rough Grade Excavation (Sta 150+20 to Sta 169+50)	241,000	CY	1,930	LF	\$10.00	\$2,409,545	61.29%	\$139,910	\$186,547	\$1,259,192
MP 2-GD	Erosion Control (Sta 150+20 to Sta 169+50)	280,000	SF	1,930	LF	\$0.21	\$57,484	54.29%	\$3,941	\$5,255	\$35,473
<b>Prairie City Road</b>											
PCR 1-GD	Clearing & Grubbing (Sta 98+50 to Sta 121+80)	1,085,000	SF	2330	LF	\$0.08	\$89,100	0.00%	\$13,365	\$17,820	\$120,285
PCR 1-GD	Rough Grade Excavation (Sta 98+50 to Sta 121+80)	63,200	CY	2330	LF	\$10.00	\$631,881	0.00%	\$94,782	\$126,376	\$853,039
PCR 1-GD	Erosion Control (Sta 98+50 to Sta 121+80)	1,085,000	SF	2330	LF	\$0.21	\$222,751	0.00%	\$33,413	\$44,550	\$300,713
PCR 2-GD	Clearing & Grubbing (Sta 121+80 to Sta 143+40)	99,600	SF	2170	LF	\$0.08	\$8,179	0.00%	\$1,227	\$1,636	\$11,042
PCR 2-GD	Rough Grade Excavation (Sta 121+80 to Sta 143+40)	34,400	CY	2170	LF	\$10.00	\$343,935	0.00%	\$51,590	\$68,787	\$464,312
PCR 2-GD	Erosion Control (Sta 121+80 to Sta 143+40)	99,600	SF	2170	LF	\$0.21	\$20,448	0.00%	\$3,067	\$4,090	\$27,605
PCR 3-GD	Clearing & Grubbing (Sta 143+40 to Sta 176+30)	778,300	SF	3300	LF	\$0.08	\$63,914	0.00%	\$9,587	\$12,783	\$86,284
PCR 3-GD	Rough Grade Excavation (Sta 143+40 to Sta 176+30)	290,000	CY	3300	LF	\$10.00	\$2,899,452	0.00%	\$434,918	\$579,890	\$3,914,260
PCR 3-GD	Erosion Control (Sta 143+40 to Sta 176+30)	778,300	SF	3300	LF	\$0.21	\$159,785	0.00%	\$23,968	\$31,957	\$215,710
PCR 4-GD	Clearing & Grubbing (Sta 176+30 to Sta 194+50)	498,000	SF	1820	LF	\$0.08	\$40,896	0.00%	\$6,134	\$8,179	\$55,209
PCR 4-GD	Rough Grade Excavation (Sta 176+30 to Sta 194+50)	1,000	CY	1820	LF	\$10.00	\$9,998	0.00%	\$1,500	\$2,000	\$13,497
PCR 4-GD	Erosion Control (Sta 146+30 to Sta 194+50)	498,000	SF	1820	LF	\$0.21	\$102,239	0.00%	\$15,336	\$20,448	\$138,023

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2025 Remaining Work**  
**Construction Cost Estimate**

Sect.	Description	Rough Grade Excavation		Roadway Section Length		Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
		Qty.	Unit	Qty.	Unit						
<b>Backbone Roadway Rough Grading (Continued)</b>											
<b>Haven Parkway</b>											
HP 1-GD	Clearing & Grubbing (Sta 99+60 to Sta 137+00)	312,700	SF	2750	LF	\$0.08	\$25,679	0.00%	\$3,852	\$5,136	\$34,667
HP 1-GD	Rough Grade Excavation (Sta 99+60 to Sta 137+00)	40,600	CY	2750	LF	\$10.00	\$405,923	0.00%	\$60,888	\$81,185	\$547,996
HP 1-GD	Erosion Control (Sta 99+60 to Sta 137+00)	312,700	SF	2750	LF	\$0.21	\$64,197	0.00%	\$9,630	\$12,839	\$86,666
HP2-GD	Clearing & Grubbing (Sta 99+60 to Sta 137+00)	105,300	SF	1000	LF	\$0.08	\$8,647	0.00%	\$1,297	\$1,729	\$11,674
HP2-GD	Rough Grade Excavation (Sta 99+60 to Sta 137+00)	5,600	CY	1000	LF	\$10.00	\$55,989	0.00%	\$8,398	\$11,198	\$75,586
HP2-GD	Erosion Control (Sta 99+60 to Sta 137+00)	105,300	SF	1000	LF	\$0.21	\$21,618	0.00%	\$3,243	\$4,324	\$29,184
<b>Sierra Parkway</b>											
SPW 1-GD	Clearing & Grubbing (Sta 10+00 to Sta 21+00)	122,500	SF	1100	LF	\$0.08	\$10,060	0.00%	\$1,509	\$2,012	\$13,581
SPW 1-GD	Rough Grade Excavation (Sta 10+00 to Sta 21+00)	9,200	CY	1100	LF	\$10.00	\$91,983	0.00%	\$13,797	\$18,397	\$124,177
SPW 1-GD	Erosion Control (Sta 10+00 to Sta 21+00)	122,500	SF	1100	LF	\$0.21	\$25,149	0.00%	\$3,772	\$5,030	\$33,951
SPW 2-GD	Clearing & Grubbing (Sta 21+00 to Sta 52+90)	351,100	SF	3190	LF	\$0.08	\$28,832	0.00%	\$4,325	\$5,766	\$38,924
SPW 2-GD	Rough Grade Excavation (Sta 21+00 to Sta 52+90)	52,800	CY	3190	LF	\$10.00	\$527,900	0.00%	\$79,185	\$105,580	\$712,665
SPW 2-GD	Erosion Control (Sta 21+00 to Sta 52+90)	351,100	SF	3190	LF	\$0.21	\$72,081	0.00%	\$10,812	\$14,416	\$97,309
<b>Total Backbone Roadways Rough Grading:</b>											<b>\$26,022,291</b>

**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

**Typical Rough Grading Section**



**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2025 Remaining Work**  
**Construction Cost Estimate**

Item	Total Remaining Construction Budget
<b>Backbone Roadways Summary</b>	
Alder Creek Parkway	\$26,630,171
Oak Avenue Parkway	\$21,379,646
East Bidwell Street	\$893,813
Empire Ranch Road	\$2,572,159
Rowberry Drive	\$1,021,275
Mangini Parkway	\$3,365,508
Savannah Parkway	\$2,280,004
Placerville Road	\$357,035
Haven Parkway	\$3,026,970
Sierra Parkway	\$3,509,649
<b>Subtotal Backbone Roadways</b>	<b>\$65,036,230</b>
<b>Railroad Crossings</b>	<b>\$2,002,960</b>
<b>City Fiber Optic &amp; Traffic Signal Control System</b>	<b>\$5,555,482</b>
<b>Signalized Intersections &amp; Improvements</b>	<b>\$13,618,105</b>
<b>Open Space Vehicular Access Barrier</b>	<b>\$907,314</b>

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2025 Remaining Work**  
**Construction Cost Estimate**

Section	Description	Qty.	Unit	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
<b>Backbone Infrastructure Roadways</b>									
Alder Creek Parkway									
ACP 1	Alder Creek Parkway (Sta 379+00 to Sta 389+00)	1,000	LF	\$1,092.00	\$1,092,000	0.00%	\$163,800	\$218,400	\$1,474,200
ACP 2	Alder Creek Parkway (Sta 389+00 to Sta 400+30)	1,130	LF	\$1,036.00	\$1,170,680	0.00%	\$175,602	\$234,136	\$1,580,418
ACP 3	Alder Creek Parkway (Sta 400+30 to Sta 418+40)	1,360	LF	\$1,036.00	\$1,408,960	0.00%	\$211,344	\$281,792	\$1,902,096
ACP 3	Retaining Wall (Wetland Preservation)	8,000	SF	\$105.50	\$844,029	0.00%	\$126,604	\$168,806	\$1,139,440
ACP 4	Alder Creek Parkway (Sta 418+40 to Sta 442+00)	1,460	LF	\$1,036.00	\$1,512,560	0.00%	\$226,884	\$302,512	\$2,041,956
BR 2	Alder Creek Parkway Bridge - Westbound Travel Lanes (295' Long x 42' wide)	12,390	DSF	\$395.64	\$4,902,028	0.00%	\$735,304	\$980,406	\$6,617,738
BR 2	Alder Creek Parkway Bridge - Eastbound Travel Lanes (295' Long x 52' wide)	15,340	DSF	\$395.64	\$6,069,177	0.00%	\$910,377	\$1,213,835	\$8,193,389
BR 2	Retaining Wall (Wetland Preservation)	1,400	SF	\$105.50	\$147,705	42.86%	\$12,660	\$16,880	\$113,938
BR 2	Rock Slope Protection	9,500	SF	\$39.56	\$375,832	36.84%	\$35,606	\$47,475	\$320,457
ACP 5	Alder Creek Parkway (Sta 442+00 to Sta 466+70)	1,970	LF	\$1,092.00	\$2,151,240	0.00%	\$322,686	\$430,248	\$2,904,174
ACP 6	Alder Creek Parkway (Sta 466+70 to Sta 493+50)	2,020	LF	\$1,128.00	\$2,278,560	88.87%	\$38,041	\$50,721	\$342,365
Oak Avenue Parkway									
OAP 1	Oak Avenue Parkway (Sta 100+30 to Sta 119+00)	1,480	LF	\$794.00	\$1,175,120	46.21%	\$94,815	\$126,419	\$853,331
OAP 2-Ph1	Oak Avenue Parkway (Sta 119+00 to Sta 129+50)	600	LF	\$794.00	\$476,400	0.00%	\$71,460	\$95,280	\$643,140
OAP 3-Ph1	Oak Avenue Parkway (Sta 129+50 to 153+50)	2,400	LF	\$794.00	\$1,905,600	0.00%	\$285,840	\$381,120	\$2,572,560
OAP 4-Ph1	Oak Avenue Parkway (Sta 153+50 to 176+90)	1,890	LF	\$794.00	\$1,500,660	0.00%	\$225,099	\$300,132	\$2,025,891
OAP 4-Ph1	Retaining Wall (Power Line Tower Preservation)	1,250	SF	\$105.50	\$131,880	0.00%	\$19,782	\$26,376	\$178,037
OAP 5-Ph1	Oak Avenue Parkway (Sta 176+90 to Sta 186+20)	490	LF	\$794.00	\$389,060	0.00%	\$58,359	\$77,812	\$525,231
BR 1-Ph1	Alder Creek Bridge (210' Long x 130' Wide)	27,300	DSF	\$395.64	\$10,801,078	0.00%	\$1,620,162	\$2,160,216	\$14,581,456
East Bidwell Street									
EBS 1A	East Bidwell Street (Sta 100+60 to 109+50)	890	LF	\$1,092.00	\$971,880	91.96%	\$11,721	\$16,211	\$108,987
EBS 2A	East Bidwell Street (Sta 123+80 to 136+30)	1,260	LF	\$284.98	\$359,071	0.00%	\$53,861	\$71,814	\$484,746
EBS 2B	East Bidwell Street (Sta 136+30 to 144+10) Mangini Ranch Ph 3 - Phased Frontage	780	LF	\$284.98	\$222,282	0.00%	\$33,342	\$44,456	\$300,081

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2025 Remaining Work**  
**Construction Cost Estimate**

Section	Description	Qty.	Unit	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
<b>Backbone Infrastructure Roadways (Continued)</b>									
Empire Ranch Road									
ERR 1-Ph1	Empire Ranch Road (Sta 105+70 to Sta 129+30)	1,920	LF	\$815.00	\$1,564,800	78.39%	\$50,723	\$67,631	\$456,507
ERR 3-Ph1	Empire Ranch Road (Sta 145+80 to Sta 156+70)	650	LF	\$815.00	\$529,750	0.00%	\$79,463	\$105,950	\$715,163
ERR 4-Ph1	Empire Ranch Road (Sta 156+70 to Sta 165+00)	390	LF	\$1,092.00	\$425,880	0.00%	\$63,882	\$85,176	\$574,938
ERR 5-Ph1	Empire Ranch Road (Sta 165+00 to Sta 170+60)	560	LF	\$1,092.00	\$611,520	0.00%	\$91,728	\$122,304	\$825,552
Rowberry Drive									
ROW 1	Rowberry Drive (Sta 100+60 to Sta 107+50)	250	LF	\$850.00	\$212,500	0.00%	\$31,875	\$42,500	\$286,875
ROW 2	Rowberry Drive (Sta 107+50 to Sta 113+90)	640	LF	\$850.00	\$544,000	0.00%	\$81,600	\$108,800	\$734,400
Mangini Parkway									
MP 1A	Mangini Parkway (Sta 100+60 to Sta 129+70)	2,470	LF	\$637.00	\$1,573,390	0.00%	\$236,009	\$314,678	\$2,124,077
MP 1B	Mangini Parkway (Sta 129+70 to Sta 150+20)	710	LF	\$850.00	\$603,500	0.00%	\$90,525	\$120,700	\$814,725
MP 2	Mangini Parkway (Sta 150+20 to Sta 169+50)	1,480	LF	\$637.00	\$942,760	91.31%	\$12,289	\$16,385	\$110,600
MP 3	Mangini Parkway (Sta 169+50 to Sta 191+80)	2,240	LF	\$637.00	\$1,426,880	91.31%	\$18,599	\$24,799	\$167,394
MP 4	Mangini Parkway (Sta 191+80 to Sta 216+10)	1,990	LF	\$637.00	\$1,267,630	91.31%	\$16,524	\$22,031	\$148,712
Savannah Parkway									
SP 1	Savannah Parkway (Sta 170+20 to Sta 183+90)	930	LF	\$794.00	\$738,420	52.00%	\$53,166	\$70,888	\$478,496
SP 1	Savannah Parkway/White Rock Road Intersection	1	EA	\$1,334,450.00	\$1,334,450	0.00%	\$200,168	\$266,890	\$1,801,508
Placerville Road									
PRC-4-RW	Placerville Road (Sta 51+10 to Sta 56+40)	530	LF	\$499.00	\$264,470	0.00%	\$39,671	\$52,894	\$357,035
Haven Parkway									
HP-1	Haven Parkway (Sta 100+00 to Sta 127+00)	2,700	LF	\$606.00	\$1,636,200	0.00%	\$245,430	\$327,240	\$2,208,870
HP-2	Haven Parkway (Sta 127+00 to Sta 137+00)	1,000	LF	\$606.00	\$606,000	0.00%	\$90,900	\$121,200	\$818,100
Sierra Parkway									
SPW-1	Sierra Parkway (Sta 100+00 to Sta 21+00)	1,100	LF	\$606.00	\$666,600	0.00%	\$99,990	\$133,320	\$899,910
SPW-2	Sierra Parkway (Sta 21+00 to Sta 52+90)	3,190	LF	\$606.00	\$1,933,140	0.00%	\$289,971	\$386,628	<u>\$2,609,739</u>
<b>Total Backbone Roadways</b>									<b>\$65,036,230</b>

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2025 Remaining Work**  
**Construction Cost Estimate**

Section	Description	Qty.	Unit	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
<b>Backbone Infrastructure Roadways - Railroad Crossings</b>									
Remove and Replacement of Railroad Track for Underground Utilities / Surface Improvements									
	At-Grade Railroad Crossing (Westwood Drive; WWD 3)	1	EA	\$791,293	\$791,293	25.00%	\$89,020	\$118,694	\$801,184
	At-Grade Railroad Crossing (Alder Creek Pkwy; ACP 9)	1	EA	\$197,823	\$197,823	25.00%	\$22,255	\$29,673	\$200,296
	At-Grade Railroad Crossing (Grand Prairie Dr; GP 1)	1	EA	\$197,823	\$197,823	25.00%	\$22,255	\$29,673	\$200,296
	At-Grade Railroad Crossing (Mangini Parkway; MP 7-8)	1	EA	\$791,293	\$791,293	25.00%	\$89,020	\$118,694	\$801,184
<b>Total Railroad Crossings</b>									<b>\$2,002,960</b>
<b>Backbone Infrastructure Roadways - City Fiber Optic &amp; Traffic Signal Control System</b>									
Alder Creek Parkway									
ACP 1	Alder Creek Parkway (Sta 379+10 to Sta 389+00)	1,000	LF	\$72.54	\$72,543	0.00%	\$10,881	\$14,509	\$97,933
ACP 2	Alder Creek Parkway (Sta 389+00 to Sta 400+30)	1,130	LF	\$72.54	\$81,973	0.00%	\$12,296	\$16,395	\$110,664
ACP 3	Alder Creek Parkway (Sta 400+30 to Sta 418+40)	1,810	LF	\$72.54	\$131,302	0.00%	\$19,695	\$26,260	\$177,258
ACP 4	Alder Creek Parkway (Sta 418+40 to Sta 442+00)	2,360	LF	\$72.54	\$171,201	0.00%	\$25,680	\$34,240	\$231,121
ACP 5	Alder Creek Parkway (Sta 442+00 to Sta 466+70)	2,480	LF	\$72.54	\$179,906	0.00%	\$26,986	\$35,981	\$242,873
ACP 6	Alder Creek Parkway (Sta 466+70 to Sta 493+50)	2,690	LF	\$72.54	\$195,140	27.08%	\$21,344	\$28,459	\$192,100
ACP 7	Alder Creek Parkway (Sta 493+50 to Sta 506+90)	1,340	LF	\$72.54	\$97,207	36.36%	\$9,279	\$12,373	\$83,515
ACP 8	Alder Creek Parkway (Sta 506+90 to Sta 524+10)	1,730	LF	\$72.54	\$125,499	36.36%	\$11,980	\$15,974	\$107,821
ACP 9	Alder Creek Parkway (Sta 524+10 to Sta 542+20)	1,820	LF	\$72.54	\$132,028	36.36%	\$12,603	\$16,805	\$113,430
ACP 10	Alder Creek Parkway (Sta 542+20 to Sta 563+70)	2,150	LF	\$72.54	\$155,967	36.36%	\$14,889	\$19,851	\$133,997
ACP 11A	Alder Creek Parkway (Sta 563+70 to Sta 565+86)	300	LF	\$72.54	\$21,763	36.36%	\$2,077	\$2,770	\$18,697
ACP 11B	Alder Creek Parkway (Sta 566+70 to Sta 568+20)	170	LF	\$72.54	\$12,332	0.00%	\$1,850	\$2,466	\$16,649
Prairie City Road									
PCR 1	Prairie City Road (Sta 98+50 to 121+80)	2,330	LF	\$72.54	\$169,025	0.00%	\$25,354	\$33,805	\$228,183
PCR 2	Prairie City Road (Sta 121+80 to 143+40)	2,170	LF	\$72.54	\$157,418	0.00%	\$23,613	\$31,484	\$212,514
PCR 3	Prairie City Road (Sta 143+40 to 176+30)	3,300	LF	\$72.54	\$239,391	0.00%	\$35,909	\$47,878	\$323,178
PCR 4	Prairie City Road (Sta 176+30 to 194+50)	1,820	LF	\$72.54	\$132,028	0.00%	\$19,804	\$26,406	\$178,238
PCR 5	Prairie City Road (Sta 194+50 to 235+50)	4,110	LF	\$72.54	\$298,151	0.00%	\$44,723	\$59,630	\$402,503

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2025 Remaining Work**  
**Construction Cost Estimate**

Section	Description	Qty.	Unit	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
<b>Backbone Infrastructure Roadways - City Fiber Optic &amp; Traffic Signal Control System (Continued)</b>									
Oak Avenue Parkway									
OAP 1	Oak Avenue Parkway (Sta 100+30 to Sta 119+00)	1,880	LF	\$72.54	\$136,380	36.36%	\$13,019	\$17,358	\$117,170
East Bidwell Street									
EBS 1A	East Bidwell Street (Sta 100+60 to 109+50)	890	LF	\$72.54	\$64,563	36.36%	\$6,163	\$8,218	\$55,469
EBS 1B	East Bidwell Street (Sta 109+50 to 123+80)	1,430	LF	\$72.54	\$103,736	36.36%	\$9,903	\$13,204	\$89,124
EBS 2A	East Bidwell Street (Sta 123+80 to 136+30)	1,260	LF	\$72.54	\$91,404	36.36%	\$8,725	\$11,634	\$78,529
EBS 2B	East Bidwell Street (Sta 136+30 to 144+10)	780	LF	\$72.54	\$56,583	36.36%	\$5,401	\$7,202	\$48,613
EBS 3A	East Bidwell Street (Sta 144+10 to 150+70)	670	LF	\$72.54	\$48,604	36.36%	\$4,640	\$6,186	\$41,757
EBS 3B	East Bidwell Street (Sta 150+70 to 157+90)	720	LF	\$72.54	\$52,231	36.36%	\$4,986	\$6,648	\$44,874
Placerville Road Corridor									
PRC 4	Placerville Road Corridor (Sta 52+40 to 78+30)	1,820	LF	\$72.54	\$132,028	36.36%	\$12,603	\$16,805	\$113,430
PRC 5	Placerville Road Corridor (Sta 26+70 to 52+40)	4,110	LF	\$72.54	\$298,151	36.36%	\$28,461	\$37,949	\$256,153
Empire Ranch Road									
ERR 1	Empire Ranch Road (Sta 105+70 to Sta 129+30)	2,370	LF	\$72.54	\$171,926	30.07%	\$18,034	\$24,046	\$162,308
ERR 2	Empire Ranch Road (Sta 129+30 to Sta 145+80)	1,650	LF	\$72.54	\$119,696	36.36%	\$11,426	\$15,235	\$102,835
ERR 3	Empire Ranch Road (Sta 145+80 to Sta 156+70)	1,100	LF	\$72.54	\$79,797	0.00%	\$11,970	\$15,959	\$107,726
ERR 4	Empire Ranch Road (Sta 156+70 to Sta 165+00)	840	LF	\$72.54	\$60,936	0.00%	\$9,140	\$12,187	\$82,263
ERR 5	Empire Ranch Road (Sta 165+00 to Sta 170+60)	560	LF	\$72.54	\$40,624	0.00%	\$6,094	\$8,125	\$54,842
Westwood Drive									
WWD 1	Westwood Drive (Sta 100+00 to Sta 113+70)	1,380	LF	\$72.54	\$100,109	36.36%	\$9,556	\$12,742	\$86,008

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2025 Remaining Work**  
**Construction Cost Estimate**

Section	Description	Qty.	Unit	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
<b>Backbone Infrastructure Roadways - City Fiber Optic &amp; Traffic Signal Control System (Continued)</b>									
Mangini Parkway									
MP 1	Mangini Parkway (Sta 100+60 to Sta 150+20)	2,920	LF	\$72.54	\$211,825	0.00%	\$31,774	\$42,365	\$285,964
MP 2	Mangini Parkway (Sta 150+20 to Sta 169+50)	1,930	LF	\$72.54	\$140,008	36.36%	\$13,365	\$17,820	\$120,286
MP 3	Mangini Parkway (Sta 169+50 to Sta 191+80)	2,240	LF	\$72.54	\$162,496	36.36%	\$15,512	\$20,682	\$139,607
MP 4	Mangini Parkway (Sta 191+80 to Sta 216+10)	2,440	LF	\$72.54	\$177,004	36.36%	\$16,897	\$22,529	\$152,071
Savannah Parkway									
SP 2	Savannah Parkway (Sta 154+60 to Sta 170+20)	1,560	LF	\$72.54	\$113,167	36.36%	\$10,803	\$14,404	\$97,226
SP 3	Savannah Parkway (Sta 125+00 to Sta 154+60)	2,960	LF	\$72.54	\$214,727	36.36%	\$20,498	\$27,330	\$184,480
Russell Ranch Road									
RRR 1A	Russell Ranch Road (Sta 10+00 to Sta 15+80)	580	LF	\$72.54	\$42,075	36.36%	\$4,016	\$5,355	\$36,148
RRR 1B	Russell Ranch Road (Sta 15+80 to Sta 18+00)	240	LF	\$72.54	\$17,410	0.00%	\$2,612	\$3,482	\$23,504
Scenic Vista Court									
SVC 1	Scenic Vista Court (Sta 34+10 to 36+40)	230	LF	\$72.5	\$16,685	0.00%	\$2,503	\$3,337	\$22,525
Grand Prairie Road (Zone 3 Tanks)									
GPR 1	Grand Prairie Road (Sta 11+00 to 21+00)	1,100	LF	\$72.5	\$79,797	36.36%	\$7,617	\$10,157	\$68,557
Zone 4 Tank Site									
Z4TS	Zone 4 Tank Service (Alder Creek Parkway to Zone 4 Tank Site)	1,080	LF	\$72.54	\$78,346	36.36%	\$7,479	\$9,972	\$67,310
Alder Creek Sewer Lift Station & Force Main									
SSLS	Alder Creek Parkway SSLS	470	LF	\$72.54	\$34,095	0.00%	\$5,114	\$6,819	\$46,028
<b>Total City Fiber Optic &amp; Traffic Control System</b>									<b>\$5,555,482</b>

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2025 Remaining Work**  
**Construction Cost Estimate**

Section	Description	Qty.	Unit	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
<b>Backbone Infrastructure Roadways - Signalized Intersections &amp; Improvements</b>									
INTX NO.									
1	Alder Creek Parkway / Oak Avenue Parkway (4-Way)	1	EA	\$1,961,053	\$1,961,053	0.00%	\$294,158	\$392,211	\$2,647,422
2	Alder Creek Parkway / Rowberry Drive (3-Way)	1	EA	\$1,547,975	\$1,547,975	0.00%	\$232,196	\$309,595	\$2,089,766
3	Alder Creek Parkway / Residential Street (4-Way: to Curb Returns)	1	EA	\$490,539	\$490,539	0.00%	\$73,581	\$98,108	\$662,228
4	Alder Creek Parkway / Collector Rd. (W. of East Bidwell Street) (4-Way: to Curb Returns)	1	EA	\$507,560	\$507,560	35.05%	\$49,449	\$65,932	\$445,041
6	Alder Creek Parkway / Westwood Drive (4-Way)	1	EA	\$1,741,994	\$1,741,994	77.29%	\$59,341	\$79,121	\$534,069
7	Alder Creek Parkway / Empire Ranch Road (3-Way & 1 to Curb Return)	1	EA	\$1,414,785	\$1,414,785	0.00%	\$212,218	\$282,957	\$1,909,960
8	Prairie City Road / Street 'D' (3-Way to Curb Returns)	1	EA	\$659,178	\$659,178	0.00%	\$98,877	\$131,836	\$889,890
9	Prairie City Road / Mangini Parkway (3-Way to Curb Returns)	1	EA	\$636,943	\$636,943	0.00%	\$95,541	\$127,389	\$859,873
10	Oak Avenue Parkway / Mangini Parkway (4-Way)	1	EA	\$2,076,682	\$2,076,682	77.10%	\$71,334	\$95,112	\$642,006
11	East Bidwell St. / Savannah Parkway (4-Way)	1	EA	\$1,607,571	\$1,607,571	100.00%	\$0	\$0	\$0
12	Westwood Drive / Savannah Parkway (3-Way)	1	EA	\$1,197,314	\$1,197,314	72.47%	\$49,263	\$65,924	\$444,808
14	Mangini Parkway / Savannah Parkway (4-Way)	1	EA	\$1,364,417	\$1,364,417	100.00%	\$0	\$0	\$0
15	Empire Ranch Road / Mangini Parkway (4-Way: One Side of St 'A' to Curb Return)	1	EA	\$1,441,919	\$1,441,919	72.57%	\$59,328	\$79,104	\$533,950
16	Mangini Parkway / High School Access (4-Way)	1	EA	\$1,079,962	\$1,079,962	0.00%	\$161,994	\$215,992	\$1,457,949
17	Oak Avenue Parkway / High School Access (4-Way)	1	EA	\$1,138,005	\$1,138,005	67.38%	\$55,683	\$74,243	\$501,143
<b>Total Signalized Intersections</b>									<b>\$13,618,105</b>

\*See Intersection Estimates for Detailed Breakdown of Costs

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2025 Remaining Work**  
**Construction Cost Estimate**

Section	Description	Qty.	Unit	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
<b>Backbone Infrastructure Roadways - Open Space Vehicular Access Barrier (Open Space Adjacent to Major &amp; Secondary Roadways)</b>									
Alder Creek Parkway									
ACP 1	Alder Creek Parkway (Sta 379+00 to Sta 389+00)	300	LF	\$23.73	\$7,120	0.00%	\$1,068	\$1,424	\$9,612
ACP 2	Alder Creek Parkway (Sta 389+00 to Sta 400+30)	1,300	LF	\$23.73	\$30,852	0.00%	\$4,628	\$6,170	\$41,651
ACP 3	Alder Creek Parkway (Sta 400+30 to Sta 418+40)	3,350	LF	\$23.73	\$79,504	0.00%	\$11,926	\$15,901	\$107,331
ACP 4	Alder Creek Parkway (Sta 418+40 to Sta 442+00)	3,950	LF	\$23.73	\$93,744	0.00%	\$14,062	\$18,749	\$126,555
ACP 5	Alder Creek Parkway (Sta 442+00 to Sta 466+70)	550	LF	\$23.73	\$13,053	0.00%	\$1,958	\$2,611	\$17,622
Prairie City Road									
PCR 1	Prairie City Road (Sta 99+40 to 121+80)	250	LF	\$23.73	\$5,933	0.00%	\$890	\$1,187	\$8,010
PCR 2	Prairie City Road (Sta 121+80 to 143+40)	1,050	LF	\$23.73	\$24,919	0.00%	\$3,738	\$4,984	\$33,641
PCR 4	Prairie City Road (Sta 176+30 to 194+50)	350	LF	\$23.73	\$8,306	0.00%	\$1,246	\$1,661	\$11,214
Oak Avenue Parkway									
OAP 3	Oak Avenue Parkway (Sta 129+50 to 153+50)	100	LF	\$23.73	\$2,373	0.00%	\$356	\$475	\$3,204
OAP 4	Oak Avenue Parkway (Sta 153+50 to 176+90)	4,500	LF	\$23.73	\$106,797	0.00%	\$16,020	\$21,359	\$144,176
OAP 5	Oak Avenue Parkway (Sta 176+90 to Sta 186+20)	1,850	LF	\$23.73	\$43,905	0.00%	\$6,586	\$8,781	\$59,272
Empire Ranch Road									
ERR 3	Empire Ranch Road (Sta 145+80 to Sta 156+70)	100	LF	\$23.73	\$2,373	0.00%	\$356	\$475	\$3,204
Rowberry Drive									
ROW 1	Rowberry Drive (Sta 100+60 to Sta 107+50)	650	LF	\$23.73	\$15,426	0.00%	\$2,314	\$3,085	\$20,825
ROW 2	Rowberry Drive (Sta 107+50 to Sta 113+90)	650	LF	\$23.73	\$15,426	0.00%	\$2,314	\$3,085	\$20,825

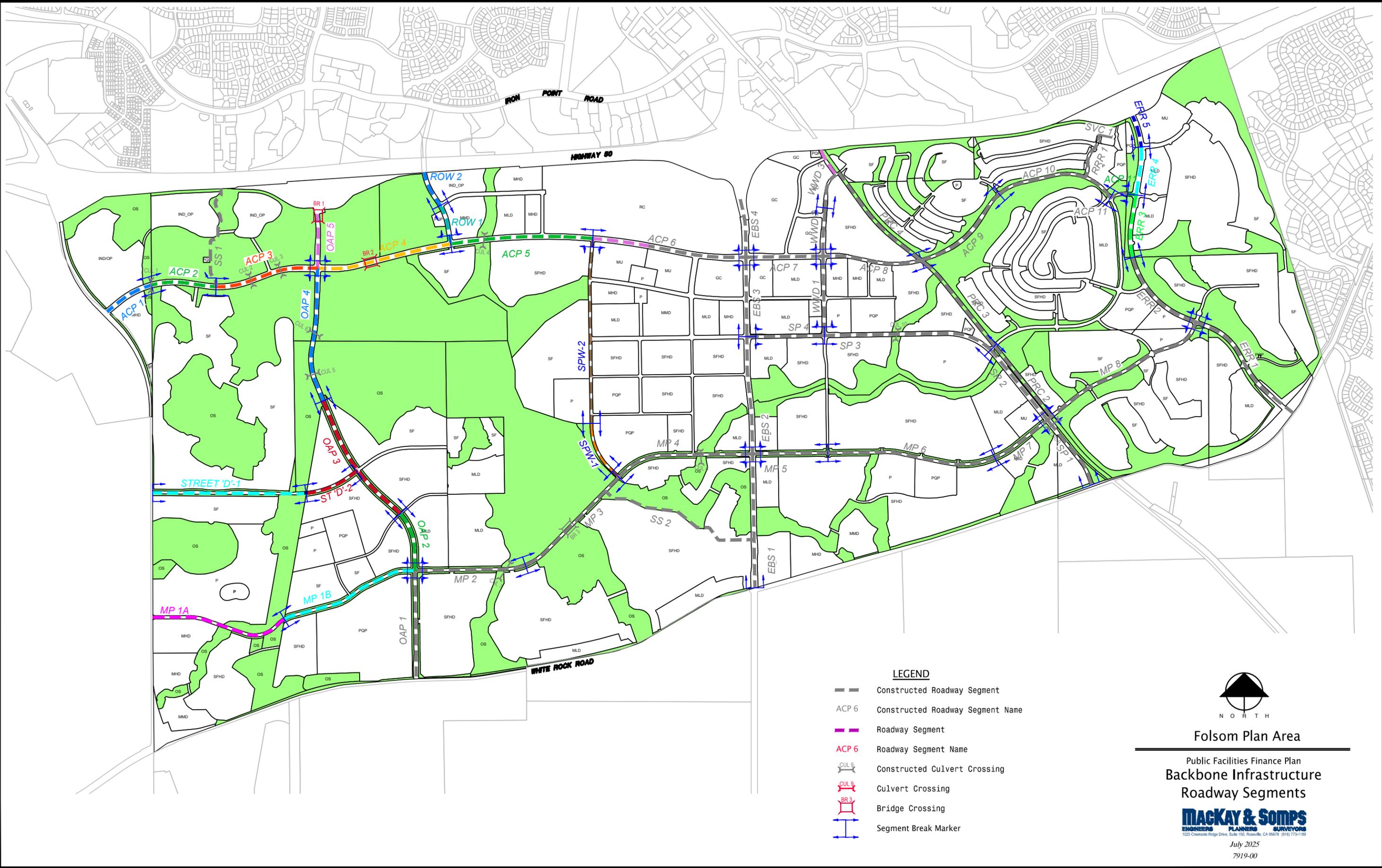
**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2025 Remaining Work**  
**Construction Cost Estimate**

Section	Description	Qty.	Unit	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
<b>Backbone Infrastructure Roadways - Open Space Vehicular Access Barrier (Open Space Adjacent to Major &amp; Secondary Roadways) (Continued)</b>									
Mangini Parkway									
MP 1	Mangini Parkway (Sta 100+60 to Sta 150+20)	2,100	LF	\$23.73	\$49,839	0.00%	\$7,476	\$9,968	\$67,282
MP 2	Mangini Parkway (Sta 150+20 to Sta 169+50)	650	LF	\$23.73	\$15,426	13.85%	\$1,993	\$2,658	\$17,941
MP 3	Mangini Parkway (Sta 169+50 to Sta 191+80)	3,450	LF	\$23.73	\$81,878	19.74%	\$9,857	\$13,143	\$88,715
MP 7	Mangini Parkway (Sta 258+50 to Sta 269+80)	350	LF	\$23.73	\$8,306	0.00%	\$1,246	\$1,661	\$11,214
Savannah Parkway									
SP 1	Savannah Parkway (Sta 170+20 to Sta 183+90)	250	LF	\$23.73	\$5,933	0.00%	\$890	\$1,187	\$8,010
SP 2	Savannah Parkway' (Sta 154+60 to Sta 170+20)	300	LF	\$23.73	\$7,120	0.00%	\$1,068	\$1,424	\$9,612
SP 3	Savannah Parkway (Sta 125+00 to Sta 154+60)	350	LF	\$23.73	\$8,306	0.00%	\$1,246	\$1,661	\$11,214
Placerville Road Utility Corridor									
PRC 1	Placerville Road (Sta 113+60 to Sta 128+80)	250	LF	\$23.73	\$5,933	0.00%	\$890	\$1,187	\$8,010
PRC 3	Placerville Road (Sta 78+30 to Sta 97+90)	200	LF	\$23.73	\$4,747	0.00%	\$712	\$949	\$6,408
PRC 4	Placerville Road (Sta 52+40 to Sta 78+30)	440	LF	\$23.73	\$10,442	0.00%	\$1,566	\$2,088	\$14,097
Street 'D'									
ST 'D'	Street 'D' (Sta100+00 to Sta 137+00)	770	LF	\$23.73	\$18,274	0.00%	\$2,741	\$3,655	\$24,670
Sierra Parkway									
SPW-1	Sierra Parkway (Sta 100+00 to Sta 21+00)	1,030	LF	\$23.73	\$24,445	0.00%	\$3,667	\$4,889	\$33,000
<b>Total Open Space Vehicular Access Barrier</b>									<b>\$907,314</b>

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2025 Remaining Work**  
**Construction Cost Estimate**

Section	Description	Qty.	Unit	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
<b>Community Entry Improvements</b>									
Major Community Entry Improvements									
	Prairie City Road - Alder Creek Parkway Intersection	1	EA	\$256,625.00	\$256,625	0.00%	\$38,494	\$51,325	\$346,444
	Prairie City Road - Capital Southeast Connector (White Rock Road) Intersection	1	EA	\$256,625.00	\$256,625	0.00%	\$38,494	\$51,325	\$346,444
	Capital Southeast Connector (White Rock Road) - East Bidwell Street Intersection	1	EA	\$256,625.00	\$256,625	0.00%	\$38,494	\$51,325	\$346,444
	Capital Southeast Connector (White Rock Road) - Savannah Parkway Intersection	1	EA	\$256,625.00	\$256,625	0.00%	\$38,494	\$51,325	\$346,444
Minor Community Entry Improvements									
	Alder Creek Parkway - Empire Ranch Road Intersection No. 7	1	EA	\$205,300.00	\$205,300	0.00%	\$30,795	\$41,060	\$277,155
	Prairie City Road - Folsom Ranch Roadway Intersection No. 8	1	EA	\$205,300.00	\$205,300	0.00%	\$30,795	\$41,060	\$277,155
	Prairie City Road - Folsom Ranch Roadway Intersection No. 9	1	EA	\$205,300.00	\$205,300	0.00%	\$30,795	\$41,060	\$277,155
	Capital Southeast Connector (White Rock Road) - Oak Avenue Parkway Intersection	1	EA	\$205,300.00	\$205,300	0.00%	\$30,795	\$41,060	\$277,155
	Capital Southeast Connector (White Rock Road) - Empire Ranch Road Intersection	1	EA	\$205,300.00	\$205,300	0.00%	\$30,795	\$41,060	\$277,155
<b>Total Community Entry Improvements</b>									<b>\$2,771,550</b>

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**LEGEND**

-  Constructed Roadway Segment
-  ACP 6 Constructed Roadway Segment Name
-  Roadway Segment
-  ACP 6 Roadway Segment Name
-  Constructed Culvert Crossing
-  Culvert Crossing
-  Bridge Crossing
-  Segment Break Marker



**Folsom Plan Area**

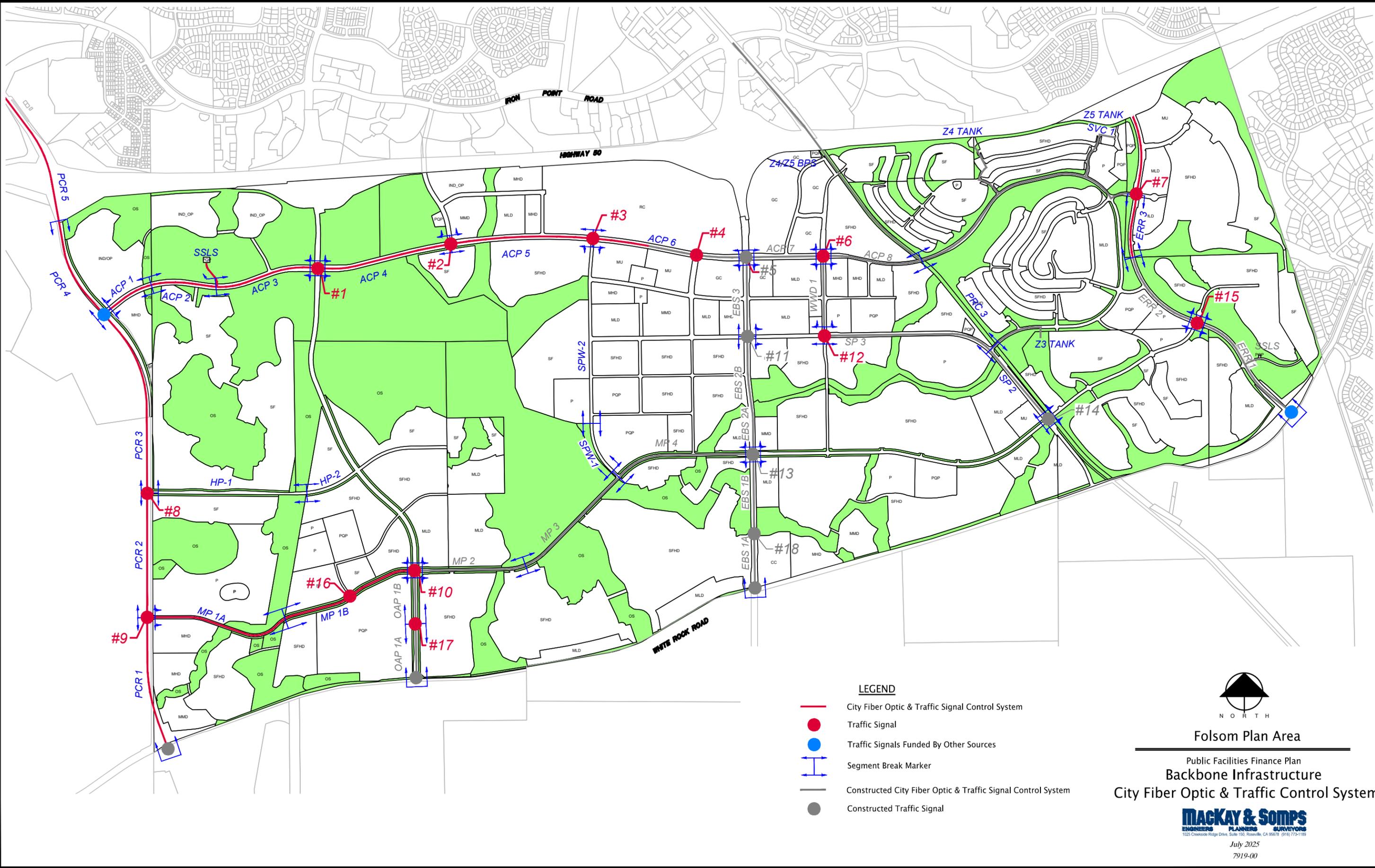
Public Facilities Finance Plan  
Backbone Infrastructure  
Roadway Segments



July 2025  
7919-00

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**LEGEND**

-  City Fiber Optic & Traffic Signal Control System
-  Traffic Signal
-  Traffic Signals Funded By Other Sources
-  Segment Break Marker
-  Constructed City Fiber Optic & Traffic Signal Control System
-  Constructed Traffic Signal



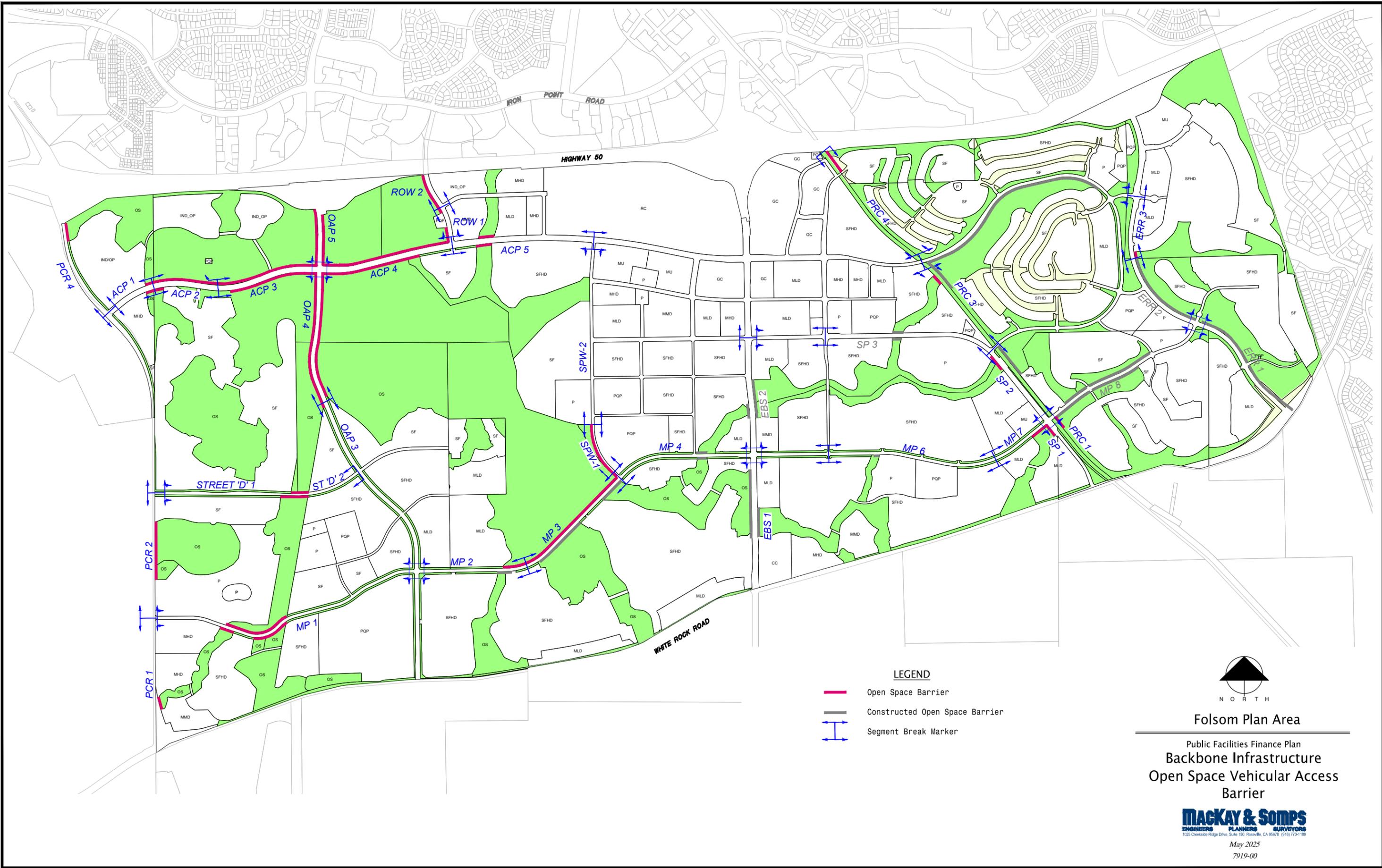
Folsom Plan Area  
Public Facilities Finance Plan  
Backbone Infrastructure  
City Fiber Optic & Traffic Control System



July 2025  
7919-00

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**LEGEND**

-  Open Space Barrier
-  Constructed Open Space Barrier
-  Segment Break Marker

  
 NORTH  
**Folsom Plan Area**  
 Public Facilities Finance Plan  
 Backbone Infrastructure  
 Open Space Vehicular Access  
 Barrier  
  
 May 2025  
 7919-00

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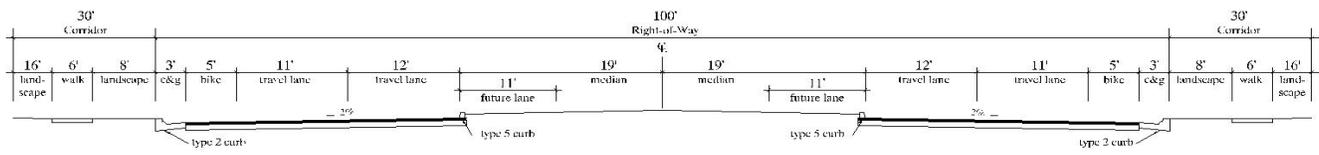
**OPEN SPACE BARRIER**

**Folsom Plan Area  
 Backbone Infrastructure  
 2025 Remaining work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 Alder Creek Parkway  
 ACP 1 & ACP 5 (TI=10)  
 6-Lane Major Arterial (4 Lane Road & 2 Future Lanes)**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	62	SF	\$0.66	\$40.73
2	6" Asphalt Concrete over 13" Aggregate Base	56	SF	\$9.23	\$516.78
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.97	\$65.94
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$24.11	\$48.22
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.91	\$118.71
6	Median Landscaping & Irrigation (Future Travel Lanes)	22	SF	\$5.28	\$116.08
7	PCC Sidewalk w/6" AB	12	SF	\$9.23	\$110.74
8	Signing & Striping (4-lanes)	4	LF	\$1.98	\$7.92
9	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$65.94	\$65.94
<b>Subtotal</b>					<b>\$1,091.08</b>
<b>Use</b>					<b>\$1,092.00</b>

**Alder Creek Parkway  
 6 Lane Major Arterial (4 Lane Road & 2 Future Lanes)**

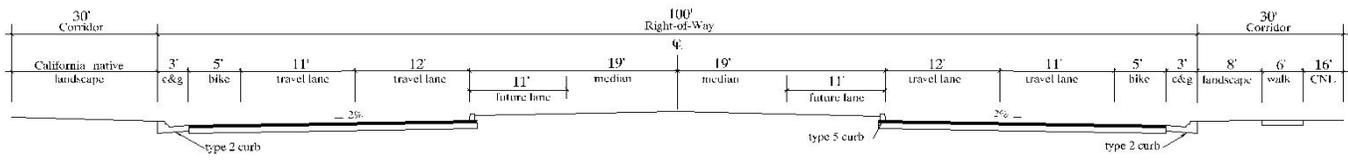


**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

**Cost Per Linear Foot  
Alder Creek Parkway  
ACP 2 thru ACP 4 (TI=10)  
6-Lane Major Arterial (4 Lane Road & 2 Future Lanes)**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	62	SF	\$0.66	\$40.73
2	6" Asphalt Concrete over 13" Aggregate Base	56	SF	\$9.23	\$516.78
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.97	\$65.94
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$24.11	\$48.22
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.91	\$118.71
6	Median Landscaping & Irrigation (Future Travel Lanes)	22	SF	\$5.28	\$116.08
7	PCC Sidewalk w/6" AB	6	SF	\$9.23	\$55.37
8	Signing & Striping (4-lanes)	4	LF	\$1.98	\$7.92
9	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$65.94	\$65.94
<b>Subtotal</b>					<b>\$1,035.71</b>
<b>Use</b>					<b>\$1,036.00</b>

**Alder Creek Parkway  
6 Lane Major Arterial (4 Lane Road & 2 Future Lanes)**

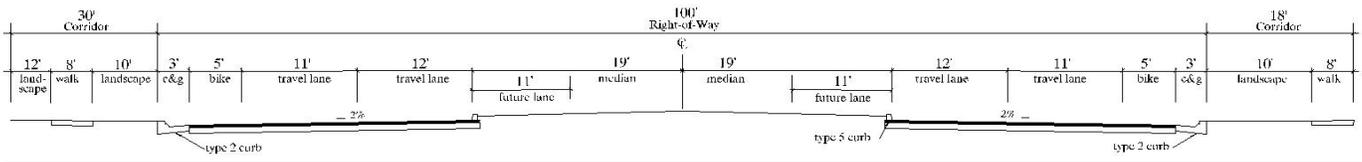


**Folsom Plan Area  
 Backbone Infrastructure  
 2025 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 Alder Creek Parkway  
 ACP 6 (TI=10)  
 6-Lane Major Arterial (4 Lane Road & 2 Future Lanes)**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	62	SF	\$0.66	\$40.73
2	6" Asphalt Concrete over 13" Aggregate Base	56	SF	\$9.23	\$516.78
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.97	\$65.94
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$24.11	\$48.22
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.91	\$118.71
6	Median Landscaping & Irrigation (Future Travel Lanes)	22	SF	\$5.28	\$116.08
7	PCC Sidewalk w/6" AB	16	SF	\$9.23	\$147.65
8	Signing & Striping (4-lanes)	4	LF	\$1.98	\$7.92
9	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$65.94	\$65.94
<b>Subtotal</b>					<b>\$1,127.99</b>
<b>Use</b>					<b>\$1,128.00</b>

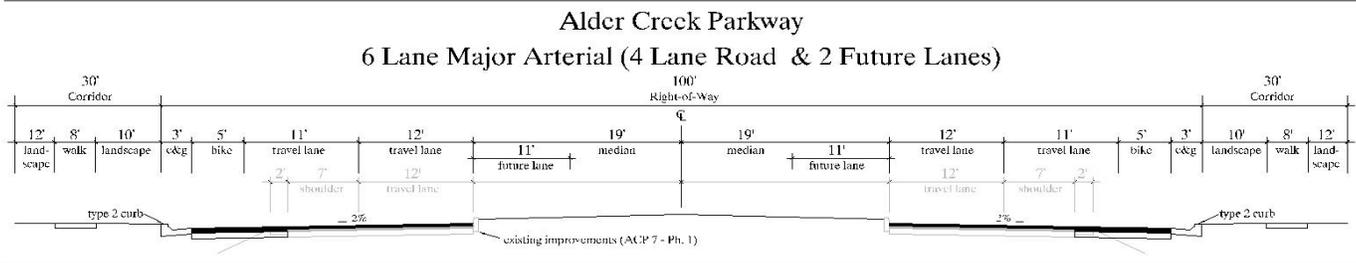
**Alder Creek Parkway  
 6 Lane Major Arterial (4 Lane Road & 2 Future Lanes)**



**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

**Cost Per Linear Foot  
Alder Creek Parkway  
ACP 7 (TI=10)  
6-Lane Major Arterial (4 Lane Road & 2 Future Lanes)**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	20	SF	\$0.66	\$13.14
2	2" Asphalt Concrete Paving Overlay	38	SF	\$1.98	\$75.28
3	6" Asphalt Concrete over 13" Aggregate Base	18	SF	\$9.23	\$166.11
4	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.97	\$65.94
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.91	\$118.71
6	Median Landscaping & Irrigation (Future Travel Lanes)	22	SF	\$5.28	\$116.08
7	PCC Sidewalk w/6" AB	16	SF	\$9.23	\$147.65
8	Signing & Striping (4-lanes)	4	LF	\$1.98	\$7.92
9	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$65.94	\$65.94
<b>Subtotal</b>					<b>\$776.78</b>
<b>Use</b>					<b>\$777.00</b>

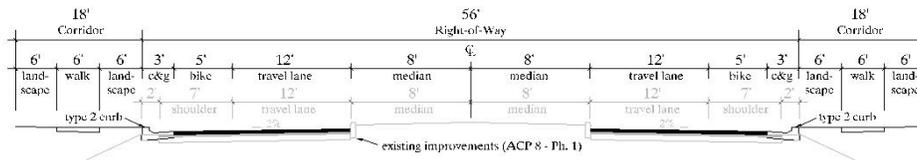


**Folsom Plan Area  
 Backbone Infrastructure  
 2025 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 Alder Creek Parkway  
 ACP 8 (TI=7)  
 2 Lane Collector**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	2" Asphalt Concrete Paving Overlay	34	SF	\$1.98	\$67.36
2	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.97	\$65.94
3	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.91	\$118.71
4	PCC Sidewalk w/6" AB	12	SF	\$9.23	\$110.74
5	Signing & Striping (2-lanes)	2	LF	\$1.98	\$3.96
6	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$65.94	\$65.94
<b>Subtotal</b>					<b>\$432.66</b>
<b>Use</b>					<b>\$433.00</b>

**Alder Creek Parkway  
 2-lane Collector**

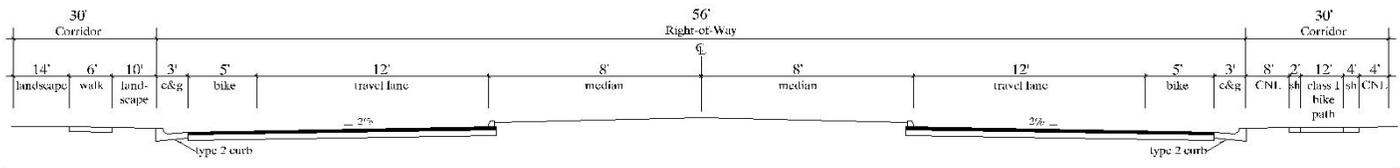


**Folsom Plan Area  
 Backbone Infrastructure  
 2025 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 Alder Creek Parkway  
 ACP 9 thru ACP 11 (T I= 7.0)  
 2 Lane Collector**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	20	SF	\$0.66	\$13.14
2	4" Asphalt Concrete over 8.5" Aggregate Base	34	SF	\$5.80	\$197.19
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.97	\$65.94
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$24.11	\$48.22
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.91	\$118.71
6	PCC Sidewalk w/6" AB	6	SF	\$9.23	\$55.37
7	Signing & Striping (2-lanes)	2	LF	\$1.98	\$3.96
8	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$65.94	\$65.94
				<b>Subtotal</b>	<b>\$568.49</b>
				<b>Use</b>	<b>\$569.00</b>

**Alder Creek Parkway  
 2 Lane Collector**

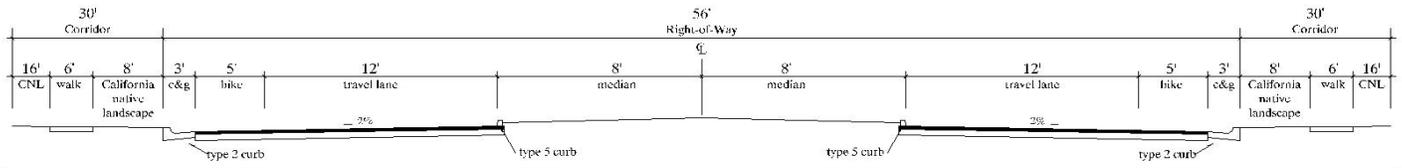


**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

**Cost Per Linear Foot  
Mangini Parkway  
MP 1A (TI=7)  
2 Lane Collector**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	40	SF	\$0.66	\$26.28
2	4" Asphalt Concrete over 8.5" Aggregate Base	34	SF	\$5.80	\$197.19
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.97	\$65.94
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$24.11	\$48.22
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.91	\$118.71
6	PCC Sidewalk w/6" AB	12	SF	\$9.23	\$110.74
7	Signing & Striping (2-lanes)	2	LF	\$1.98	\$3.96
8	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$65.94	\$65.94
				<b>Subtotal</b>	<b>\$636.99</b>
				<b>Use</b>	<b>\$637.00</b>

**Mangini Parkway  
2-lane Collector**

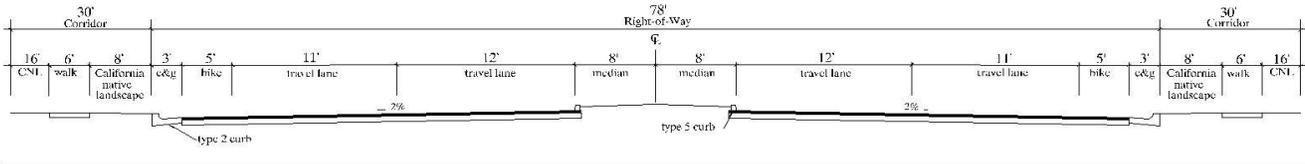


**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

**Cost Per Linear Foot  
Mangini Parkway  
MP 1B (TI=9)  
4-Lane Major Arterial**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	62	SF	\$0.66	\$40.73
2	5.5" Asphalt Concrete over 11" Aggregate Base	56	SF	\$6.98	\$390.89
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.97	\$65.94
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$24.11	\$48.22
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.91	\$118.71
6	PCC Sidewalk w/6" AB	12	SF	\$9.23	\$110.74
7	Signing & Striping (4-lanes)	4	LF	\$1.98	\$7.92
8	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$65.94	\$65.94
<b>Subtotal</b>					<b>\$849.11</b>
<b>Use</b>					<b>\$850.00</b>

**Mangini Parkway  
4 Lane Major Arterial**

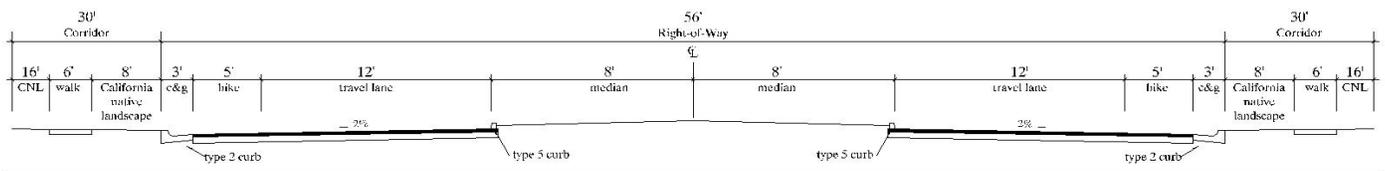


**Folsom Plan Area  
 Backbone Infrastructure  
 2025 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 Mangini Parkway  
 MP 2 Thru MP 4 and MP 8 (TI=7)  
 2 Lane Collector**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	40	SF	\$0.66	\$26.28
2	4" Asphalt Concrete over 8.5" Aggregate Base	34	SF	\$5.80	\$197.19
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.97	\$65.94
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$24.11	\$48.22
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.91	\$118.71
6	PCC Sidewalk w/6" AB	12	SF	\$9.23	\$110.74
7	Signing & Striping (2-lanes)	2	LF	\$1.98	\$3.96
8	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$65.94	\$65.94
<b>Subtotal</b>					<b>\$636.99</b>
<b>Use</b>					<b>\$637.00</b>

**Mangini Parkway  
 2-lane Collector**

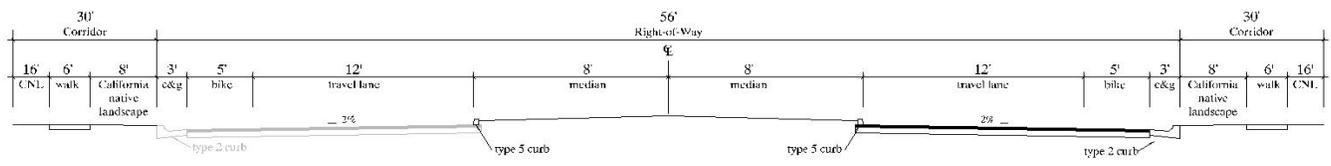


**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

**Cost Per Linear Foot  
Mangini Parkway  
MP 7 (TI=7)  
2 Lane Collector**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	20	SF	\$0.66	\$13.14
2	4" Asphalt Concrete over 8.5" Aggregate Base	17	SF	\$5.80	\$98.60
3	Curb & Gutter, Type 2 (Vertical Curb)	1	LF	\$32.97	\$32.97
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$24.11	\$48.22
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.91	\$118.71
6	PCC Sidewalk w/6" AB	12	SF	\$9.23	\$110.74
7	Signing & Striping (2-lanes)	2	LF	\$1.98	\$3.96
8	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$65.94	\$65.94
				<b>Subtotal</b>	<b>\$492.29</b>
				<b>Use</b>	<b>\$493.00</b>

**Mangini Parkway  
2-lane Collector**

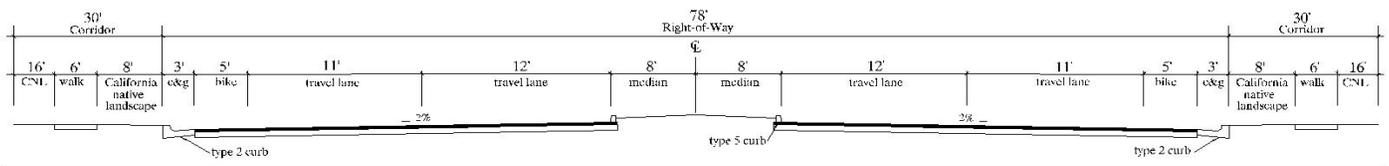


**Folsom Plan Area  
 Backbone Infrastructure  
 2025 Remaining Work  
 Construction Cost Estimate**

**Preliminary Cost Per Linear Foot  
 Oak Avenue Parkway  
 OAP 1 (TI=9)  
 4 Lane Major Arterial**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	62	SF	\$0.66	\$40.73
2	5.5" Asphalt Concrete over 11" Aggregate Base	56	SF	\$6.98	\$390.89
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.97	\$65.94
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$24.11	\$48.22
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.91	\$118.71
6	PCC Sidewalk w/6" AB	12	SF	\$9.23	\$110.74
7	Signing & Striping (4-lanes)	4	LF	\$1.98	\$7.92
8	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$65.94	\$65.94
<b>Subtotal</b>					<b>\$849.11</b>
<b>Use</b>					<b>\$850.00</b>

**Oak Avenue Parkway  
 4 Lane Major Arterial**

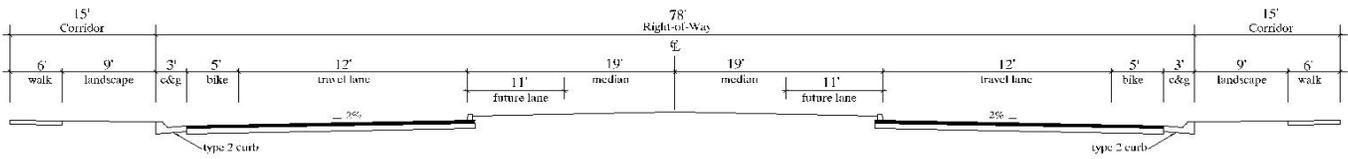


**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

**Cost Per Linear Foot  
Oak Avenue Parkway  
OAP 2 thru OAP 5 - Phase 1 (TI=9)  
4-Lane Major Arterial (2 Lane Road & 2 Future Lanes)**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	40	SF	\$0.66	\$26.28
2	5.5" Asphalt Concrete over 11" Aggregate Base	34	SF	\$6.98	\$237.33
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.97	\$65.94
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$24.11	\$48.22
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.91	\$118.71
6	Median Landscaping & Irrigation (Future Travel Lanes)	22	SF	\$5.28	\$116.08
7	PCC Sidewalk w/6" AB	12	SF	\$9.23	\$110.74
8	Signing & Striping (2-lanes)	2	LF	\$1.98	\$3.96
9	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$65.94	\$65.94
<b>Subtotal</b>					<b>\$793.21</b>
<b>Use</b>					<b>\$794.00</b>

**Oak Avenue Parkway  
4 Lane Major Arterial (2 Lane Road & 2 Future Lanes)**

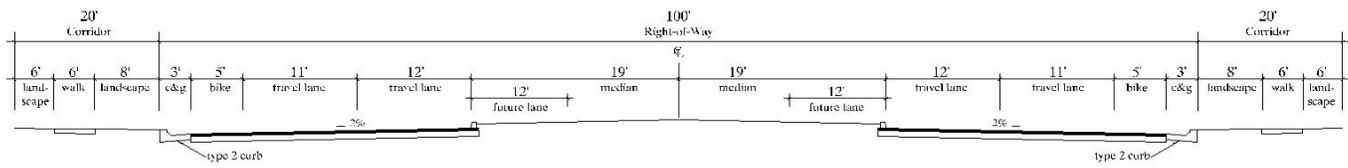


**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

**Cost Per Linear Foot  
East Bidwell Street  
EBS 1A (TI=10)  
6-Lane Major Arterial (4 Lane Road & 2 Future Lanes)**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	62	SF	\$0.66	\$40.73
2	6" Asphalt Concrete over 13" Aggregate Base	56	SF	\$9.23	\$516.78
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.97	\$65.94
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$24.11	\$48.22
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.91	\$118.71
6	Median Landscaping & Irrigation (Future Travel Lanes)	22	SF	\$5.28	\$116.08
7	PCC Sidewalk w/6" AB	12	SF	\$9.23	\$110.74
8	Signing & Striping (4-lanes)	4	LF	\$1.98	\$7.92
9	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$65.94	\$65.94
				<b>Subtotal</b>	<b>\$1,091.08</b>
				<b>Use</b>	<b>\$1,092.00</b>

**East Bidwell Street  
6 Lane Major Arterial (4 Lane Road & 2 Future Lanes)**

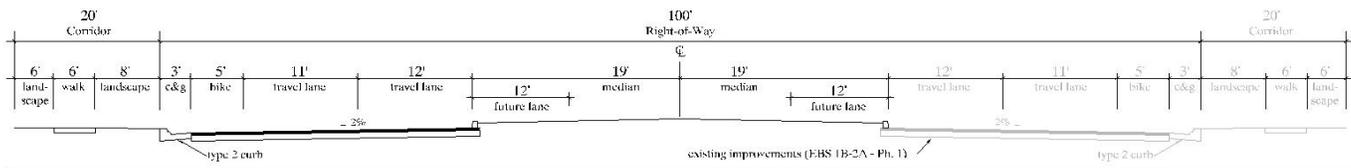


**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

**Cost Per Linear Foot  
East Bidwell Street  
EBS 1B, 2A (TI=10)  
6-Lane Major Arterial (4 Lane Road & 2 Future Lanes)**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	31	SF	\$0.66	\$20.37
2	6" Asphalt Concrete over 13" Aggregate Base	28	SF	\$9.23	\$258.39
3	Curb & Gutter, Type 2 (Vertical Curb)	1	LF	\$32.97	\$32.97
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$24.11	\$48.22
5	Median Landscaping & Irrigation (CNL & Street Trees)	14	SF	\$7.91	\$110.80
6	Median Landscaping & Irrigation (Future Travel Lanes)	23	SF	\$5.28	\$121.35
7	PCC Sidewalk w/6" AB	6	SF	\$9.23	\$55.37
8	Signing & Striping (4-lanes)	4	LF	\$1.98	\$7.92
9	Street Lights (Type A, 220' spacing, both sides)	0.5	LF	\$65.94	\$32.97
<b>Subtotal</b>					<b>\$688.37</b>
<b>Use</b>					<b>\$689.00</b>

**East Bidwell Street  
6 Lane Major Arterial (4 Lane Road & 2 Future Lanes)**

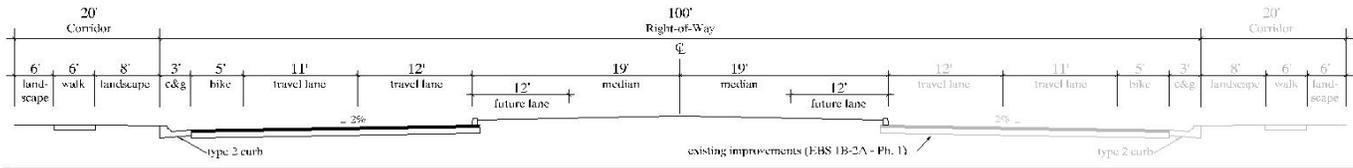


**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

**Cost Per Linear Foot  
East Bidwell Street  
EBS 1B, 2A (TI=10)  
6-Lane Major Arterial (4 Lane Road & 2 Future Lanes)**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	31	SF	\$0.66	\$20.37
2	6" Asphalt Concrete over 13" Aggregate Base	28	SF	\$9.23	\$258.39
3	Curb & Gutter, Type 2 (Vertical Curb)	1	LF	\$32.97	\$32.97
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$24.11	\$48.22
5	Median Landscaping & Irrigation (CNL & Street Trees)	14	SF	\$7.91	\$110.80
6	Median Landscaping & Irrigation (Future Travel Lanes)	23	SF	\$5.28	\$121.35
7	PCC Sidewalk w/6" AB	6	SF	\$9.23	\$55.37
8	Signing & Striping (4-lanes)	4	LF	\$1.98	\$7.92
9	Street Lights (Type A, 220' spacing, both sides)	0.5	LF	\$65.94	\$32.97
				<b>Subtotal</b>	<b>\$688.37</b>
				<b>Use</b>	<b>\$689.00</b>

**East Bidwell Street  
6 Lane Major Arterial (4 Lane Road & 2 Future Lanes)**

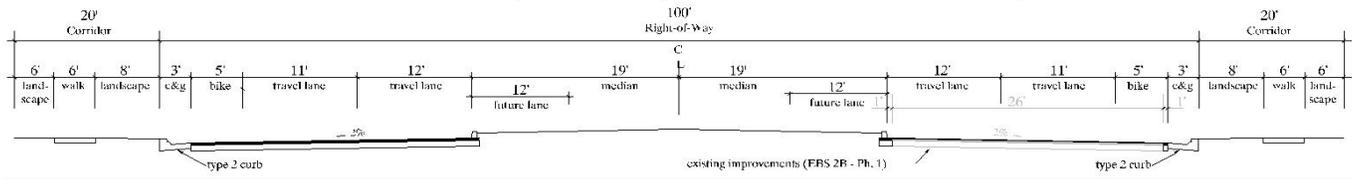


**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

**Cost Per Linear Foot  
East Bidwell Street  
EBS 2B (TI=10)  
6-Lane Major Arterial (4 Lane Road & 2 Future Lanes)**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	36	SF	\$0.66	\$23.65
2	3" Asphalt Concrete Overlay	26	SF	\$2.90	\$75.53
3	6" Asphalt Concrete over 13" Aggregate Base	30	SF	\$9.23	\$276.85
4	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.97	\$65.94
5	Median Curb, Type 5 (Barrier Curb)	2	LF	\$24.11	\$48.22
6	Median Landscaping & Irrigation (CNL & Street Trees)	14	SF	\$7.91	\$110.80
7	Median Landscaping & Irrigation (Future Travel Lanes)	23	SF	\$5.28	\$121.35
8	PCC Sidewalk w/6" AB	12	SF	\$9.23	\$110.74
9	Signing & Striping (4-lanes)	4	LF	\$1.98	\$7.92
10	Street Lights (Type A, 220' spacing, both sides)	0.5	LF	\$65.94	\$32.97
<b>Subtotal</b>					<b>\$873.98</b>
<b>Use</b>					<b>\$874.00</b>

**East Bidwell Street  
6 Lane Major Arterial (4 Lane Road & 2 Future Lanes)**

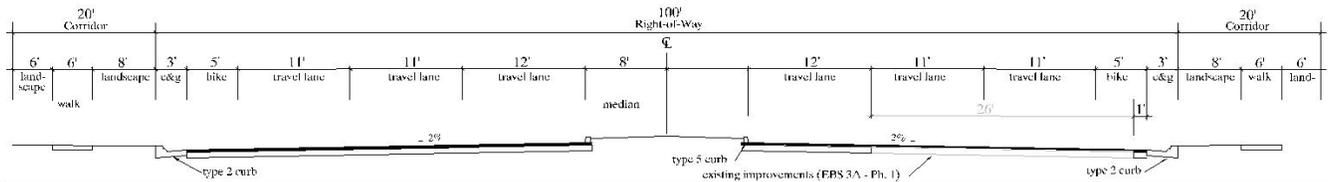


**Folsom Plan Area  
 Backbone Infrastructure  
 2025 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 East Bidwell Street  
 EBS 3A (TI=10)  
 6-Lane Major Arterial**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	58	SF	\$0.66	\$38.10
2	3" Asphalt Concrete Overlay	26	SF	\$2.90	\$75.53
3	6" Asphalt Concrete over 13" Aggregate Base	52	SF	\$9.23	\$479.87
4	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.97	\$65.94
5	Median Curb, Type 5 (Barrier Curb)	2	LF	\$24.11	\$48.22
6	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.91	\$118.71
7	PCC Sidewalk w/6" AB	12	SF	\$9.23	\$110.74
8	Signing & Striping (6-lanes)	6	LF	\$1.98	\$11.89
9	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$65.94	\$65.94
<b>Subtotal</b>					<b>\$1,014.95</b>
<b>Use</b>					<b>\$1,015.00</b>

**East Bidwell Street  
 6 Lane Major Arterial**

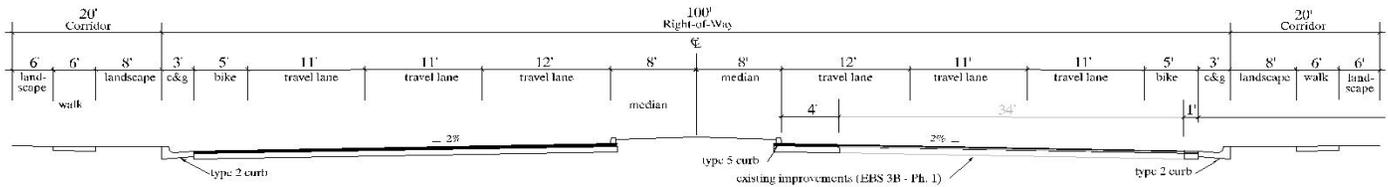


**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

**Cost Per Linear Foot  
East Bidwell Street  
EBS 3B (TI=10)  
6-Lane Major Arterial**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	50	SF	\$0.66	\$32.85
2	3" Asphalt Concrete Overlay	34	SF	\$2.90	\$98.77
3	6" Asphalt Concrete over 13" Aggregate Base	44	SF	\$9.23	\$406.04
4	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.97	\$65.94
5	Median Curb, Type 5 (Barrier Curb)	2	LF	\$24.11	\$48.22
6	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.91	\$118.71
7	PCC Sidewalk w/6" AB	12	SF	\$9.23	\$110.74
8	Signing & Striping (6-lanes)	6	LF	\$1.98	\$11.89
9	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$65.94	\$65.94
				<b>Subtotal</b>	<b>\$959.11</b>
				<b>Use</b>	<b>\$960.00</b>

**East Bidwell Street  
6 Lane Major Arterial**

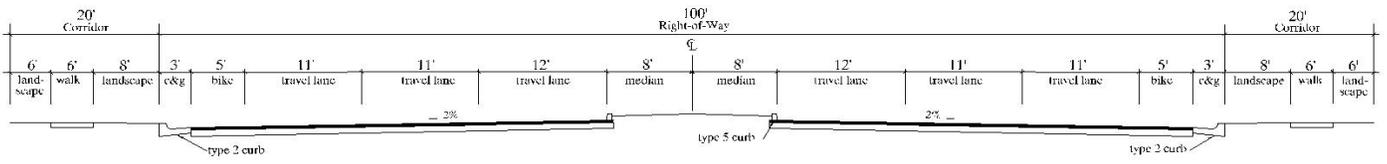


**Folsom Plan Area  
 Backbone Infrastructure  
 2025 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 East Bidwell Street  
 EBS 4 (TI=10)  
 6-Lane Major Arterial**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	84	SF	\$0.66	\$55.18
2	6" Asphalt Concrete over 13" Aggregate Base	78	SF	\$9.23	\$719.80
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.97	\$65.94
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$24.11	\$48.22
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.91	\$118.71
6	PCC Sidewalk w/6" AB	12	SF	\$9.23	\$110.74
7	Signing & Striping (6-lanes)	6	LF	\$1.98	\$11.89
8	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$65.94	\$65.94
<b>Subtotal</b>					<b>\$1,196.44</b>
<b>Use</b>					<b>\$1,197.00</b>

**East Bidwell Street  
 6 Lane Major Arterial**

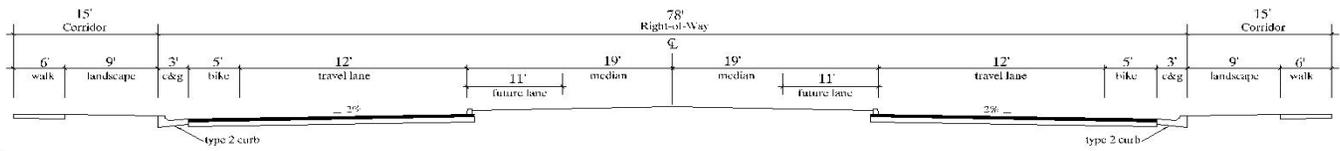


**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

**Cost Per Linear Foot  
Savannah Parkway  
SP 1, SP 2, SP 3 (TI=9)  
4-Lane Minor Arterial (2 Lane Road & 2 Future Lanes)**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	40	SF	\$0.66	\$26.28
2	5.5" Asphalt Concrete over 11" Aggregate Base	34	SF	\$6.98	\$237.33
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.97	\$65.94
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$24.11	\$48.22
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.91	\$118.71
6	Median Landscaping & Irrigation (Future Travel Lanes)	22	SF	\$5.28	\$116.08
7	PCC Sidewalk w/6" AB	12	SF	\$9.23	\$110.74
8	Signing & Striping (2-lanes)	2	LF	\$1.98	\$3.96
9	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$65.94	\$65.94
<b>Subtotal</b>					<b>\$793.21</b>
<b>Use</b>					<b>\$794.00</b>

**Savannah Parkway  
4 Lane Minor Arterial (2 Lane Road & 2 Future Lanes)**

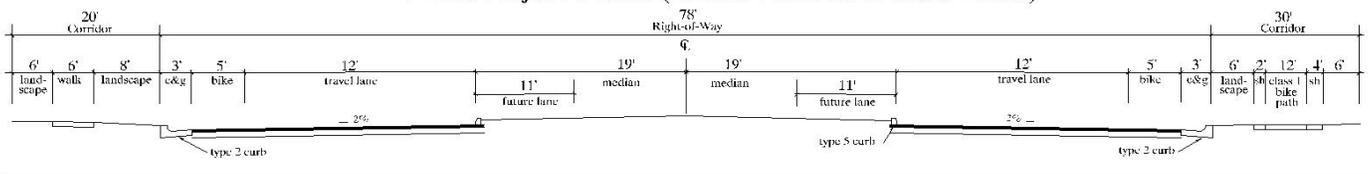


**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

**Cost Per Linear Foot  
Empire Ranch Road - Phase 1  
ERR 1 thru ERR 3 (TI=10)  
4 Lane Major Arterial (2 Lane Road & 2 Future Lanes)**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	40	SF	\$0.66	\$26.28
2	6" Asphalt Concrete over 13" Aggregate Base	34	SF	\$9.23	\$313.76
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.97	\$65.94
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$24.11	\$48.22
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.91	\$118.71
6	Median Landscaping & Irrigation (Future Travel Lanes)	22	SF	\$5.28	\$116.08
7	PCC Sidewalk w/6" AB	6	SF	\$9.23	\$55.37
8	Signing & Striping (2-lanes)	2	LF	\$1.98	\$3.96
9	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$65.94	\$65.94
<b>Subtotal</b>					<b>\$814.27</b>
<b>Use</b>					<b>\$815.00</b>

**Empire Ranch Road  
4 Lane Major Arterial (2 Lane Road & 2 Future Lanes)**

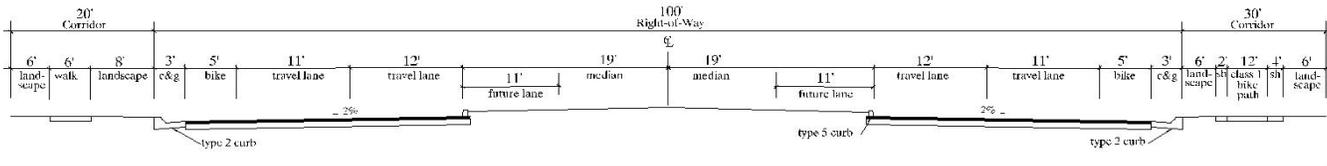


**Folsom Plan Area  
 Backbone Infrastructure  
 2025 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 Empire Ranch Road - Phase 1  
 ERR 4, ERR 5 (TI=10)  
 6 Lane Major Arterial (4 Lane Road & 2 Future Lanes)**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	62	SF	\$0.66	\$40.73
2	6" Asphalt Concrete over 13" Aggregate Base	56	SF	\$9.23	\$516.78
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.97	\$65.94
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$24.11	\$48.22
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.91	\$118.71
6	Median Landscaping & Irrigation (Future Travel Lanes)	22	SF	\$5.28	\$116.08
7	PCC Sidewalk w/6" AB	12	SF	\$9.23	\$110.74
8	Signing & Striping (4-lanes)	4	LF	\$1.98	\$7.92
9	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$65.94	\$65.94
<b>Subtotal</b>					<b>\$1,091.08</b>
<b>Use</b>					<b>\$1,092.00</b>

**Empire Ranch Road  
 4 Lane Major Arterial (2 Lane Road & 2 Future Lanes)**

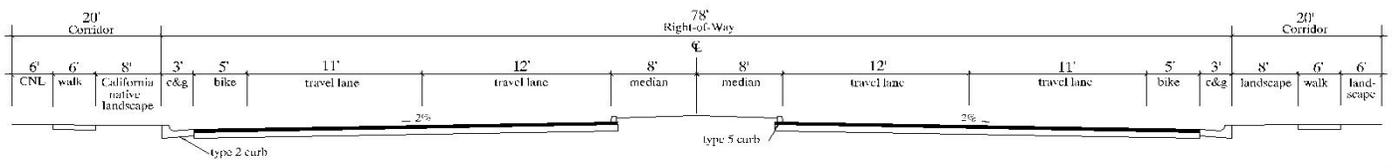


**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

**Cost Per Linear Foot  
Rowberry Drive  
ROW 1- 2 (TI=9)  
4-Lane Major Arterial**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	62	SF	\$0.66	\$40.73
2	5.5" Asphalt Concrete over 11" Aggregate Base	56	SF	\$6.98	\$390.89
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.97	\$65.94
4	Median Curb, Type 5 ( Barrier Curb)	2	LF	\$24.11	\$48.22
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.91	\$118.71
6	PCC Sidewalk w/6" AB	12	SF	\$9.23	\$110.74
7	Signing & Striping (4-lanes)	4	LF	\$1.98	\$7.92
8	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$65.94	\$65.94
				<b>Subtotal</b>	<b>\$849.11</b>
				<b>Use</b>	<b>\$850.00</b>

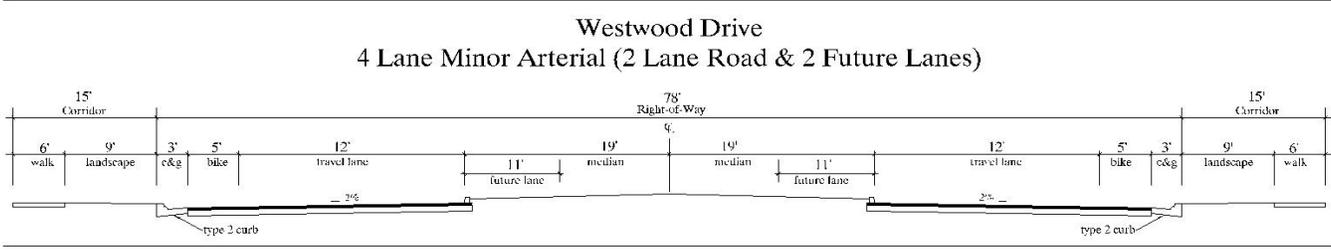
**Rowberry Road  
4 Lane Major Arterial**



**Folsom Plan Area  
 Backbone Infrastructure  
 2025 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 Westwood Drive  
 WWD 1 (TI=9)  
 4-Lane Minor Arterial (2 Lane Road & 2 Future Lanes)**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	40	SF	\$0.66	\$26.28
2	5.5" Asphalt Concrete over 11" Aggregate Base	34	SF	\$9.23	\$313.76
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.97	\$65.94
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$24.11	\$48.22
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.91	\$118.71
6	Median Landscaping & Irrigation (Future Travel Lanes)	22	SF	\$5.28	\$116.08
7	PCC Sidewalk w/6" AB	12	SF	\$9.23	\$110.74
8	Signing & Striping (2-lanes)	2	LF	\$1.98	\$3.96
9	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$65.94	\$65.94
<b>Subtotal</b>					<b>\$869.64</b>
<b>Use</b>					<b>\$870.00</b>

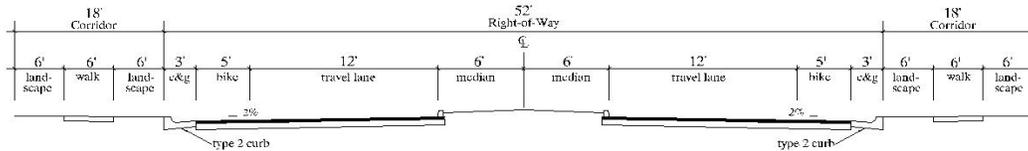


**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

**Cost Per Linear Foot  
Westwood Drive  
WWD 2 (TI=7)  
2-Lane Collector**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	40	SF	\$0.66	\$26.28
2	4" Asphalt Concrete over 8.5" Aggregate Base	34	SF	\$5.80	\$197.19
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.97	\$65.94
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$24.11	\$48.22
5	Median Landscaping & Irrigation (CNL & Street Trees)	11	SF	\$7.91	\$87.06
6	PCC Sidewalk w/6" AB	12	SF	\$9.23	\$110.74
7	Signing & Striping (2-lanes)	2	LF	\$1.98	\$3.96
8	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$65.94	\$65.94
				<b>Subtotal</b>	<b>\$605.34</b>
				<b>Use</b>	<b>\$606.00</b>

**Westwood Drive  
2 Lane Collector**

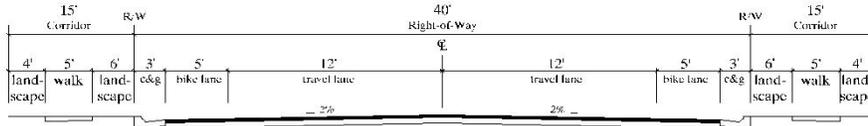


**Folsom Plan Area  
 Backbone Infrastructure  
 2025 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 Westwood Drive  
 WWD 3 (TI=7)  
 2 Lane Collector**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	40	SF	\$0.66	\$26.28
2	4" Asphalt Concrete over 8.5" Aggregate Base	34	SF	\$5.80	\$197.19
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.97	\$65.94
4	PCC Sidewalk w/6" AB	10	SF	\$9.23	\$92.28
5	Signing & Striping (2-lanes)	2	LF	\$1.98	\$3.96
6	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$65.94	\$65.94
<b>Subtotal</b>					<b>\$451.60</b>
<b>Use</b>					<b>\$452.00</b>

**Westwood Drive  
 2 Lane Collector**

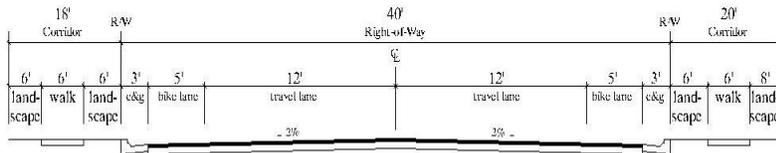


**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

**Cost Per Linear Foot  
Placerville Road  
PR 4 (TI=7)  
2 Lane Collector**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	40	SF	\$0.66	\$26.28
2	Demo Existing Roadway	22	SF	\$1.31	\$28.91
3	4" Asphalt Concrete over 8.5" Aggregate Base	34	SF	\$5.80	\$197.19
4	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.97	\$65.94
5	PCC Sidewalk w/6" AB	12	SF	\$9.23	\$110.74
6	Signing & Striping (2-lanes)	2	LF	\$1.98	\$3.96
7	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$65.94	\$65.94
<b>Subtotal</b>					<b>\$498.96</b>
<b>Use</b>					<b>\$499.00</b>

**Placerville Road  
2 Lane Local Street**

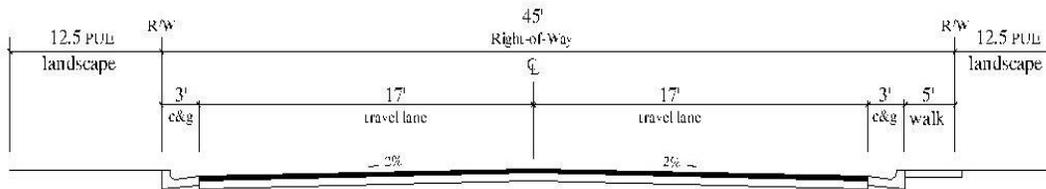


**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

**Cost Per Linear Foot  
Russell Ranch Road  
RRR 1B(TI=7)  
2 Lane Collector**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	40	SF	\$0.66	\$26.28
2	4" Asphalt Concrete over 12" Aggregate Base (1)	34	SF	\$6.86	\$233.14
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.97	\$65.94
4	PCC Sidewalk w/6" AB	5	SF	\$9.23	\$46.14
5	Signing & Striping (2-lanes)	2	LF	\$1.98	\$3.96
6	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$65.94	\$65.94
<b>Subtotal</b>					<b>\$441.41</b>
<b>Use</b>					<b>\$442.00</b>

**Russell Ranch Road  
2 Lane Local Street**

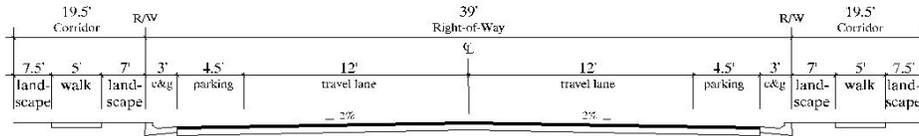


**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

**Cost Per Linear Foot  
Scenic Vista Court  
SVC 1 (TI=6)  
2 Lane Residential Road**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	39	SF	\$0.66	\$25.62
2	3" Asphalt Concrete over 10.5" Aggregate Base (1)	35	SF	\$5.01	\$175.33
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.97	\$65.94
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$24.11	\$48.22
5	PCC Sidewalk w/6" AB	10	SF	\$9.23	\$92.28
6	Signing & Striping (2-lanes)	2	LF	\$1.98	\$3.96
7	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$65.94	\$65.94
<b>Subtotal</b>					<b>\$477.30</b>
<b>Use</b>					<b>\$478.00</b>

**Scenic Vista Court  
2 Lane Residential**



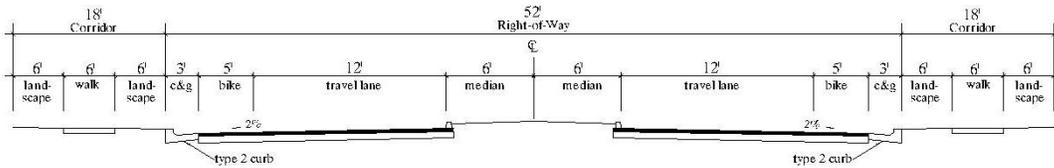
Note: (1) Pavement section is based on Geotechnical Engineering Study for Russell Ranch South Folsom California

**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

**Cost Per Linear Foot  
Haven Parkway  
STD 1 & 2  
2-Lane Collector**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	40	SF	\$0.66	\$26.28
2	4" Asphalt Concrete over 8.5" Aggregate Base	34	SF	\$5.80	\$197.19
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.97	\$65.94
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$24.11	\$48.22
5	Median Landscaping & Irrigation (CNL & Street Trees)	11	SF	\$7.91	\$87.06
6	PCC Sidewalk w/6" AB	12	SF	\$9.23	\$110.74
7	Signing & Striping (2-lanes)	2	LF	\$1.98	\$3.96
8	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$65.94	\$65.94
<b>Subtotal</b>					<b>\$605.34</b>
<b>Use</b>					<b>\$606.00</b>

**Haven Parkway  
2 Lane Collector**

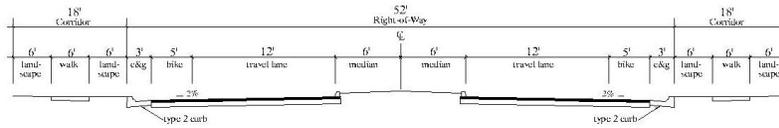


**Folsom Plan Area  
 Backbone Infrastructure  
 2025 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 Sierra Parkway  
 SPW 1 & 2  
 2-Lane Collector**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	40	SF	\$0.66	\$26.28
2	4" Asphalt Concrete over 8.5" Aggregate Base	34	SF	\$5.80	\$197.19
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.97	\$65.94
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$24.11	\$48.22
5	Median Landscaping & Irrigation (CNL & Street Trees)	11	SF	\$7.91	\$87.06
6	PCC Sidewalk w/6" AB	12	SF	\$9.23	\$110.74
7	Signing & Striping (2-lanes)	2	LF	\$1.98	\$3.96
8	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$65.94	\$65.94
<b>Subtotal</b>					<b>\$605.34</b>
<b>Use</b>					<b>\$606.00</b>

Sierra Parkway  
 2 Lane Collector

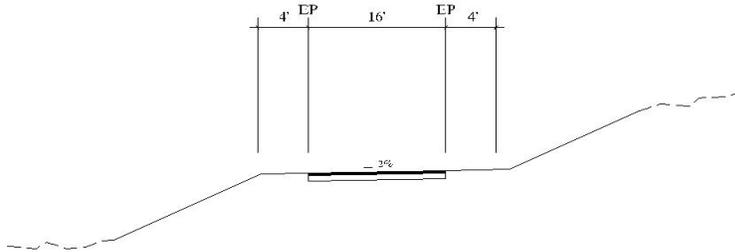


**Folsom Plan Area  
 Backbone Infrastructure  
 2025 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 Sewer Pipe Line Access Road  
 ACP 1 thru 6, OAP 2 thru 4, MP 2-3, SS 1-2  
 1-Lane Access Road**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	16	SF	\$0.66	\$10.51
2	3" Asphalt Concrete over 7.5" Aggregate Base	16	SF	\$4.75	\$76.04
				<b>Subtotal</b>	<b>\$86.55</b>
				<b>Use</b>	<b>\$87.00</b>

Sewer Line Access Road

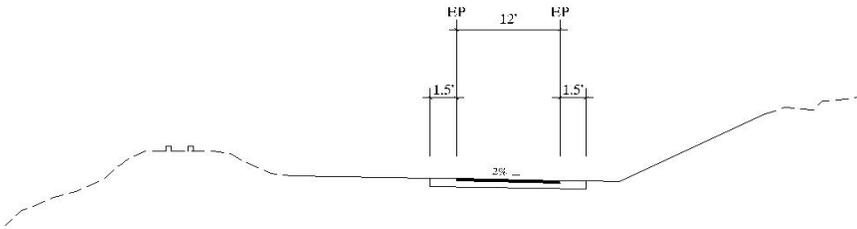


**Folsom Plan Area  
 Backbone Infrastructure  
 2025 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 Placerville Road Utility Corridor  
 PRC 1-4  
 1-Lane 69kV Access Road**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	15	SF	\$0.66	\$9.85
2	3" Asphalt Concrete over 8" Aggregate Base	12	SF	\$4.75	\$57.03
<b>Subtotal</b>					<b>\$66.89</b>
<b>Use</b>					<b>\$67.00</b>

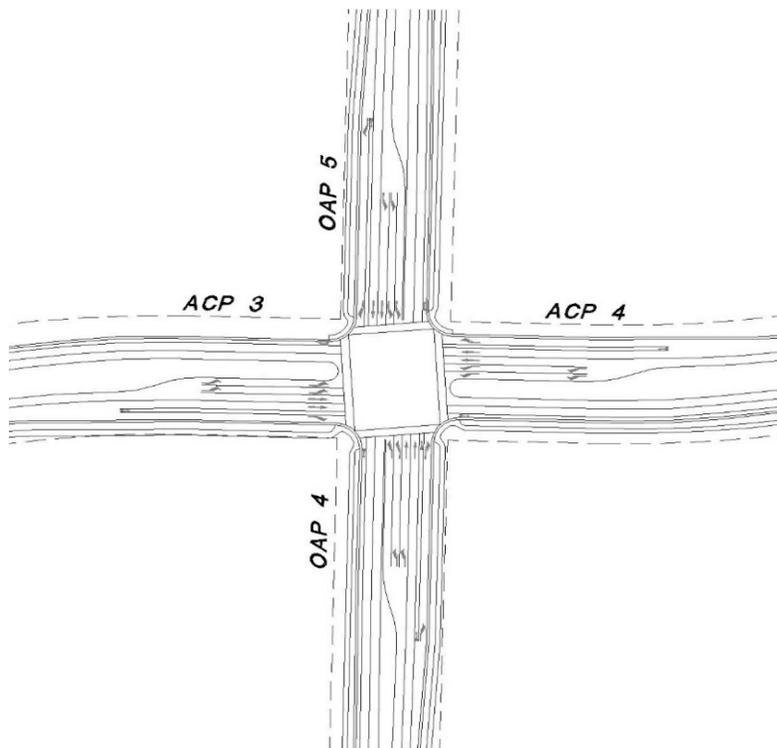
69 kV Access Road



**Folsom Plan Area  
 Backbone Infrastructure  
 2025 Remaining Work  
 Construction Cost Estimate**

**Intersection No. 1  
 Alder Creek Parkway & Oak Avenue Parkway Intersection  
 ACP / OAP  
 6-Lane Ultimate (4 Lane Road & 2 Future) / 4 Lane Road**

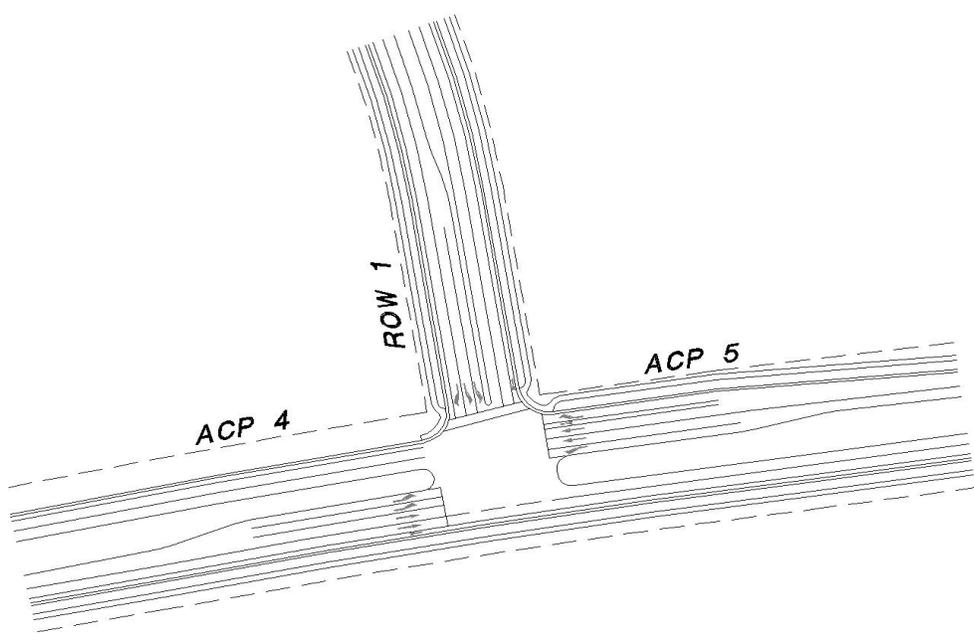
Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	103,000	SF	\$0.66	\$67,666.88
2	6" Asphalt Concrete over 13" Aggregate Base	93,000	SF	\$9.23	\$858,225.86
3	Curb & Gutter, Type 2 (Vertical Curb)	3,200	LF	\$32.97	\$105,507.78
4	Median Curb, Type 5 (Barrier Curb)	3,200	LF	\$24.11	\$77,159.95
5	Median Landscaping & Irrigation (CNL & Street Trees)	14,000	SF	\$7.91	\$110,800.41
6	Median Landscaping & Irrigation (Future Travel Lanes)	18,000	SF	\$5.28	\$94,971.78
7	PCC Sidewalk w/6" AB	14,400	SF	\$9.23	\$132,886.58
8	Signing & Striping (4-lanes)	6,400	LF	\$1.98	\$12,679.33
9	Street Lights (Type A, 220' spacing, both sides)	1,600	LF	\$65.94	\$105,507.78
10	Traffic Signals	1	LF	\$395,646	\$395,646.42
<b>Total</b>					<b>\$1,961,053.00</b>



**Folsom Plan Area  
 Backbone Infrastructure  
 2025 Remaining Work  
 Construction Cost Estimate**

**Intersection No. 2  
 Alder Creek Parkway & Rowberry Drive Intersection  
 ACP / ROW  
 6-Lane Ultimate (4 Lane Road & 2 Future) / 4 Lane Road**

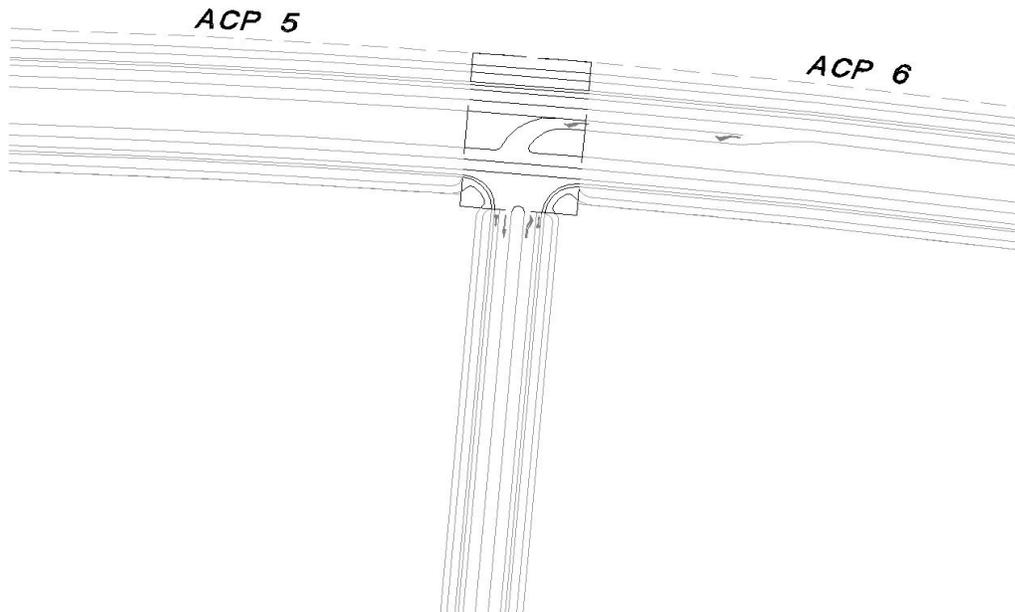
Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	77,000	SF	\$0.66	\$50,585.92
2	6" Asphalt Concrete over 13" Aggregate Base	70,000	SF	\$9.23	\$645,976.45
3	Curb & Gutter, Type 2 (Vertical Curb)	2,500	LF	\$32.97	\$82,427.95
4	Median Curb, Type 5 (Barrier Curb)	2,400	LF	\$24.11	\$57,869.96
5	Median Landscaping & Irrigation (CNL & Street Trees)	11,000	SF	\$7.91	\$87,057.47
6	Median Landscaping & Irrigation (Future Travel Lanes)	18,000	SF	\$5.28	\$94,971.78
7	PCC Sidewalk w/6" AB	12,000	SF	\$9.23	\$110,738.82
8	Signing & Striping (4-lanes)	4,800	LF	\$1.98	\$9,509.50
9	Street Lights (Type A, 220' spacing, both sides)	1,200	LF	\$65.94	\$79,130.83
10	Traffic Signals	1	LF	\$329,705	\$329,705.35
<b>Total</b>					<b>\$1,547,975.00</b>



**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

**Intersection No. 3  
Alder Creek Parkway / Residential Street  
ACP at Residential Street  
6-Lane Ultimate (4 Lane Road & 2 Future)**

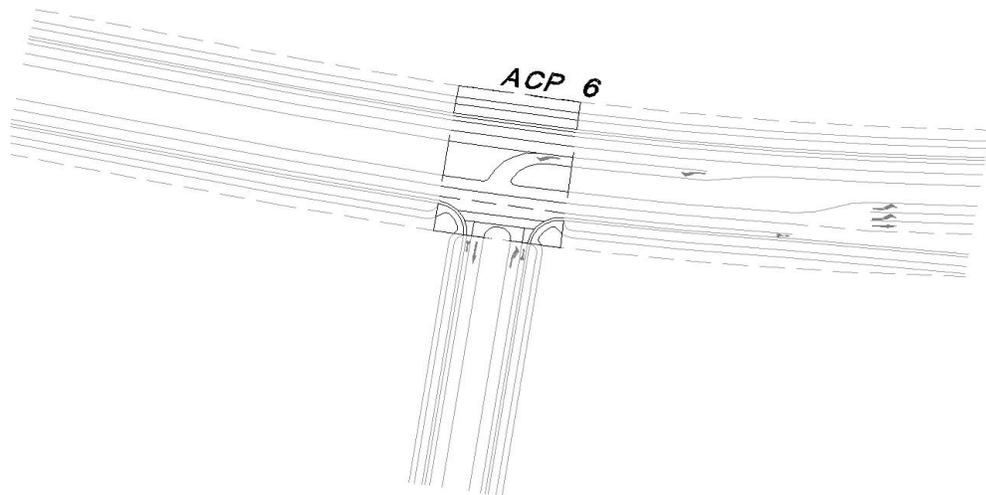
Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	11,000	SF	\$0.66	\$7,226.56
2	6" Asphalt Concrete over 13" Aggregate Base	10,000	SF	\$9.23	\$92,282.35
3	Curb & Gutter, Type 2 (Vertical Curb)	300	LF	\$32.97	\$9,891.35
4	Median Curb, Type 5 (Barrier Curb)	350	LF	\$24.11	\$8,439.37
5	Median Landscaping & Irrigation (CNL & Street Trees)	1,100	SF	\$7.91	\$8,705.75
6	Median Landscaping & Irrigation (Future Travel Lanes)	2,100	SF	\$5.28	\$11,080.04
7	PCC Sidewalk w/6" AB	1,550	SF	\$9.23	\$14,303.76
8	Signing & Striping (4-lanes)	500	LF	\$1.98	\$990.57
9	Street Lights (Type A, 220' spacing, both sides)	120	LF	\$65.94	\$7,913.08
10	Traffic Signals	1	LF	\$329,705	\$329,705.35
<b>Total</b>					<b>\$490,539.00</b>



**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

**Intersection No. 4  
Alder Creek Parkway  
ACP / Collector Road (W. of East Bidwell St.)  
6-Lane Ultimate (4 Lane Road & 2 Future)**

Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	12,000	SF	\$0.66	\$7,883.52
2	6" Asphalt Concrete over 13" Aggregate Base	11,000	SF	\$9.23	\$101,510.59
3	Curb & Gutter, Type 2 (Vertical Curb)	300	LF	\$32.97	\$9,891.35
4	Median Curb, Type 5 (Barrier Curb)	350	LF	\$24.11	\$8,439.37
5	Median Landscaping & Irrigation (CNL & Street Trees)	1,600	SF	\$7.91	\$12,662.90
6	Median Landscaping & Irrigation (Future Travel Lanes)	2,400	SF	\$5.28	\$12,662.90
7	PCC Sidewalk w/6" AB	1,630	SF	\$9.23	\$15,042.02
8	Signing & Striping (4-lanes)	600	LF	\$1.98	\$1,188.69
9	Street Lights (Type A, 220' spacing, both sides)	130	LF	\$65.94	\$8,572.51
10	Traffic Signals	1	LF	\$329,705	\$329,705.35
<b>Total</b>					<b>\$507,560.00</b>



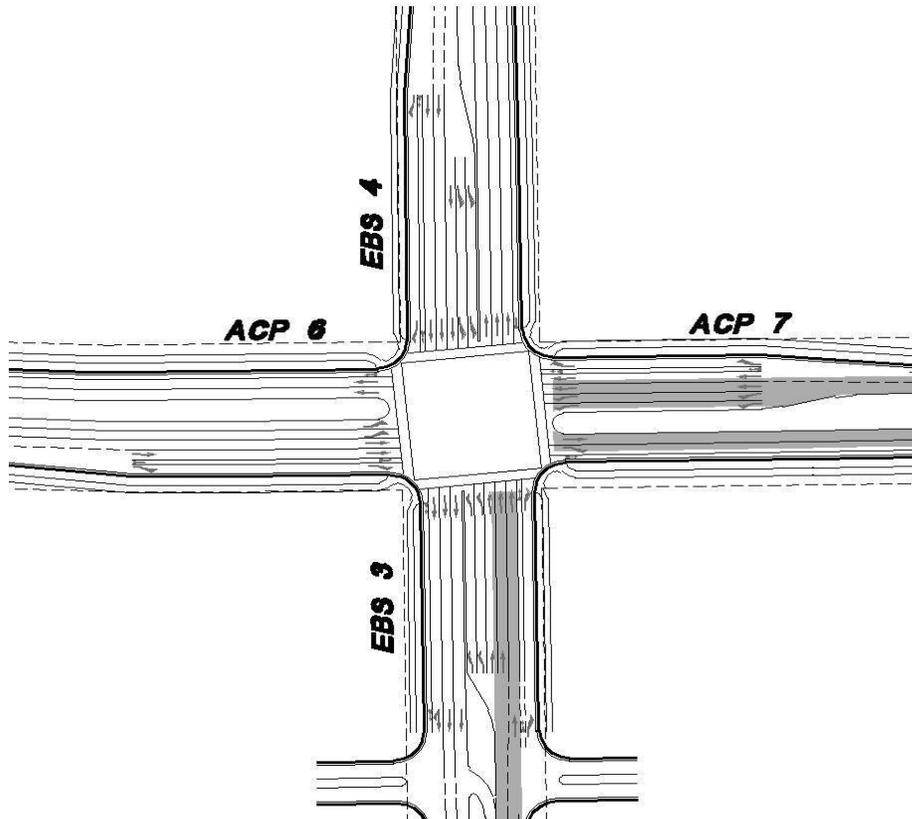
**Folsom Plan Area  
 Backbone Infrastructure  
 2025 Remaining Work  
 Construction Cost Estimate**

**Intersection No. 5  
 Alder Creek Parkway & East Bidwell Street Intersection  
 ACP / EBS  
 6-Lane Ultimate (4 Lane Road & 2 Future) / 6-Lane Ultimate (4 Lane Road & 2 Future)**

Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	137,700	SF	\$0.66	\$90,463.39
2	2" Asphalt Concrete Paving Overlay	18,350	SF	\$1.98	\$36,354.01
3	3" Asphalt Concrete Paving Overlay	15,300	SF	\$2.90	\$44,446.42
4	6" Asphalt Concrete over 13" Aggregate Base	127,700	SF	\$9.23	\$1,178,445.61
5	Curb & Gutter, Type 2 (Vertical Curb)	3,200	LF	\$32.97	\$105,507.78
6	Median Curb, Type 5 (Barrier Curb)	2,300	LF	\$24.11	\$55,458.72
7	Median Landscaping & Irrigation (CNL & Street Trees)	8,820	SF	\$7.91	\$69,804.26
8	Median Landscaping & Irrigation (Future Travel Lanes)	16,170	SF	\$5.28	\$85,316.32
9	PCC Sidewalk w/6" AB	21,600	SF	\$9.23	\$199,329.88
10	Signing & Striping (4-lanes)	6,800	LF	\$1.98	\$13,471.79
11	Street Lights (Type A, 220' spacing, both sides)	1,700	LF	\$65.94	\$112,102.01
12	Traffic Signals	1	EA	\$395,646.42	\$395,646.42

Note: Grey Hatch Area Represents Existing Improvements

**Total** **\$2,386,347.00**



**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

**Intersection No. 6  
Alder Creek Parkway & Westwood Drive Intersection  
ACP / WWD**

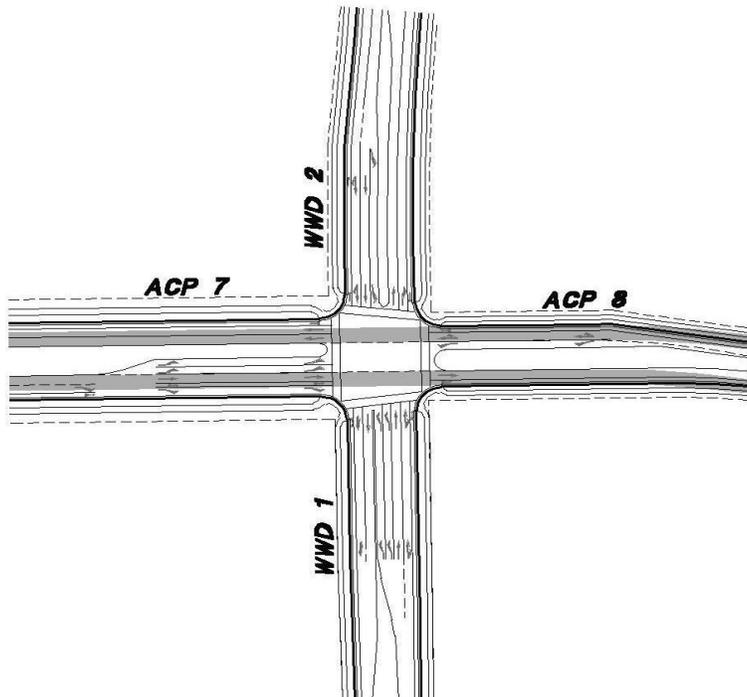
**6-Lane Ultimate (4 Lane Road & 2 Future) to 2 Lane Road / 4-Lane Ultimate (2 Lane Road & 2 Future)**

Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	86,000	SF	\$0.66	\$56,498.56
2	2" Asphalt Concrete Paving Overlay	35,000	SF	\$1.98	\$69,340.08
3	4" Asphalt Concrete over 8.5" Aggregate Base	48,000	SF	\$5.80	\$278,386.80
4	6" Asphalt Concrete over 13" Aggregate Base	28,000	SF	\$9.23	\$258,390.58
5	Curb & Gutter, Type 2 (Vertical Curb)	3,300	LF	\$32.97	\$108,804.89
6	Median Curb, Type 5 (Barrier Curb)	2,300	LF	\$24.11	\$55,458.72
7	Median Landscaping & Irrigation (CNL & Street Trees)	21,200	SF	\$7.91	\$167,783.48
8	Median Landscaping & Irrigation (Future Travel Lanes)	7,700	SF	\$5.28	\$40,626.82
9	PCC Sidewalk w/6" AB	20,900	SF	\$9.23	\$192,870.11
10	Signing & Striping (4-lanes)	6,400	LF	\$1.98	\$12,679.33
11	Street Lights (Type A, 220' spacing, both sides)	1,600	LF	\$65.94	\$105,507.78
12	Traffic Signals	1	EA	\$395,646	\$395,646.42

Note: Grey Hatch Area Represents Existing Improvements

**Total**

**\$1,741,994.00**



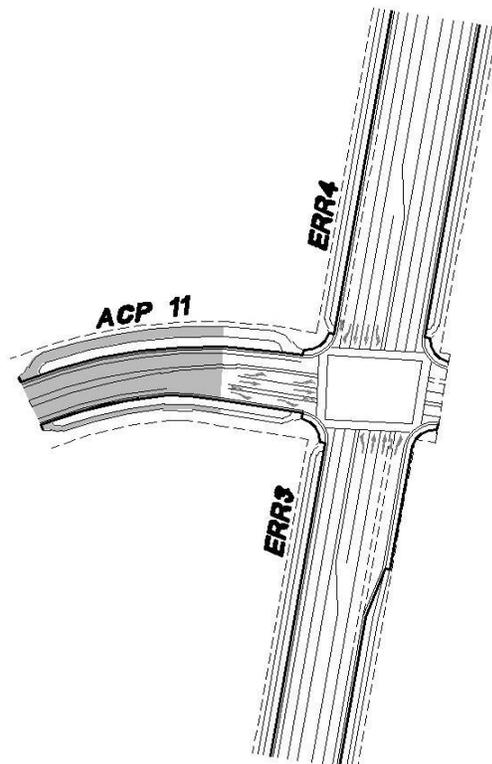
**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

**Intersection No. 7  
Alder Creek Parkway & Empire Ranch Road Intersection  
ACP / ERR  
2-Lane Collector / 2 Lane Major Arterial (Future 4 and 6-lane)**

Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	86,000	SF	\$0.66	\$56,498.56
2	4" Asphalt Concrete over 8.5" Aggregate Base	5,000	SF	\$5.80	\$28,998.63
3	6" Asphalt Concrete over 13" Aggregate Base	75,000	SF	\$9.23	\$692,117.63
4	Curb & Gutter, Type 2 (Vertical Curb)	1,920	LF	\$32.97	\$63,304.67
5	Median Curb, Type 5 (Barrier Curb)	1,880	LF	\$24.11	\$45,331.47
6	Median Landscaping & Irrigation (CNL & Street Trees)	1,920	SF	\$7.91	\$15,195.48
8	PCC Sidewalk w/6" AB	3,970	SF	\$9.23	\$36,636.09
9	Signing & Striping (2-lanes)	4,300	LF	\$1.98	\$8,518.92
10	Street Lights (Type A, 220' spacing, both sides)	1,100	LF	\$65.94	\$72,536.60
11	Traffic Signals	1	EA	\$395,646	\$395,646.42

Note: Grey Hatch Area Represents Existing Improvements

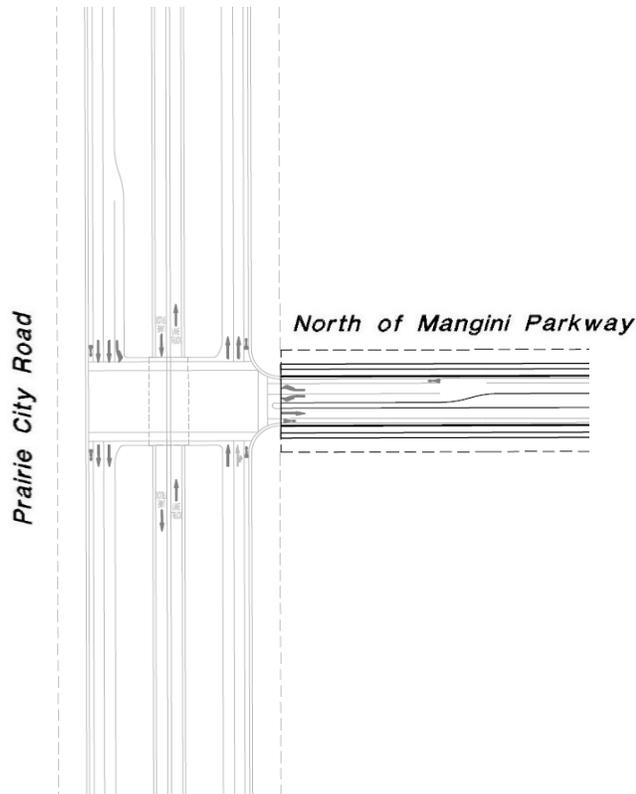
**Total** **\$1,414,785.00**



**Folsom Plan Area  
 Backbone Infrastructure  
 2025 Remaining Work  
 Construction Cost Estimate**

**Intersection No. 8  
 Collector Road North of Mangini Parkway  
 PCR Intersection  
 2 Lane Road**

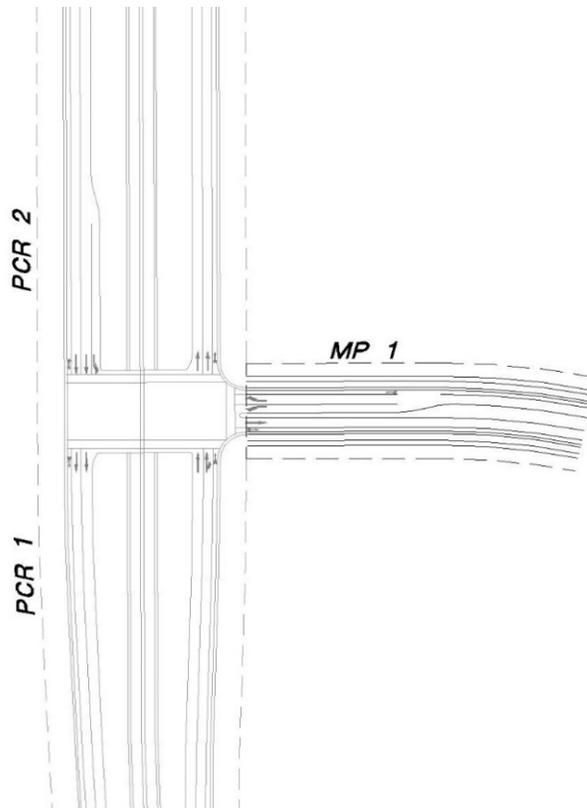
Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	21,000	SF	\$0.66	\$13,796.16
2	4" Asphalt Concrete over 8.5" Aggregate Base	21,000	SF	\$5.80	\$121,794.23
3	Curb & Gutter, Type 2 (Vertical Curb)	800	LF	\$32.97	\$26,376.94
4	Median Curb, Type 5 (Barrier Curb)	800	LF	\$24.11	\$19,289.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	4,500	SF	\$7.91	\$35,614.42
6	PCC Sidewalk w/6" AB	9,000	SF	\$9.23	\$83,054.12
7	Signing & Striping (2-lanes)	1,600	LF	\$1.98	\$3,169.83
8	Street Lights (Type A, 220' spacing, both sides)	400	LF	\$65.94	\$26,376.94
9	Traffic Signals	1	EA	\$329,705	\$329,705.35
<b>Total</b>					<b>\$659,178.00</b>



**Folsom Plan Area  
 Backbone Infrastructure  
 2025 Remaining Work  
 Construction Cost Estimate**

**Intersection No. 9  
 Prairie City Road & Mangini Parkway  
 MP 1A  
 2 Lane Road**

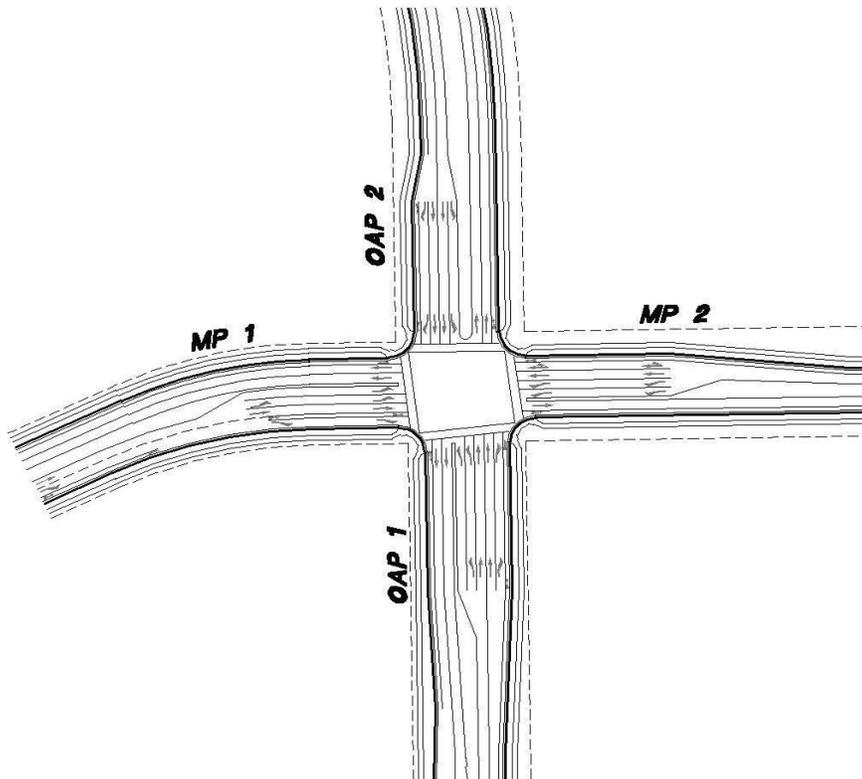
Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	16,000	SF	\$0.66	\$10,511.36
2	4" Asphalt Concrete over 8.5" Aggregate Base	14,000	SF	\$5.80	\$81,196.15
3	Curb & Gutter, Type 2 (Vertical Curb)	800	LF	\$32.97	\$26,376.94
4	Median Curb, Type 5 (Barrier Curb)	800	LF	\$24.11	\$19,289.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	9,000	SF	\$7.91	\$71,228.84
6	PCC Sidewalk w/6" AB	4,800	SF	\$9.23	\$44,295.53
7	Signing & Striping (2-lanes)	800	LF	\$1.98	\$1,584.92
8	Street Lights (Type A, 220' spacing, both sides)	800	LF	\$65.94	\$52,753.89
9	Traffic Signals	1	EA	\$329,705	\$329,705.35
<b>Total</b>					<b>\$636,943.00</b>



**Folsom Plan Area  
 Backbone Infrastructure  
 2025 Remaining Work  
 Construction Cost Estimate**

**Intersection No. 10  
 Mangini Parkway & Oak Avenue Parkway Intersection  
 MP / OAP  
 2 Lane Road / 4 Lane Road**

Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	125,400	SF	\$0.66	\$82,382.78
2	4" Asphalt Concrete over 8.5" Aggregate Base Paving	17,000	SF	\$5.80	\$98,595.33
3	6" Asphalt Concrete over 13" Aggregate Base	98,200	SF	\$9.23	\$906,212.68
4	Curb & Gutter, Type 2 (Vertical Curb)	3,400	LF	\$32.97	\$112,102.01
5	Median Curb, Type 5 (Barrier Curb)	3,200	LF	\$24.11	\$77,159.95
6	Median Landscaping & Irrigation (CNL & Street Trees)	14,200	SF	\$7.91	\$112,383.27
7	PCC Sidewalk w/6" AB	19,200	SF	\$9.23	\$177,182.11
8	Signing & Striping (2-lanes)	4,800	LF	\$1.98	\$9,509.50
9	Street Lights (Type A, 220' spacing, both sides)	1,600	LF	\$65.94	\$105,507.78
10	Traffic Signals	1	EA	\$395,646.42	\$395,646.42
<b>Total</b>					<b>\$2,076,682.00</b>



**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

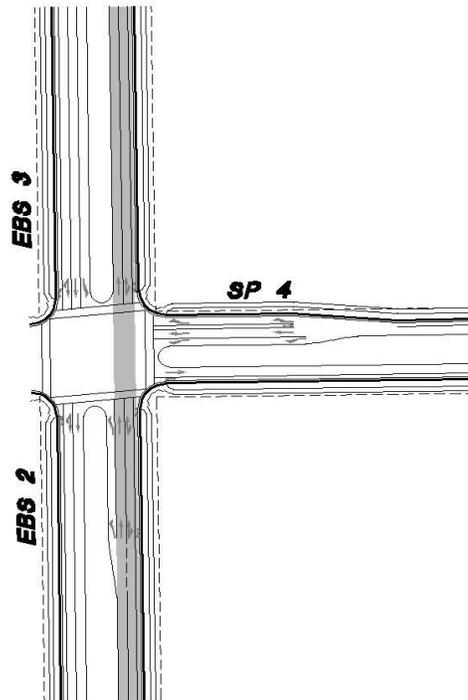
**Intersection No. 11  
East Bidwell Street & Savannah Parkway Intersection  
EB / SP  
6-Lane Road / 4-Lane Ultimate (2 Lane Road & 2 Future)**

Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	67,600	SF	\$0.66	\$44,410.50
2	3" Asphalt Concrete Overlay	23,400	SF	\$2.90	\$67,976.88
3	4" Asphalt Concrete over 8.5" Aggregate Base Paving	17,000	SF	\$5.80	\$98,595.33
4	6" Asphalt Concrete over 13" Aggregate Base	44,600	SF	\$9.23	\$411,579.28
5	Curb & Gutter, Type 2 (Vertical Curb)	2,400	LF	\$32.97	\$79,130.83
6	Median Curb, Type 5 (Barrier Curb)	2,400	LF	\$24.11	\$57,869.96
7	Median Landscaping & Irrigation (CNL & Street Trees)	16,900	SF	\$7.91	\$133,751.92
8	Median Landscaping & Irrigation (Future Travel Lanes)	18,400	SF	\$5.28	\$97,082.26
9	PCC Sidewalk w/6" AB	14,400	SF	\$9.23	\$132,886.58
10	Signing & Striping (6-lanes)	4,800	LF	\$1.98	\$9,509.50
11	Street Lights (Type A, 220' spacing, both sides)	1,200	LF	\$65.94	\$79,130.83
12	Traffic Signals	1	EA	\$395,646.42	\$395,646.42

Note: Grey Hatch Area Represents Existing Improvements

**Total**

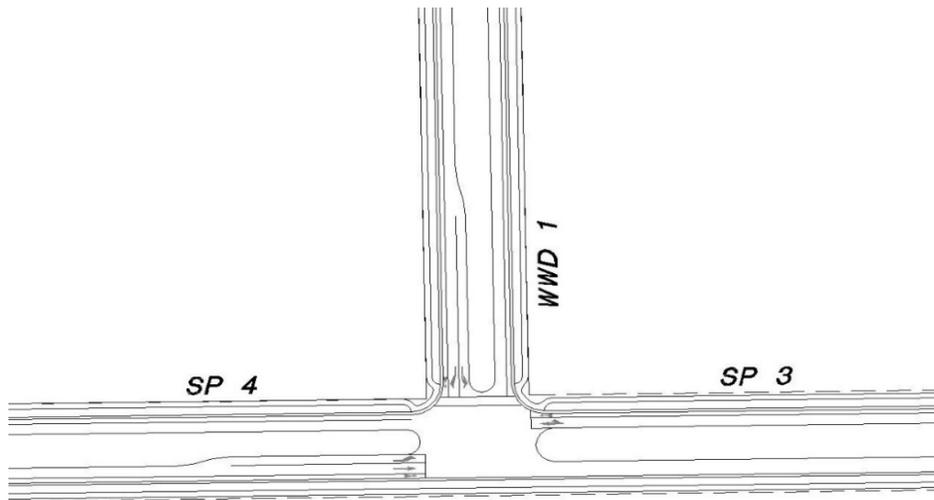
**\$1,607,571.00**



**Folsom Plan Area  
 Backbone Infrastructure  
 2025 Remaining Work  
 Construction Cost Estimate**

**Intersection No. 12  
 Savannah Parkway & Westwood Drive Intersection  
 SP / WWD  
 4-Lane Ultimate (2 Lane Road & 2 Future) / 4-Lane Ultimate (2 Lane Road & 2 Future)**

Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	54,000	SF	\$0.66	\$35,475.84
2	4" Asphalt Concrete over 8.5" Aggregate Base Paving	47,000	SF	\$5.80	\$272,587.08
3	Curb & Gutter, Type 2 (Vertical Curb)	2,400	LF	\$32.97	\$79,130.83
4	Median Curb, Type 5 (Barrier Curb)	2,400	LF	\$24.11	\$57,869.96
5	Median Landscaping & Irrigation (CNL & Street Trees)	14,000	SF	\$7.91	\$110,800.41
6	Median Landscaping & Irrigation (Future Travel Lanes)	18,000	SF	\$5.28	\$94,971.78
7	PCC Sidewalk w/6" AB	14,400	SF	\$9.23	\$132,886.58
8	Signing & Striping (2-lanes)	2,400	LF	\$1.98	\$4,754.75
9	Street Lights (Type A, 220' spacing, both sides)	1,200	LF	\$65.94	\$79,130.83
10	Traffic Signals	1	EA	\$329,705.35	\$329,705.35
<b>Total</b>					<b>\$1,197,314.00</b>



**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

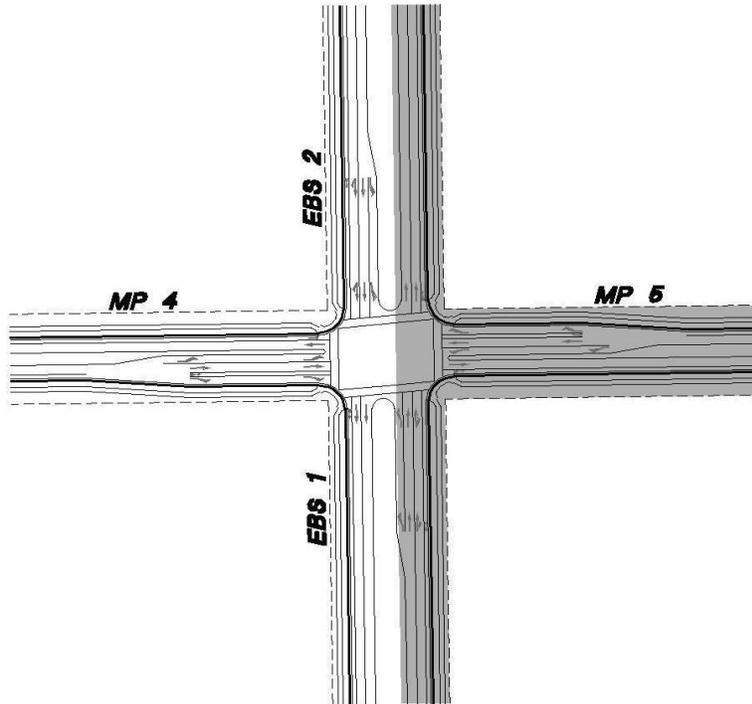
**Intersection No. 13  
East Bidwell Street & Mangini Parkway Intersection  
EBS / MP  
4-Lane Road / 2 Lane Road**

Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	58,000	SF	\$0.66	\$38,103.68
2	4" Asphalt Concrete over 8.5" Aggregate Base Paving	18,000	SF	\$5.80	\$104,395.05
3	6" Asphalt Concrete over 13" Aggregate Base	34,000	SF	\$9.23	\$313,759.99
4	Curb & Gutter, Type 2 (Vertical Curb)	1,700	LF	\$32.97	\$56,051.01
5	Median Curb, Type 5 (Barrier Curb)	1,700	LF	\$24.11	\$40,991.22
6	Median Landscaping & Irrigation (CNL & Street Trees)	6,900	SF	\$7.91	\$54,608.77
7	Median Landscaping & Irrigation (Future Travel Lanes)	18,900	SF	\$5.28	\$99,720.37
8	PCC Sidewalk w/6" AB	9,800	SF	\$9.23	\$90,436.70
9	Signing & Striping (6-lanes)	2,400	LF	\$1.98	\$4,754.75
10	Street Lights (Type A, 220' spacing, both sides)	1,000	LF	\$65.94	\$65,942.36
11	Traffic Signals	1	EA	\$395,646.42	\$395,646.42

Note: Grey Hatch Area Represents Existing Improvements

**Total**

**\$1,264,411.00**



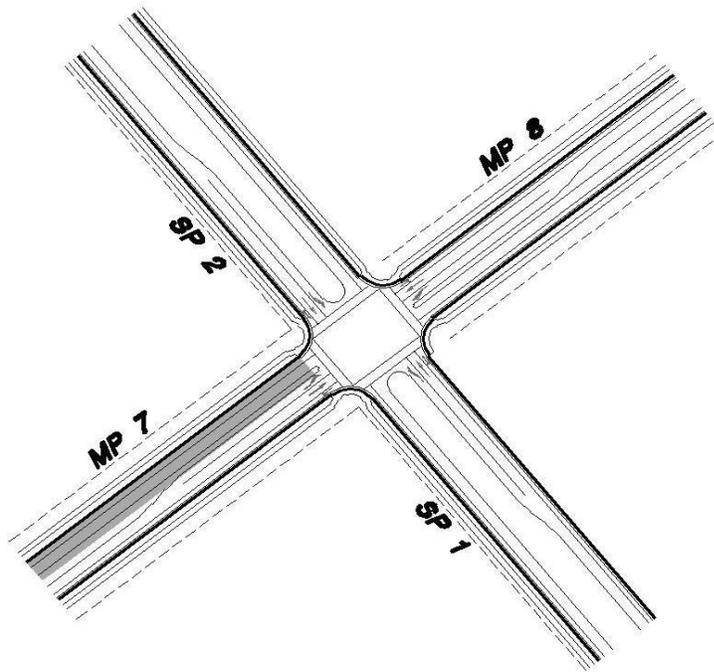
**Folsom Plan Area  
 Backbone Infrastructure  
 2025 Remaining Work  
 Construction Cost Estimate**

**Intersection No. 14  
 Savannah Parkway & Mangini Parkway Intersection  
 SP / MP  
 4-Lane Ultimate (2 Lane Road & 2 Future)**

Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	75,000	SF	\$0.66	\$49,272.00
2	4" Asphalt Concrete over 8.5" Aggregate Base Paving	66,000	SF	\$5.80	\$382,781.85
3	Curb & Gutter, Type 2 (Vertical Curb)	3,000	LF	\$32.97	\$98,913.54
4	Median Curb, Type 5 (Barrier Curb)	3,300	LF	\$24.11	\$79,571.20
5	Median Landscaping & Irrigation (CNL & Street Trees)	15,900	SF	\$7.91	\$125,837.61
6	Median Landscaping & Irrigation (Future Travel Lanes)	17,600	SF	\$5.28	\$92,861.30
7	PCC Sidewalk w/6" AB	3,000	SF	\$9.23	\$27,684.71
8	Signing & Striping (2-lanes)	3,200	LF	\$1.98	\$6,339.66
9	Street Lights (Type A, 220' spacing, both sides)	1,600	LF	\$65.94	\$105,507.78
10	Traffic Signals	1	EA	\$395,646.42	\$395,646.42

Note: Grey Hatch Area Represents Existing Improvements

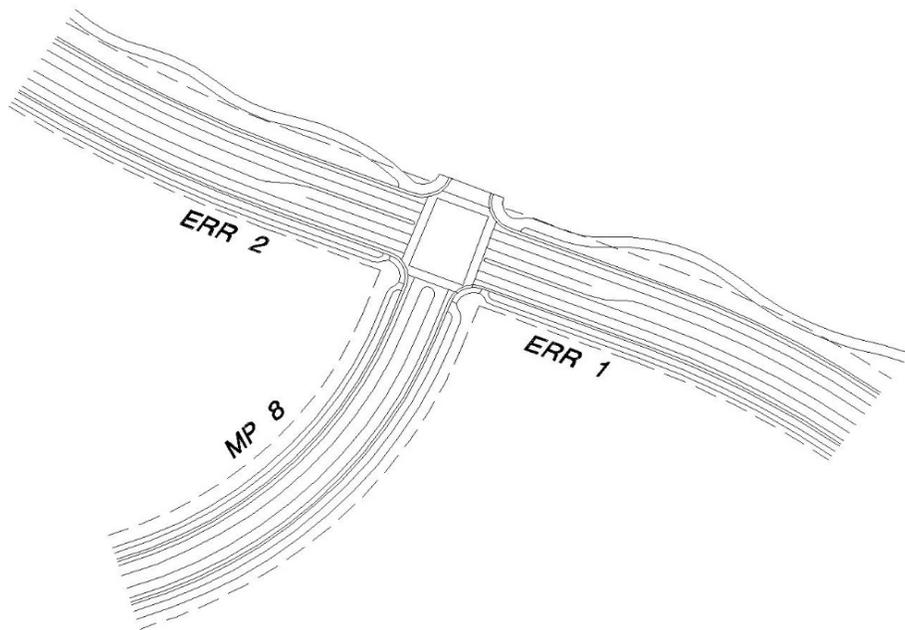
**Total** **\$1,364,417.00**



**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

**Intersection No. 15  
Empire Ranch Road & Mangini Parkway Intersection  
MP / ERR  
4-Lane Ultimate (2-Lane Road & 2 Future)**

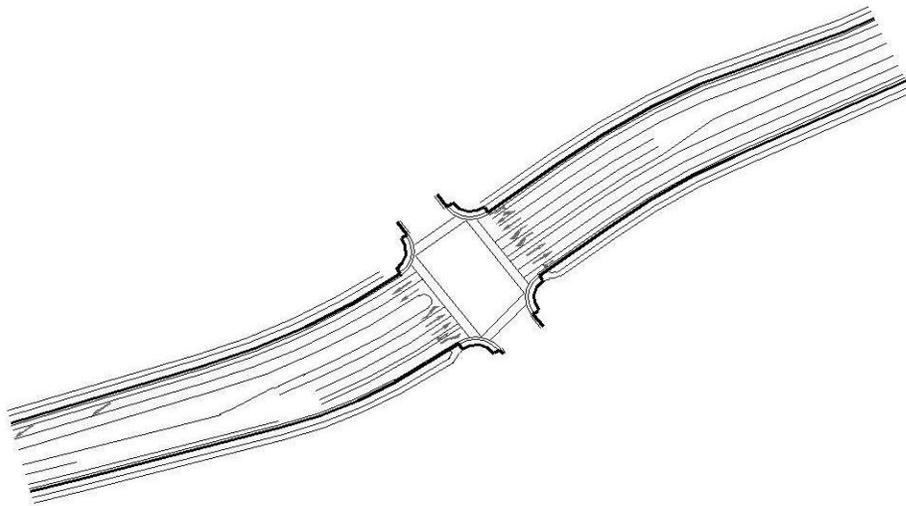
Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	65,530	SF	\$0.6570	\$43,050.59
2	4" Asphalt Concrete over 8.5" Aggregate Base Paving	16,000	SF	\$5.7997	\$92,795.60
3	6" Asphalt Concrete over 13" Aggregate Base	42,000	SF	\$9.2282	\$387,585.87
4	Curb & Gutter, Type 2 (Vertical Curb)	2,510	LF	\$32.9712	\$82,757.66
5	Median Curb, Type 5 (Barrier Curb)	2,400	LF	\$24.1125	\$57,869.96
6	Median Landscaping & Irrigation (CNL & Street Trees)	13,200	SF	\$7.9143	\$104,468.96
7	Median Landscaping & Irrigation (Future Travel Lanes)	17,800	SF	\$5.2762	\$93,916.54
8	PCC Sidewalk w/6" AB	10,830	SF	\$9.2282	\$99,941.79
9	Signing & Striping (2-lanes)	2,400	LF	\$1.9811	\$4,754.75
10	Street Lights (Type A, 220' spacing, both sides)	1,200	LF	\$65.9424	\$79,130.83
11	Traffic Signals	1	EA	\$395,646.4202	\$395,646.42
<b>Total</b>					<b>\$1,441,919.00</b>



**Folsom Plan Area  
 Backbone Infrastructure  
 2025 Remaining Work  
 Construction Cost Estimate**

**Intersection No. 16  
 Mangini Parkway & High School Access Intersection  
 MP 1B / High School Access  
 4-Lane Road**

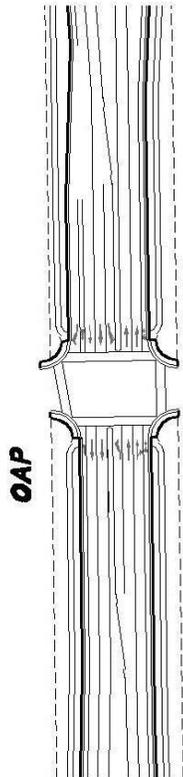
Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	54,400	SF	\$0.66	\$35,738.62
2	5.5" Asphalt Concrete over 11" Aggregate Base Paving	49,000	SF	\$6.98	\$342,029.80
3	Curb & Gutter, Type 2 (Vertical Curb)	1,800	LF	\$32.97	\$59,348.12
4	Median Curb, Type 5 (Barrier Curb)	1,600	LF	\$24.11	\$38,579.98
5	Median Landscaping & Irrigation (CNL & Street Trees)	6,300	SF	\$7.91	\$49,860.18
6	PCC Sidewalk w/6" AB	10,800	SF	\$9.23	\$99,664.94
7	Signing & Striping (4-lanes)	3,200	LF	\$1.98	\$6,339.66
8	Street Lights (Type A, 220' spacing, both sides)	800	LF	\$65.94	\$52,753.89
9	Traffic Signals	1	EA	\$395,646.42	\$395,646.42
<b>Total</b>					<b>\$1,079,962.00</b>



**Folsom Plan Area  
 Backbone Infrastructure  
 2025 Remaining Work  
 Construction Cost Estimate**

**Intersection No. 17  
 Oak Avenue Parkway & High School Access Intersection  
 OAP 1 / High School Access  
 4 Lane Major Arterial**

Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	62,000	SF	\$0.66	\$40,731.52
2	5.5" Asphalt Concrete over 11" Aggregate Base Paving	56,600	SF	\$6.98	\$395,079.32
3	Curb & Gutter, Type 2 (Vertical Curb)	1,800	LF	\$32.97	\$59,348.12
4	Median Curb, Type 5 (Barrier Curb)	1,600	LF	\$24.11	\$38,579.98
5	Median Landscaping & Irrigation (CNL & Street Trees)	6,300	SF	\$7.91	\$49,860.18
6	PCC Sidewalk w/6" AB	10,800	SF	\$9.23	\$99,664.94
7	Signing & Striping (4-lanes)	3,200	LF	\$1.98	\$6,339.66
8	Street Lights (Type A, 220' spacing, both sides)	800	LF	\$65.94	\$52,753.89
9	Traffic Signals	1	EA	\$395,646.42	\$395,646.42
<b>Total</b>					<b>\$1,138,005.00</b>





**Economic & Planning  
Systems, Inc.**

The Economics of Land Use

## **Appendix E:**

### **Dry Utility Construction Cost Estimates**

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2025 Remaining Work**  
**Construction Cost Estimate**

Roadway	Total Remaining Construction Budget
<b>Backbone Dry Utility System Summary</b>	
Alder Creek Parkway	\$4,321,471.39
Prairie City Road	\$6,029,783.80
Oak Avenue Parkway	\$2,955,604.15
Empire Ranch Road	\$1,325,741.98
Rowberry Drive	\$588,485.82
Mangini Parkway	\$2,187,059.24
Savannah Parkway	\$408,418.82
Haven Parkway	\$1,624,923.53
Sierra Parkway	<u>\$1,884,032.96</u>
<b>Subtotal Backbone Roadways Dry Utility System Summary</b>	<b>\$21,325,521.68</b>
<b>Electrical Transmission System - 69KV Pole Relocation</b>	
Alder Creek Parkway	\$1,736,855.82
Prairie City Road	<u>\$5,066,489.13</u>
<b>Subtotal Electrical Transmission System 69 KV Pole Relocation</b>	<b>\$6,803,344.95</b>
<b>Total Backbone Dry Utility System</b>	<b>\$28,128,866.63</b>

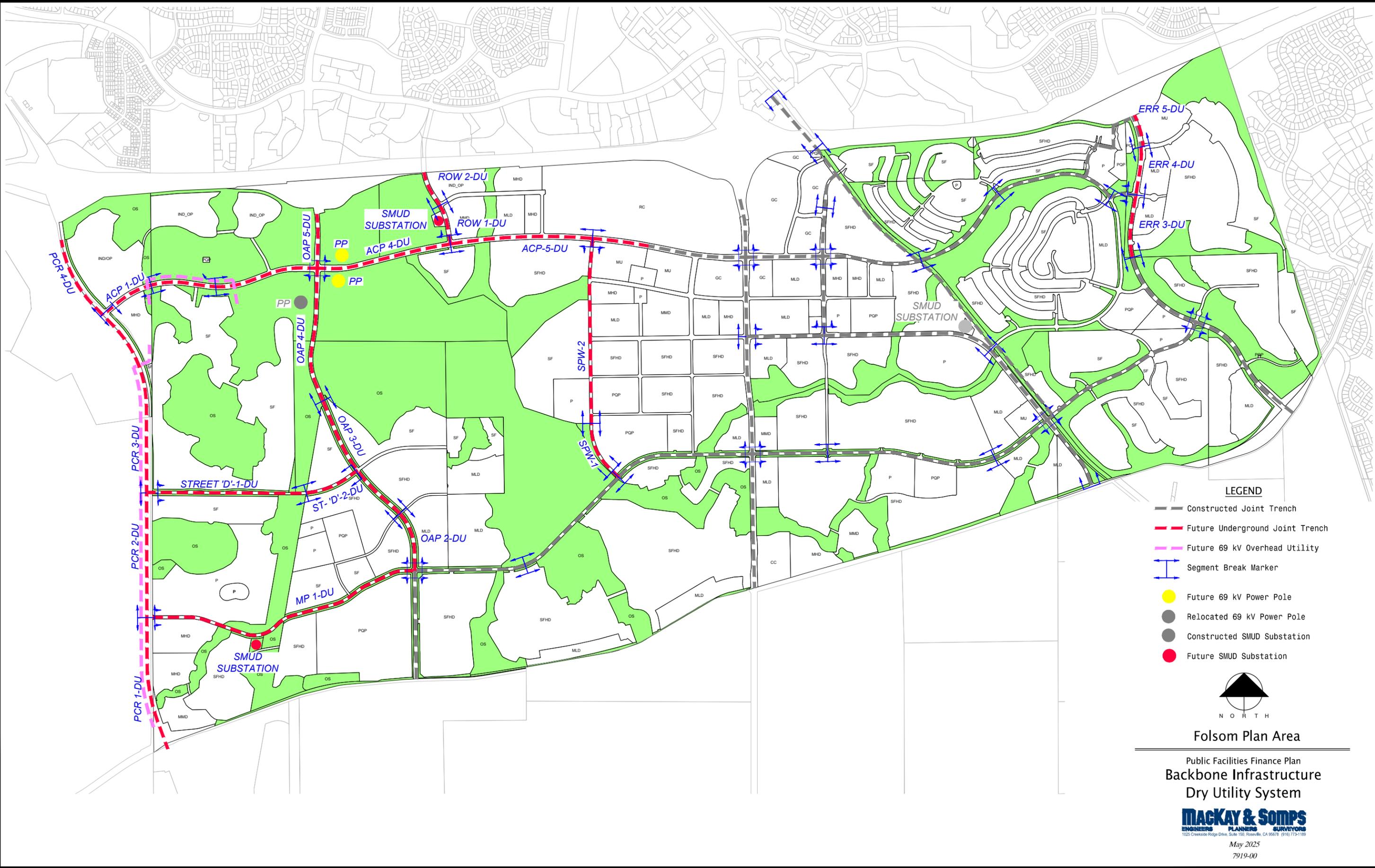
**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2025 Remaining Work**  
**Construction Cost Estimate**

Section	Description	Qty.	Unit	Unit Cost	Const. Cost	Percent Complete	SMUD Contract Costs (50%)	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
<b>Backbone Dry Utility System (Natural Gas, Electrical, Telecommunications &amp; Broadband)</b>										
<b>Alder Creek Parkway</b>										
ACP 1-DU	Alder Creek Parkway (Sta 379+00 to Sta 389+00)	1,000	LF	\$237.39	\$237,388	0.00%	\$118,694	\$35,608	\$47,478	\$439,169
ACP 2-DU	Alder Creek Parkway (Sta 389+00 to Sta 400+30)	1,130	LF	\$237.39	\$268,249	0.00%	\$134,124	\$40,237	\$53,650	\$496,260
ACP 3-DU	Alder Creek Parkway (Sta 400+30 to Sta 418+40)	1,810	LF	\$237.39	\$429,673	0.00%	\$214,836	\$64,451	\$85,935	\$794,895
ACP 4-DU	Alder Creek Parkway (Sta 418+40 to Sta 442+00)	2,360	LF	\$237.39	\$560,237	0.00%	\$280,118	\$84,035	\$112,047	\$1,036,438
ACP 5-DU	Alder Creek Parkway (Sta 442+00 to Sta 466+70)	2,480	LF	\$237.39	\$588,723	0.00%	\$294,362	\$88,308	\$117,745	\$1,089,138
ACP 6-DU	Alder Creek Parkway (Sta 466+70 to Sta 493+50)	2,690	LF	\$237.39	\$638,575	66.91%	\$105,652	\$31,696	\$42,261	\$390,913
ACP 11B-DU	Alder Creek Parkway (Sta 563+70 to Sta 568+20)	170	LF	\$237.39	\$40,356	0.00%	\$20,178	\$6,053	\$8,071	\$74,659
<b>Prairie City Road</b>										
PCR 1-DU	Prairie City Road (Sta 98+50 to Sta 121+80)	2,330	LF	\$237.39	\$553,115	0.00%	\$276,557	\$82,967	\$110,623	\$1,023,263
PCR 2-DU	Prairie City Road (Sta 121+80 to Sta 143+40)	2,170	LF	\$237.39	\$515,133	0.00%	\$257,566	\$77,270	\$103,027	\$952,996
PCR 3-DU	Prairie City Road (Sta 143+40 to Sta 176+30)	3,300	LF	\$237.39	\$783,382	0.00%	\$391,691	\$117,507	\$156,676	\$1,449,256
PCR 4-DU	Prairie City Road (Sta 176+30 to Sta 194+50)	1,820	LF	\$237.39	\$432,047	0.00%	\$216,023	\$64,807	\$86,409	\$799,287
PCR 5-DU	Prairie City Road (Sta 194+50 to Sta 235+50)	4,110	LF	\$237.39	\$975,666	0.00%	\$487,833	\$146,350	\$195,133	\$1,804,983
<b>Oak Avenue Parkway</b>										
OAP 2-DU	Oak Avenue Parkway (Sta 119+00 to Sta 129+50)	1,050	LF	\$237.39	\$249,258	0.00%	\$124,629	\$37,389	\$49,852	\$461,127
OAP 3-DU	Oak Avenue Parkway (Sta 129+50 to Sta 153+50)	2,400	LF	\$237.39	\$569,732	0.00%	\$284,866	\$85,460	\$113,946	\$1,054,004
OAP 4-DU	Oak Avenue Parkway (Sta 153+50 to Sta 176+90)	2,340	LF	\$237.39	\$555,489	0.00%	\$277,744	\$83,323	\$111,098	\$1,027,654
OAP 5-DU	Oak Avenue Parkway (Sta 176+90 to Sta 186+20)	940	LF	\$237.39	\$223,145	0.00%	\$111,573	\$33,472	\$44,629	\$412,818
<b>Empire Ranch Road</b>										
ERR 1-DU	Empire Ranch Road (Sta 105+70 to Sta 129+30)	2,370	LF	\$237.39	\$562,610	82.49%	\$49,257	\$60,348	\$19,703	\$227,821
ERR 3-DU	Empire Ranch Road (Sta 145+80 to Sta 156+70)	1,100	LF	\$237.39	\$261,127	0.00%	\$130,564	\$39,169	\$52,225	\$483,085
ERR 4-DU	Empire Ranch Road (Sta 156+70 to Sta 165+00)	840	LF	\$237.39	\$199,406	0.00%	\$99,703	\$29,911	\$39,881	\$368,902
ERR 5-DU	Empire Ranch Road (Sta 165+00 to Sta 170+60)	560	LF	\$237.39	\$132,937	0.00%	\$66,469	\$19,941	\$26,587	\$245,934

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2025 Remaining Work**  
**Construction Cost Estimate**

Section	Description	Qty.	Unit	Unit Cost	Const. Cost	Percent Complete	SMUD Contract Costs (50%)	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
<b>Backbone Dry Utility System (Natural Gas, Electrical, Telecommunications &amp; Broadband) (Continued)</b>										
<b>Rowberry Drive</b>										
ROW 1-DU	Rowberry Drive (Sta 100+60 to Sta 107+50)	700	LF	\$237.39	\$166,172	0.00%	\$83,086	\$24,926	\$33,234	\$307,418
ROW 2-DU	Rowberry Drive (Sta 107+50 to Sta 113+90)	640	LF	\$237.39	\$151,929	0.00%	\$75,964	\$22,789	\$30,386	\$281,068
<b>Mangini Parkway</b>										
MP 1A-DU	Mangini Parkway (Sta 100+60 to Sta 129+70)	2,920	LF	\$237.39	\$693,174	0.00%	\$346,587	\$103,976	\$138,635	\$1,282,372
MP 1B-DU	Mangini Parkway (Sta 129+70 to Sta 150+20)	2,060	LF	\$237.39	\$489,020	0.00%	\$244,510	\$73,353	\$97,804	\$904,687
<b>Savannah Parkway</b>										
SP 1-DU	Savannah Parkway (Sta 170+20 to Sta 183+90)	1,380	LF	\$237.39	\$327,596	32.61%	\$110,383	\$33,115	\$44,153	\$408,419
<b>Haven Parkway</b>										
HP 1-DU	Haven Parkway (Sta 100+00 to Sta 127+00)	2,700	LF	\$237.39	\$640,949	0.00%	\$320,474	\$96,142	\$128,190	\$1,185,755
HP 2- DU	Haven Parkway (Sta 127+00 to Sta 137+00)	1,000	LF	\$237.39	\$237,388	0.00%	\$118,694	\$35,608	\$47,478	\$439,169
<b>Sierra Parkway</b>										
SPW 1-DU	Sierra Parkway (Sta 10+00 to Sta 21+00)	1,100	LF	\$237.39	\$261,127	0.00%	\$130,564	\$39,169	\$52,225	\$483,085
SPW 2-DU	Sierra Parkway (Sta 21+00 to Sta 52+90)	3,190	LF	\$237.39	\$757,269	0.00%	\$378,634	\$113,590	\$151,454	<u>\$1,400,948</u>
<b>Total Dry Utility System</b>										<b>\$21,325,522</b>
<b>Backbone - Electrical Transmission System</b>										
<b>69 kV Pole Relocation</b>										
69kV-1	Alder Creek Parkway (Sta 389+00 to Sta 405+00)*	2,200	LF	\$379	\$833,335	0.00%	\$416,668	\$125,000	\$166,667	\$1,541,670
69kV-2	Alder Creek Parkway (Sta 442+00)	2	EA	\$52,753	\$105,506	0.00%	\$52,753	\$15,826	\$21,101	\$195,186
69kV-3	Prairie City Road (Sta 100+60 to Sta 136+60)*	3,600	LF	\$379	\$1,363,640	0.00%	\$681,820	\$204,546	\$272,728	\$2,522,733
69kV-4	Prairie City Road (Sta 133+50 to Sta 167+40)*	3,630	LF	\$379	\$1,375,003	0.00%	\$687,502	\$206,250	\$275,001	<u>\$2,543,756</u>
<b>Total Electrical Transmission System</b>										<b>\$6,803,345</b>

\* Actual relocation length exceeds roadway centerline stationing. Cost include relocation of 12 kV and non electrical facilities on existing poles.



**LEGEND**

- Constructed Joint Trench
- Future Underground Joint Trench
- Future 69 kV Overhead Utility
- Segment Break Marker
- Future 69 kV Power Pole
- Relocated 69 kV Power Pole
- Constructed SMUD Substation
- Future SMUD Substation



**Folsom Plan Area**

Public Facilities Finance Plan  
Backbone Infrastructure  
Dry Utility System



May 2025  
7919-00



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## **Appendix F:**

### **On-Site Potable Water Construction Cost Estimates**

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2025 Remaining Work**  
**Construction Cost Estimate**

Item	Total Remaining Construction Budget
<b>Potable Water Pipelines System Summary</b>	
<b>Pipelines</b>	
Alder Creek Parkway	\$5,747,791
Oak Avenue Parkway	\$2,920,739
Empire Ranch Road	\$1,582,542
Rowberry Drive	\$302,440
Mangini Parkway	\$2,147,323
Prairie City Road	\$3,370,044
Haven Parkway	\$1,598,611
Sierra Parkway	\$1,853,524
<b>Subtotal Potable Water Pipelines System</b>	<b>\$19,523,014</b>
<b>Pressure Reducing Stations</b>	
Zone 3 to Zone 2	\$115,715
<b>Subtotal Pressure Reducing Stations</b>	<b>\$115,715</b>
<b>Storage Tanks</b>	
Zone 3 Storage Tank - Phase 2	\$6,302,995
<b>Subtotal Storage Tanks</b>	<b>\$6,302,995</b>
<b>Total Potable Water System</b>	<b>\$25,941,724</b>

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2025 Remaining Work**  
**Construction Cost Estimate**

Section	Description	Pipe Size (in.)	Qty.	Unit	Zone	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Coningency (20%)	Total Remaining Construction Budget
<b>Potable Water Pipelines</b>											
Alder Creek Parkway											
ACP 1-W	Alder Creek Parkway (Sta 379+00 to Sta 389+00)	12	1,000	LF	2	\$320.04	\$320,042.17	0.00%	\$48,006.33	\$64,008.43	\$432,056.93
ACP 2-W	Alder Creek Parkway (Sta 389+00 to Sta 400+30)	12	1,130	LF	2	\$320.04	\$361,647.65	0.00%	\$54,247.15	\$72,329.53	\$488,224.33
ACP 3-W	Alder Creek Parkway (Sta 400+30 to Sta 418+40)	12	1,810	LF	2	\$320.04	\$579,276.33	0.00%	\$86,891.45	\$115,855.27	\$782,023.04
ACP 4-W	Alder Creek Parkway (Sta 418+40 to Sta 442+00)	18	2,360	LF	2	\$493.35	\$1,164,296.95	0.00%	\$174,644.54	\$232,859.39	\$1,571,800.88
ACP 5-W	Alder Creek Parkway (Sta 442+00 to Sta 466+70)	18	630	LF	2	\$493.35	\$310,808.08	0.00%	\$46,621.21	\$62,161.62	\$419,590.91
ACP 5-W	Alder Creek Parkway (Sta 442+00 to Sta 466+70)	18	1,850	LF	3	\$493.35	\$912,690.41	0.00%	\$136,903.56	\$182,538.08	\$1,232,132.05
ACP 6-W	Alder Creek Parkway (Sta 466+70 to Sta 493+50)	18	2,680	LF	3	\$493.35	\$1,322,167.72	68.25%	\$62,968.24	\$83,957.65	\$566,714.14
ACP 11-W	Alder Creek Parkway (Sta 563+70 to Sta 568+20)	16	200	LF	5	\$472.68	\$94,536.54	0.00%	\$14,180.48	\$18,907.31	\$127,624.33
ACP 11-W	Alder Creek Parkway (Sta 563+70 to Sta 568+20)	16	200	LF	6	\$472.68	\$94,536.54	0.00%	\$14,180.48	\$18,907.31	\$127,624.33
Oak Avenue Parkway											
OAP 1-W	Oak Avenue Parkway (Sta 100+30 to Sta 119+00)	12	1,880	LF	2	\$320.04	\$601,679.28	48.40%	\$46,569.98	\$62,093.30	\$419,129.79
OAP 2-W	Oak Avenue Parkway (Sta 119+00 to Sta 129+50)	12	1,050	LF	2	\$320.04	\$336,044.28	0.00%	\$50,406.64	\$67,208.86	\$453,659.78
OAP 3-W	Oak Avenue Parkway (Sta 129+50 to Sta 153+50)	12	2,400	LF	2	\$320.04	\$768,101.21	0.00%	\$115,215.18	\$153,620.24	\$1,036,936.63
OAP 4-W	Oak Avenue Parkway (Sta 153+50 to Sta 176+90)	12	2,340	LF	2	\$320.04	\$748,898.68	0.00%	\$112,334.80	\$149,779.74	\$1,011,013.22
Empire Ranch Road											
ERR 4-W	Empire Ranch Road (Sta 156+70 to Sta 165+00)	16	840	LF	5	\$472.68	\$397,053.48	0.00%	\$59,558.02	\$79,410.70	\$536,022.20
ERR 4-W	Empire Ranch Road (Sta 156+70 to Sta 165+00)	16	840	LF	6	\$472.68	\$397,053.48	0.00%	\$59,558.02	\$79,410.70	\$536,022.20
ERR 5-W	Empire Ranch Road (Sta 165+00 to Sta 170+60)	16	400	LF	6	\$472.68	\$189,073.09	0.00%	\$28,360.96	\$37,814.62	\$255,248.67
ERR 5-W	Empire Ranch Road (Sta 165+00 to Sta 170+60)	16	400	LF	5	\$472.68	\$189,073.09	0.00%	\$28,360.96	\$37,814.62	\$255,248.67
Rowberry Drive											
ROW 1-W	Rowberry Drive (Sta 100+60 to Sta 107+50)	12	700	LF	2	\$320.04	\$224,029.52	0.00%	\$33,604.43	\$44,805.90	\$302,439.85

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2025 Remaining Work**  
**Construction Cost Estimate**

Section	Description	Pipe Size (in.)	Qty.	Unit	Zone	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Coningency (20%)	Total Remaining Construction Budget
<b>Potable Water Pipelines (Continued)</b>											
Mangini Parkway											
MP 1-W	Mangini Parkway (Sta 100+60 to Sta 150+20)	12	4,970	LF	2	\$320.04	\$1,590,609.58	0.00%	\$238,591.44	\$318,121.92	\$2,147,322.94
Prairie City Road											
PCR 1-W	Prairie City Road (Sta 98+50 to Sta 121+80)	12	2,330	LF	2	\$320.04	\$745,698.26	0.00%	\$111,854.74	\$149,139.65	\$1,006,692.65
PCR 2-W	Prairie City Road (Sta 121+80 to Sta 143+40)	12	2,170	LF	2	\$320.04	\$694,491.51	0.00%	\$104,173.73	\$138,898.30	\$937,563.54
PCR 3-W	Prairie City Road (Sta 143+40 to Sta 176+30)	12	3,300	LF	2	\$320.04	\$1,056,139.16	0.00%	\$158,420.87	\$211,227.83	\$1,425,787.87
Haven Parkway											
HP 1-W	Haven Parkway (Sta 100+00 to Sta 127+00)	12	2,700	LF	2	\$320.04	\$864,113.86	0.00%	\$129,617.08	\$172,822.77	\$1,166,553.71
HP 2-W	Haven Parkway (Sta 127+00 to Sta 137+00)	12	1,000	LF	2	\$320.04	\$320,042.17	0.00%	\$48,006.33	\$64,008.43	\$432,056.93
Sierra Parkway											
SPW 1-W	Sierra Parkway (Sta 10+00 to Sta 21+00)	12	1,100	LF	3	\$320.04	\$352,046.39	0.00%	\$52,806.96	\$70,409.28	\$475,262.62
SPW 2-W	Sierra Parkway (Sta 21+00 to Sta 52+90)	12	3,190	LF	3	\$320.04	\$1,020,934.52	0.00%	\$153,140.18	\$204,186.90	\$1,378,261.61
<b>Subtotal Potable Water Pipelines</b>										<b>\$19,523,013.81</b>	
<b>Potable Water Pressure Reducing Stations</b>											
Pressure Reducing Station											
	Zone 3 to Zone 2		3	EA	3	\$85,723	\$257,170.18	66.67%	\$12,857.22	\$17,142.96	\$115,715.01
<b>Subtotal Potable Water Pressure Reducing Stations</b>										<b>\$115,715.01</b>	

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2025 Remaining Work**  
**Construction Cost Estimate**

Section	Description	Pipe Size (in.)	Qty.	Unit	Zone	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Coningency (20%)	Total Remaining Construction Budget
<b>Potable Water Storage Tanks</b>											
Zone 3 Storage Tank - Phase 2											
<u>Tank Site Improvements</u>											
	Site Mobilization/Demobilization		1	LS	3	\$95,260.00	\$95,260.00	0.00%	\$14,289.00	\$19,052.00	\$128,601.00
	Rough Grade Excavation -Stockpile		30,000	CY	3	\$7.62	\$228,600.00	0.00%	\$34,290.00	\$45,720.00	\$308,610.00
	Rock Excavation		2,000	CY	3	\$13.06	\$26,120.00	0.00%	\$3,918.00	\$5,224.00	\$35,262.00
	Structural Backfill (Within 10-ft of Tank)		4,900	CY	3	\$13.06	\$63,994.00	0.00%	\$9,599.10	\$12,798.80	\$86,391.90
	Site Grading (Slope Reconstruction)		33,000	CY	3	\$5.12	\$168,960.00	0.00%	\$25,344.00	\$33,792.00	\$228,096.00
	Concrete Lined V-Ditch		500	LF	3	\$17.96	\$8,980.00	0.00%	\$1,347.00	\$1,796.00	\$12,123.00
	Type 'F' Field Inlet		1	EA	3	\$7,185.00	\$7,185.00	0.00%	\$1,077.75	\$1,437.00	\$9,699.75
	12-inch RCP CL III Drain Pipe		15	LF	3	\$141.53	\$2,122.95	0.00%	\$318.44	\$424.59	\$2,865.98
	24-inch DIP CL 350 Tank Overflow Pipe		60	LF	3	\$293.95	\$17,637.00	0.00%	\$2,645.55	\$3,527.40	\$23,809.95
	24-inch DIP CL 350 Transmission Main		180	LF	3	\$348.38	\$62,708.40	0.00%	\$9,406.26	\$12,541.68	\$84,656.34
	30-inch DIP CL 350 Distribution Main		80	LF	3	\$598.79	\$47,903.20	0.00%	\$7,185.48	\$9,580.64	\$64,669.32
	Site Paving (3" AC / 10.5" AB)		11,000	SF	3	\$4.90	\$53,900.00	0.00%	\$8,085.00	\$10,780.00	\$72,765.00
	Site Ground Cover (4-inch Layer Crushed Gravel)		27,000	SF	3	\$1.63	\$44,010.00	0.00%	\$6,601.50	\$8,802.00	\$59,413.50
	Site Lighting & Security		1	LS	3	\$59,334.00	\$59,334.00	0.00%	\$8,900.10	\$11,866.80	\$80,100.90
	Tube Steel Perimeter Fencing		620	LF	3	\$49.00	\$30,380.00	0.00%	\$4,557.00	\$6,076.00	\$41,013.00
	Reseeding (Hydro-Seeding)		85,000	SF	3	\$0.08	\$6,800.00	0.00%	\$1,020.00	\$1,360.00	\$9,180.00
	Erosion Control (Construction SWPPP)		120,000	SF	3	\$0.33	\$39,600.00	0.00%	\$5,940.00	\$7,920.00	\$53,460.00
<u>Tank Improvements</u>											
	3.0 MG Prestressed Concrete Tank		1	LS	3	\$3,483,840	\$3,483,840.00	0.00%	\$522,576.00	\$696,768.00	\$4,703,184.00
	Tank Appurtenances (mixing, sampling, hatches & instrumentation)		1	LS	3	\$179,636	\$179,636.00	0.00%	\$26,945.40	\$35,927.20	\$242,508.60
	30-inch Check Valve (Tank Inlet)		1	LS	3	\$41,915	\$41,915.00	0.00%	\$6,287.25	\$8,383.00	\$56,585.25
<b>Total Potable Water Zone 3 Storage Tank - Phase 2</b>											<b>\$6,302,995.49</b>
<b>Total Potable Water System</b>											<b>\$24,088,200.09</b>





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## **Appendix G:**

### **Recycled Water Construction Cost Estimates**

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2025 Remaining Work**  
**Construction Cost Estimate**

Item	Total Remaining Construction Budget
<b>Non-Potable Water System Summary</b>	
<b>Non-Potable Water Pipelines</b>	
Alder Creek Parkway	\$8,047,042
Mangini Parkway	\$1,716,798
Empire Ranch Road	\$1,125,097
Rowberry Drive	\$132,756
Prairie City Road	\$2,694,371
Oak Avenue Parkway	\$1,397,557
Haven Parkway	\$893,085
Sierra Parkway	<u>\$1,481,904</u>
Subtotal Non-Potable Water Pipelines	\$17,488,609
<b>Non-Potable Water Pressure Reducing Stations</b>	
Pressure Reducing Stations	<u>\$810,086</u>
<b>Total Non-Potable Water System</b>	<b>\$18,298,695</b>

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2025 Remaining Work**  
**Construction Cost Estimate**

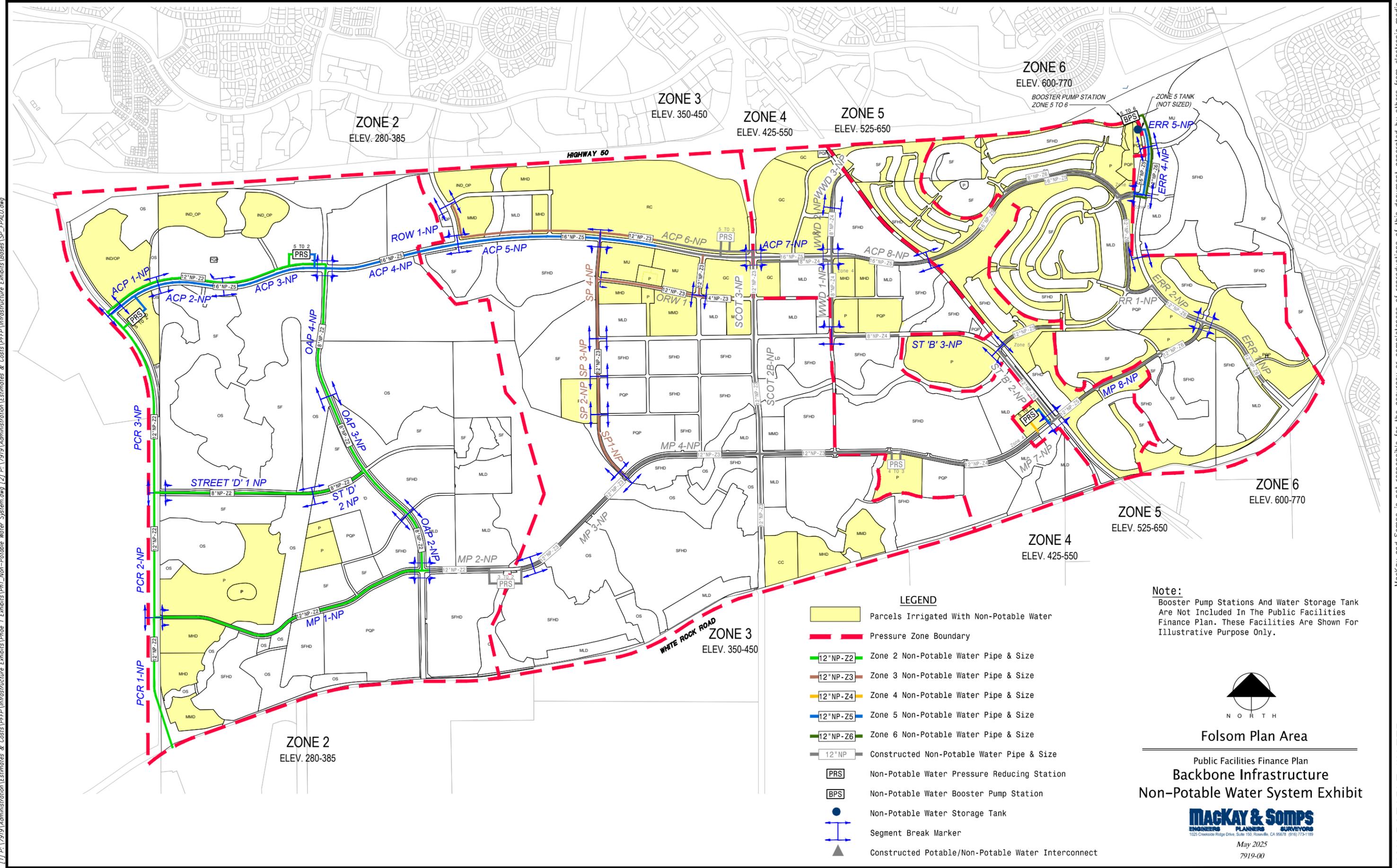
Section	Description	Pipe Size (in.)	Qty.	Unit	Zone	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
<b>Non-Potable Water System</b>											
Non-Potable Water Pipelines											
Alder Creek Parkway											
ACP 1-NP	Alder Creek Parkway (Sta 379+00 to Sta 389+00)	12	1,000	LF	2	\$255.88	\$255,875.66	0.00%	\$38,381.35	\$51,175.13	\$345,432.13
ACP 1-NP	Alder Creek Parkway (Sta 379+00 to Sta 389+00)	16	1,000	LF	5	\$416.23	\$416,225.22	0.00%	\$62,433.78	\$83,245.04	\$561,904.05
ACP 2-NP	Alder Creek Parkway (Sta 389+00 to Sta 400+30)	12	1,130	LF	2	\$255.88	\$289,139.49	0.00%	\$43,370.92	\$57,827.90	\$390,338.31
ACP 2-NP	Alder Creek Parkway (Sta 389+00 to Sta 400+30)	16	1,130	LF	5	\$416.23	\$470,334.50	0.00%	\$70,550.17	\$94,066.90	\$634,951.57
ACP 3-NP	Alder Creek Parkway (Sta 400+30 to Sta 418+40)	12	1,810	LF	2	\$255.88	\$463,134.94	0.00%	\$69,470.24	\$92,626.99	\$625,232.16
ACP 3-NP	Alder Creek Parkway (Sta 400+30 to Sta 418+40)	16	1,810	LF	5	\$416.23	\$753,367.65	0.00%	\$113,005.15	\$150,673.53	\$1,017,046.33
ACP 4-NP	Alder Creek Parkway (Sta 418+40 to Sta 442+00)	16	2,360	LF	5	\$416.23	\$982,291.52	0.00%	\$147,343.73	\$196,458.30	\$1,326,093.55
ACP 5-NP	Alder Creek Parkway (Sta 442+00 to Sta 466+70)	12	2,480	LF	3	\$255.88	\$634,571.62	0.00%	\$95,185.74	\$126,914.32	\$856,671.69
ACP 5-NP	Alder Creek Parkway (Sta 442+00 to Sta 466+70)	16	2,480	LF	5	\$416.23	\$1,032,238.55	0.00%	\$154,835.78	\$206,447.71	\$1,393,522.04
ACP 6-NP	Alder Creek Parkway (Sta 466+70 to Sta 493+50)	12	2,690	LF	3	\$255.88	\$688,305.51	67.98%	\$33,059.31	\$44,079.08	\$297,533.82
ACP 6-NP	Alder Creek Parkway (Sta 466+70 to Sta 493+50)	16	2,690	LF	5	\$416.23	\$1,119,645.84	67.98%	\$53,776.59	\$71,702.12	\$483,989.31
ACP 11B-NP	Alder Creek Parkway (Sta 566+70 to Sta 568+30)	12	170	LF	6	\$255.88	\$43,498.86	0.00%	\$2,089.25	\$2,785.67	\$18,803.25
ACP 11B-NP	Alder Creek Parkway (Sta 566+70 to Sta 568+30)	16	170	LF	5	\$416.23	\$70,758.29	0.00%	\$10,613.74	\$14,151.66	\$95,523.69
Mangini Parkway											
MP 1-NP	Mangini Parkway (Sta 100+60 to Sta 150+20)	12	4,970	LF	2	\$255.88	\$1,271,702.01	0.00%	\$190,755.30	\$254,340.40	\$1,716,797.71
Empire Ranch Road											
ERR 4-NP	Empire Ranch Road (Sta 156+70 to Sta 165+00)	12	840	LF	6	\$255.88	\$214,935.55	0.00%	\$32,240.33	\$42,987.11	\$290,162.99
ERR 4-NP	Empire Ranch Road (Sta 156+70 to Sta 165+00)	16	840	LF	5	\$416.23	\$349,629.18	0.00%	\$52,444.38	\$69,925.84	\$471,999.40
ERR 5-NP	Empire Ranch Road (Sta 165+00 to Sta 170+60)	12	400	LF	6	\$255.88	\$102,350.26	0.00%	\$15,352.54	\$20,470.05	\$138,172.85
ERR 5-NP	Empire Ranch Road (Sta 165+00 to Sta 170+60)	16	400	LF	5	\$416.23	\$166,490.09	0.00%	\$24,973.51	\$33,298.02	\$224,761.62
Rowberry Drive											
ROW 1-NP	Rowberry Drive (Sta 100+00 to Sta 107+50)	8	550	LF	3	\$178.80	\$98,337.67	0.00%	\$14,750.65	\$19,667.53	\$132,755.86
Prairie City Road											
PCR 1-NP	Prairie City Road (Sta 98+50 to Sta 121+80)	12	2,330	LF	2	\$255.88	\$596,190.28	0.00%	\$89,428.54	\$119,238.06	\$804,856.87
PCR 2-NP	Prairie City Road (Sta 121+80 to Sta 143+40)	12	2,170	LF	2	\$255.88	\$555,250.17	0.00%	\$83,287.53	\$111,050.03	\$749,587.73
PCR 3-NP	Prairie City Road (Sta 143+40 to Sta 176+30)	12	3,300	LF	2	\$255.88	\$844,389.66	0.00%	\$126,658.45	\$168,877.93	\$1,139,926.04

**Non-Potable Water System (Continued)**

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2025 Remaining Work**  
**Construction Cost Estimate**

Section	Description	Pipe Size (in.)	Qty.	Unit	Zone	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
Non-Potable Water Pipelines (Continued)											
Oak Avenue Parkway											
OAP 2-NP	Oak Avenue Parkway (Sta 119+00 to Sta 129+50)	8	1,050	LF	2	\$178.80	\$187,735.56	0.00%	\$28,160.33	\$37,547.11	\$253,443.00
OAP 3-NP	Oak Avenue Parkway (Sta 129+50 to Sta 153+50)	8	2,400	LF	2	\$178.80	\$429,109.85	0.00%	\$64,366.48	\$85,821.97	\$579,298.29
OAP 4-NP	Oak Avenue Parkway (Sta 153+50 to Sta 176+90)	8	2,340	LF	2	\$178.80	\$418,382.10	0.00%	\$62,757.32	\$83,676.42	\$564,815.84
Haven Parkway											
HP-1 NP	Haven Parkway (Sta 100+00 tp Sta 127+00)	8	2,700	LF	2	\$178.80	\$482,748.58	0.00%	\$72,412.29	\$96,549.72	\$651,710.58
HP-2 NP	Haven Parkway (Sta 127+00 tp Sta 137+00)	8	1,000	LF	2	\$178.80	\$178,795.77	0.00%	\$26,819.37	\$35,759.15	\$241,374.29
Sierra Parkway											
SPW-NP-1	Sierra Parkway (Sta 10+00 to Sta 20+60)	12	1,060	LF	3	\$255.88	\$271,228.19	0.00%	\$40,684.23	\$54,245.64	\$366,158.06
SPW-NP-2	Sierra Parkway (Sta 20+60 t0 Sta 28+95)	12	835	LF	3	\$255.88	\$213,656.17	0.00%	\$32,048.43	\$42,731.23	\$288,435.83
SPW-NP-3	Sierra Parkway (Sta 28+95 t0 Sta 52+90)	12	2,395	LF	3	\$255.88	\$612,822.19	0.00%	\$91,923.33	\$122,564.44	\$827,309.96
Subtotal Non-Potable Water Pipelines											\$17,488,608.85
Pressure Reducing Stations											
	Zone 3 to Zone 2	-	2	EA	3	\$85,723	\$171,446.79	50.00%	\$12,858.51	\$17,144.68	\$115,726.58
	Zone 5 to Zone 3	-	2	EA	5	\$85,723	\$171,446.79	0.00%	\$25,717.02	\$34,289.36	\$231,453.17
	Zone 5 to Zone 4	-	2	EA	5	\$85,723	\$171,446.79	0.00%	\$25,717.02	\$34,289.36	\$231,453.17
	Zone 5 to Zone 2	-	2	EA	5	\$85,723	\$171,446.79	0.00%	\$25,717.02	\$34,289.36	\$231,453.17
Subtotal Pressure Reducing Stations											\$810,086.08

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**LEGEND**

- Parcels Irrigated With Non-Potable Water
- Pressure Zone Boundary
- 12"NP-Z2 Zone 2 Non-Potable Water Pipe & Size
- 12"NP-Z3 Zone 3 Non-Potable Water Pipe & Size
- 12"NP-Z4 Zone 4 Non-Potable Water Pipe & Size
- 12"NP-Z5 Zone 5 Non-Potable Water Pipe & Size
- 12"NP-Z6 Zone 6 Non-Potable Water Pipe & Size
- 12"NP Constructed Non-Potable Water Pipe & Size
- PRS Non-Potable Water Pressure Reducing Station
- BPS Non-Potable Water Booster Pump Station
- Non-Potable Water Storage Tank
- Segment Break Marker
- Constructed Potable/Non-Potable Water Interconnect

**Note:**  
 Booster Pump Stations And Water Storage Tank  
 Are Not Included In The Public Facilities  
 Finance Plan. These Facilities Are Shown For  
 Illustrative Purpose Only.



**Folsom Plan Area**  
 Public Facilities Finance Plan  
**Backbone Infrastructure**  
 Non-Potable Water System Exhibit

**MACKAY & SOMPS**  
 ENGINEERS PLANNERS SURVEYORS  
 1025 Creekside Ridge Drive, Suite 100, Roseville, CA 95678 (916) 773-1188  
 May 2025  
 7919-00

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**NON-POTABLE WATER**



**Economic & Planning  
Systems, Inc.**  
The Economics of Land Use

## **Appendix H:**

### **Storm Drain Construction Cost Estimates**

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2025 Remaining Work**  
**Construction Cost Estimate**

Item	Total Remaining Construction Budget
<b>Storm Drain System Summary</b>	
<b>Storm Drain Pipelines</b>	
Alder Creek Parkway	\$8,684,872.45
Oak Avenue Parkway	\$4,297,732.28
Empire Ranch Road	\$850,413.81
Rowberry Drive	\$404,022.70
Mangini Parkway	\$2,983,880.39
Prairie City Road	\$5,518,283.40
Haven Parkway	\$1,081,712.41
Sierra Parkway	\$1,795,074.59
Miscellaneous Storm Drainage Improvements	\$207,866.25
<b>Subtotal Storm Drain Pipelines</b>	<b>\$25,823,858.28</b>
<b>Detention Basins</b>	
Combo #2	\$2,224,054.80
Combo #3	\$1,530,473.40
Combo #4	\$664,648.20
Combo #5	\$1,539,450.90
DB #1	\$857,432.25
DB #2	\$880,738.65
DB #3	\$813,547.80
HMB #1	\$763,515.45
HMB #2	\$730,009.80
HMB #3	\$822,224.25
HMB #4	\$694,645.20
HMB #5	\$710,714.25
HMB #6	\$1,583,676.90
HMB #8	\$1,151,416.35
HMB #9	\$760,070.25
HMB #10	\$1,096,483.50
HMB #11	\$789,084.45
HMB #12	\$1,196,622.45
HMB #13	\$1,191,400.65
HMB #14	\$1,106,743.50
HMB #15	\$1,880,784.90
<b>Subtotal Detention Basins</b>	<b>\$22,987,737.90</b>
<b>Total Storm Drain System</b>	<b>\$48,811,596.18</b>

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2025 Remaining Work**  
**Construction Cost Estimate**

Item	Total Construction Cost	Percent Complete	Soft Cost (15%)	Contingency (20%)	Total Remaining Construction Budget
<b>Detention Basins</b>					
Combo #2	\$1,694,747.00	2.78%	\$247,117.20	\$329,489.60	\$2,224,054.80
Combo #3	\$1,133,684.00	0.00%	\$170,052.60	\$226,736.80	\$1,530,473.40
Combo #4	\$492,332.00	0.00%	\$73,849.80	\$98,466.40	\$664,648.20
Combo #5	\$1,140,334.00	48.06%	\$171,050.10	\$228,066.80	\$1,539,450.90
DB #1	\$635,135.00	0.00%	\$95,270.25	\$127,027.00	\$857,432.25
DB #2	\$652,399.00	0.00%	\$97,859.85	\$130,479.80	\$880,738.65
DB #3	\$602,628.00	0.00%	\$90,394.20	\$120,525.60	\$813,547.80
HMB #1	\$565,567.00	0.00%	\$84,835.05	\$113,113.40	\$763,515.45
HMB #2	\$540,748.00	0.00%	\$81,112.20	\$108,149.60	\$730,009.80
HMB #3	\$609,055.00	0.00%	\$91,358.25	\$121,811.00	\$822,224.25
HMB #4	\$514,552.00	0.00%	\$77,182.80	\$102,910.40	\$694,645.20
HMB #5	\$526,455.00	0.00%	\$78,968.25	\$105,291.00	\$710,714.25
HMB #6	\$1,173,094.00	0.00%	\$175,964.10	\$234,618.80	\$1,583,676.90
HMB #8	\$2,093,200.00	59.38%	\$127,935.15	\$170,580.20	\$1,151,416.35
HMB #9	\$563,015.00	0.00%	\$84,452.25	\$112,603.00	\$760,070.25
HMB #10	\$812,210.00	0.00%	\$121,831.50	\$162,442.00	\$1,096,483.50
HMB #11	\$584,507.00	0.00%	\$87,676.05	\$116,901.40	\$789,084.45
HMB #12	\$886,387.00	0.00%	\$132,958.05	\$177,277.40	\$1,196,622.45
HMB #13	\$882,519.00	0.00%	\$132,377.85	\$176,503.80	\$1,191,400.65
HMB #14	\$819,810.00	0.00%	\$122,971.50	\$163,962.00	\$1,106,743.50
HMB #15	\$1,393,174.00	51.43%	\$208,976.10	\$278,634.80	\$1,880,784.90
<b>Subtotal Detention Basins</b>	<b>\$18,315,552.00</b>		<b>\$2,554,193.10</b>	<b>\$3,405,590.80</b>	<b>\$22,987,737.90</b>

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2025 Remaining Work**  
**Construction Cost Estimate**

Section	Description	Pipe Size (in.)	Qty.	Unit	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
<b>Storm Drain Pipelines</b>										
Alder Creek Parkway										
ACP 1-SD	Alder Creek Parkway (Sta 379+00 to Sta 389+00)	15	540	LF	\$265.54	\$143,389	0.00%	\$21,508.34	\$28,677.78	\$193,575.03
ACP 2-SD	Alder Creek Parkway (Sta 389+00 to Sta 400+30)	36	830	LF	\$494.11	\$410,108	0.00%	\$61,516.17	\$82,021.56	\$553,645.52
ACP 2-SD	48" Storm Drain Outfall Structure to HMB #3	48	1	EA	\$32,970.53	\$32,971	0.00%	\$4,945.58	\$6,594.11	\$44,510.22
ACP 2-SD	48" Storm Drain Pipe Extended to HMB #3	48	390	LF	\$597.84	\$233,159	0.00%	\$34,973.87	\$46,631.82	\$314,764.79
ACP 3-SD	Alder Creek Parkway (Sta 400+30 to Sta 418+40)	24	1,480	LF	\$308.84	\$457,088	0.00%	\$68,563.16	\$91,417.54	\$617,068.42
ACP 4-SD	Alder Creek Parkway (Sta 418+40 to Sta 442+00)	15	390	LF	\$265.54	\$103,559	0.00%	\$15,533.80	\$20,711.73	\$139,804.19
ACP 4-SD	Alder Creek Parkway (Sta 418+40 to Sta 442+00)	18	400	LF	\$278.72	\$111,486	0.00%	\$16,722.92	\$22,297.22	\$150,506.25
ACP 4-SD	Alder Creek Parkway (Sta 418+40 to Sta 442+00)	60	1,290	LF	\$827.26	\$1,067,161	0.00%	\$160,074.10	\$213,432.14	\$1,440,666.93
ACP 4-SD	66" Storm Drain Outfall Structure to HMB #6	66	1	EA	\$50,115.22	\$50,115	0.00%	\$7,517.28	\$10,023.04	\$67,655.54
ACP 4-SD	66" Storm Drain Pipe Extended to HMB #6	66	210	LF	\$862.49	\$181,122	0.00%	\$27,168.30	\$36,224.40	\$244,514.73
ACP 5-SD	Alder Creek Parkway (Sta 442+00 to Sta 466+70)	36	510	LF	\$494.11	\$251,994	0.00%	\$37,799.09	\$50,398.79	\$340,191.83
ACP 5-SD	Alder Creek Parkway (Sta 442+00 to Sta 466+70)	48	1,600	LF	\$597.84	\$956,550	0.00%	\$143,482.53	\$191,310.04	\$1,291,342.75
ACP 6-SD	Alder Creek Parkway (Sta 466+70 to Sta 493+50) <sup>1</sup>	2-72	1,610	LF	\$877.93	\$1,413,475	17.24%	\$175,468.76	\$233,958.35	\$1,579,218.85
ACP 6-SD	10'W x 6'H Box Culvert SD Outfall Struct. at HMB #8	-	1	EA	\$151,664.46	\$151,664	0.00%	\$22,749.67	\$30,332.89	\$204,747.02
ACP 6-SD	10'W x 6'H Box Culvert Storm Drain Extending to HMB	Box	855	LF	\$1,301.85	\$1,113,082	0.00%	\$166,962.26	\$222,616.35	\$1,502,660.36
(1.) Pipe lengths doubled to account for twin 72" storm drain pipe.										
Oak Avenue Parkway										
OAP 2-SD	Oak Avenue Parkway (Sta 119+00 to Sta 129+50)	36	740	LF	\$494.11	\$365,638	0.00%	\$54,845.74	\$73,127.65	\$493,611.67
OAP 3-SD	Oak Avenue Parkway (Sta 129+50 to Sta 153+50)	48	1,060	LF	\$597.84	\$633,714	0.00%	\$95,057.17	\$126,742.90	\$855,514.57
OAP 3-SD	Oak Avenue Parkway (Sta 129+50 to Sta 153+50)	60	1,350	LF	\$827.26	\$1,116,796	0.00%	\$167,519.41	\$223,359.21	\$1,507,674.70
OAP 4-SD	Oak Avenue Parkway (Sta 153+50 to Sta 176+90)	24	1,860	LF	\$308.84	\$574,448	0.00%	\$86,167.21	\$114,889.62	\$775,504.91
OAP 4-SD	60" Storm Drain Outfall Structure to HMB #12	60	1	EA	\$39,564.65	\$39,565	0.00%	\$5,934.70	\$7,912.93	\$53,412.27
OAP 4-SD	60" Storm Drain Pipe Extended to HMB #12	60	150	LF	\$827.26	\$124,088	0.00%	\$18,613.27	\$24,817.69	\$167,519.41
OAP 5-SD	Oak Avenue Parkway (Sta 176+90 to Sta 186+20)	36	410	LF	\$494.11	\$202,583	0.00%	\$30,387.51	\$40,516.67	\$273,487.55
OAP 5-SD	36" Storm Drain Outfall Structure to HMB #5	36	1	EA	\$22,909.79	\$22,910	0.00%	\$3,436.47	\$4,581.96	\$30,928.21
OAP 5-SD	36" Storm Drain Pipe Extended to HMB #5	36	210	LF	\$494.11	\$103,762	0.00%	\$15,564.33	\$20,752.44	\$140,078.99

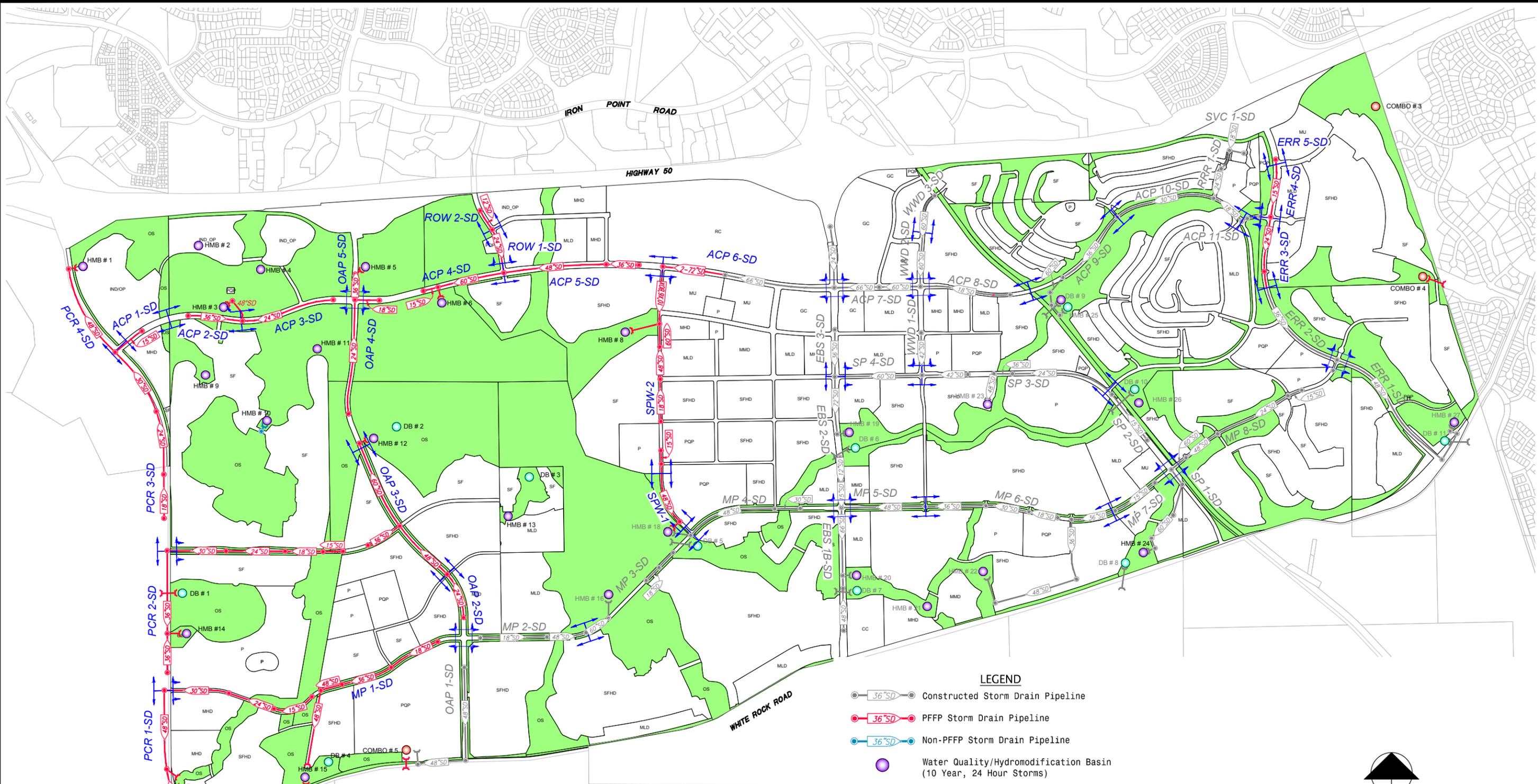
**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2025 Remaining Work**  
**Construction Cost Estimate**

Section	Description	Pipe Size (in.)	Qty.	Unit	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
<b>Storm Drain Pipelines (Continued)</b>										
Empire Ranch Road										
ERR 3-SD	Empire Ranch Road (Sta 145+80 to Sta 156+70)	36	260	LF	\$494.11	\$128,468	0.00%	\$19,270.13	\$25,693.50	\$173,431.13
ERR 3-SD	Empire Ranch Road (Sta 145+80 to Sta 156+70)	24	840	LF	\$308.84	\$259,428	0.00%	\$38,914.22	\$51,885.63	\$350,228.02
ERR 4-SD	Empire Ranch Road (Sta 156+70 to Sta 165+00)	15	840	LF	\$265.54	\$223,049	0.00%	\$33,457.41	\$44,609.88	\$301,116.71
ERR 5-SD	Empire Ranch Road (Sta 165+00 to Sta 170+60)	12	80	LF	\$237.39	\$18,991	0.00%	\$2,848.66	\$3,798.21	\$25,637.95
Rowberry Drive										
ROW 1-SD	Rowberry Drive (Sta 100+60 to Sta 107+50)	24	700	LF	\$308.84	\$216,190	0.00%	\$32,428.52	\$43,238.03	\$291,856.69
ROW 2-SD	Rowberry Drive (Sta 107+50 to Sta 113+90)	12	350	LF	\$237.39	\$83,086	0.00%	\$12,462.89	\$16,617.19	\$112,166.01
Mangini Parkway										
MP 1A-SD	Mangini Parkway (Sta 100+60 to Sta 126+00)	15	300	LF	\$265.54	\$79,661	0.00%	\$11,949.08	\$15,932.10	\$107,541.68
MP 1A-SD	Mangini Parkway (Sta 100+60 to Sta 126+00)	24	1,200	LF	\$308.84	\$370,612	0.00%	\$55,591.75	\$74,122.33	\$500,325.75
MP 1A-SD	Mangini Parkway (Sta 100+60 to Sta 126+00)	30	750	LF	\$359.11	\$269,333	0.00%	\$40,399.96	\$53,866.61	\$363,599.64
MP 1B-SD	Mangini Parkway (Sta 126+00 to Sta 150+20)	15	280	LF	\$265.54	\$74,350	0.00%	\$11,152.47	\$14,869.96	\$100,372.24
MP 1B-SD	Mangini Parkway (Sta 126+00 to Sta 150+20)	18	250	LF	\$278.72	\$69,679	0.00%	\$10,451.82	\$13,935.76	\$94,066.41
MP 1B-SD	Mangini Parkway (Sta 126+00 to Sta 150+20)	36	850	LF	\$494.11	\$419,990	0.00%	\$62,998.49	\$83,997.98	\$566,986.38
MP 1B-SD	Mangini Parkway (Sta 126+00 to Sta 150+20)	48	300	LF	\$597.84	\$179,353	0.00%	\$26,902.97	\$35,870.63	\$242,126.77
MP 1B-SD	48" Storm Drain Pipe Extended to HMB #15	48	1,250	LF	\$597.84	\$747,305	0.00%	\$112,095.72	\$149,460.97	\$1,008,861.52
Prairie City Road										
PCR 1-SD	Prairie City Road (Sta 98+50 to Sta 121+80)	15	260	LF	\$265.54	\$69,039	0.00%	\$10,355.87	\$13,807.82	\$93,202.79
PCR 1-SD	Prairie City Road (Sta 98+50 to Sta 121+80)	18	240	LF	\$278.72	\$66,892	0.00%	\$10,033.75	\$13,378.33	\$90,303.75
PCR 1-SD	Prairie City Road (Sta 98+50 to Sta 121+80)	30	400	LF	\$359.11	\$143,644	0.00%	\$21,546.65	\$28,728.86	\$193,919.81
PCR 1-SD	Prairie City Road (Sta 98+50 to Sta 121+80)	36	660	LF	\$494.11	\$326,110	0.00%	\$48,916.47	\$65,221.96	\$440,248.25
PCR 1-SD	Prairie City Road (Sta 98+50 to Sta 121+80)	48	620	LF	\$597.84	\$370,663	0.00%	\$55,599.48	\$74,132.64	\$500,395.32
PCR 1-SD	60" Storm Drain Outfall Structure to Combo #2	60	1	EA	\$39,564.65	\$39,565	0.00%	\$5,934.70	\$7,912.93	\$53,412.27
PCR 1-SD	60" Storm Drain Pipe Extended to Combo #2	60	230	LF	\$605.72	\$139,315	0.00%	\$20,897.24	\$27,862.99	\$188,075.17
PCR 2-SD	Prairie City Road (Sta 121+80 to Sta 143+40)	18	300	LF	\$278.72	\$83,615	0.00%	\$12,542.19	\$16,722.92	\$112,879.69
PCR 2-SD	Prairie City Road (Sta 121+80 to Sta 143+40)	24	400	LF	\$308.84	\$123,537	0.00%	\$18,530.58	\$24,707.44	\$166,775.25
PCR 2-SD	Prairie City Road (Sta 121+80 to Sta 143+40)	36	500	LF	\$494.11	\$247,053	0.00%	\$37,057.93	\$49,410.58	\$333,521.40
PCR 2-SD	Prairie City Road (Sta 121+80 to Sta 143+40)	48	640	LF	\$597.84	\$382,620	0.00%	\$57,393.01	\$76,524.01	\$516,537.10

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2025 Remaining Work**  
**Construction Cost Estimate**

Section	Description	Pipe Size (in.)	Qty.	Unit	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
<b>Storm Drain Pipelines (Continued)</b>										
Prairie City Road (Cont.)										
PCR 3-SD	Prairie City Road (Sta 143+40 to Sta 176+30)	18	460	LF	\$278.72	\$128,209	0.00%	\$19,231.35	\$25,641.81	\$173,082.19
PCR 3-SD	Prairie City Road (Sta 143+40 to Sta 176+30)	24	600	LF	\$308.84	\$185,306	0.00%	\$27,795.87	\$37,061.17	\$250,162.87
PCR 3-SD	Prairie City Road (Sta 143+40 to Sta 176+30)	30	900	LF	\$359.11	\$323,200	0.00%	\$48,479.95	\$64,639.94	\$436,319.57
PCR 3-SD	Prairie City Road (Sta 143+40 to Sta 176+30)	36	830	LF	\$494.11	\$410,108	0.00%	\$61,516.17	\$82,021.56	\$553,645.52
PCR 4-SD	Prairie City Road (Sta 176+30 to Sta 194+50)	48	1,010	LF	\$597.84	\$603,822	0.00%	\$90,573.35	\$120,764.46	\$815,160.11
PCR 4-SD	Prairie City Road (Sta 176+30 to Sta 194+50)	60	300	LF	\$827.26	\$248,177	0.00%	\$37,226.54	\$49,635.38	\$335,038.82
PCR 4-SD	60" Storm Drain Outfall Structure to HMB #1	60	1	EA	\$39,564.65	\$39,565	0.00%	\$5,934.70	\$7,912.93	\$53,412.27
PCR 4-SD	60" Storm Drain Pipe Extended to HMB #1	60	190	LF	\$827.26	\$157,179	0.00%	\$23,576.81	\$31,435.74	\$212,191.25
Haven Parkway										
HP SD-1	Haven Parkway (Sta 99+50 to Sta 127+00)	15	320	LF	\$265.54	\$84,971	0.00%	\$12,745.68	\$16,994.24	\$114,711.13
HP SD-1	Haven Parkway (Sta 99+50 to Sta 127+00)	18	150	LF	\$278.72	\$41,807	0.00%	\$6,271.09	\$8,361.46	\$56,439.84
HP SD-1	Haven Parkway (Sta 99+50 to Sta 127+00)	24	1,320	LF	\$308.84	\$407,673	0.00%	\$61,150.92	\$81,534.57	\$550,358.32
HP SD-1	Haven Parkway (Sta 99+50 to Sta 127+00)	36	80	LF	\$494.11	\$39,528	0.00%	\$5,929.27	\$7,905.69	\$53,363.42
HP SD-2	Haven Parkway (Sta 127+00 to Sta 137+00)	36	460	LF	\$494.11	\$227,289	0.00%	\$34,093.30	\$45,457.73	\$306,839.69
Sierra Parkway										
SPW 1-SD	Sierra Parkway (Sta 10+00 to Sta 21+00)	15	25	LF	\$265.54	\$6,638	0.00%	\$995.76	\$1,327.68	\$8,961.81
SPW 1-SD	Sierra Parkway (Sta 10+00 to Sta 21+00)	48	900	LF	\$597.84	\$538,059	0.00%	\$80,708.92	\$107,611.90	\$726,380.30
SPW 1-SD	Sierra Parkway (Sta 10+00 to Sta 21+00)	72	30	LF	\$877.93	\$26,338	0.00%	\$3,950.71	\$5,267.61	\$35,556.35
SPW 2-SD	Sierra Parkway (Sta 21+00 to Sta 52+90)	18	660	LF	\$278.72	\$183,952	0.00%	\$27,592.81	\$36,790.42	\$248,335.31
SPW 2-SD	Sierra Parkway (Sta 21+00 to Sta 52+90)	48	560	LF	\$597.84	\$334,793	0.00%	\$50,218.88	\$66,958.51	\$451,969.96
SPW 2-SD	Sierra Parkway (Sta 21+00 to Sta 52+90)	60	290	LF	\$827.26	\$239,904	0.00%	\$35,985.65	\$47,980.87	\$323,870.86
<b>Total Storm Drain Pipelines</b>										<b>\$25,615,992.03</b>
<b>Miscellaneous Storm Drainage Improvements</b>										
	Southeast Connector Bike Trail Triple 60-inch Culvert Outfall Reconfiguration	N/A	1	EA	\$153,975.00	\$153,975	0.00%	\$23,096.25	\$30,795.00	\$207,866.25
<b>Miscellaneous Storm Drainage Improvements</b>										<b>\$207,866.25</b>

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**INFRASTRUCTURE ABBREVIATIONS**

SD	Storm Drain
DB	Detention Basin
HMB	Hydro-modification Basin
COMBO	Combination Basin

**LEGEND**

	Constructed Storm Drain Pipeline
	PFPP Storm Drain Pipeline
	Non-PFPP Storm Drain Pipeline
	Water Quality/Hydromodification Basin (10 Year, 24 Hour Storms)
	Off-Stream Combination Basin (Quality/Hydromodification/Detention) (100 YEAR, 24 Hour Storms)
	In-Stream Detention Basin (Above 10 Year, 24 Hour Storms)
	In-Stream Detention Basin Storm Drain Culvert (Cost included in Detention Basin Cost Estimates)
	Segment Break Marker



**Folsom Plan Area**

Public Facilities Finance Plan  
**Backbone Infrastructure Storm Drainage System**

**MACKAY & SOMPS**  
 ENGINEERS PLANNERS SURVEYORS  
 1025 Creekside Ridge Drive, Suite 100, Roseville, CA 95678 (916) 770-1188

May 2025  
 7919-00

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**STORM DRAIN SYSTEM**

**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Combination Basin No. 2</b>						
<b>Earthwork &amp; Site Preparation</b>						
1 Clearing and Grubbing	356,000	SF	\$0.08	\$29,234.72	0.00%	\$29,234.72
2 Import	45,000	CY	\$5.28	\$237,429.45	0.00%	\$237,429.45
3 Basin Finish Grading	356,000	SF	\$0.66	\$233,877.76	0.00%	\$233,877.76
<b>Drainage Improvements</b>						
4 48-inch RCP CL IV Storm Drain Pipe	265	LF	\$411.26	\$108,983.09	43.40%	\$61,684.43
5 48-inch Storm Drain Erosion Control Outlet Structure	1	EA	\$31,651.72	\$31,651.72	0.00%	\$31,651.72
6 7-ft x7-ft Concrete Junction Box	1	EA	\$54,071.68	\$54,071.68	0.00%	\$54,071.68
7 Detention Basin Outlet Control Structure - Large	1	EA	\$578,505.63	\$578,505.63	0.00%	\$578,505.63
8 Rock Rip Rap	300	CY	\$65.94	\$19,782.71	0.00%	\$19,782.71
<b>Detention Basin Improvements</b>						
9 12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	7,200	SF	\$13.19	\$94,971.78	0.00%	\$94,971.78
10 Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	1,800	SF	\$13.19	\$23,742.95	0.00%	\$23,742.95
11 20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	3	EA	\$7,912.93	\$23,738.79	0.00%	\$23,738.79
12 20-ft. Wide Pipe Gate Std. Dwg. LS-43 (Single Gate)	3	EA	\$7,912.93	\$23,738.79	0.00%	\$23,738.79
13 12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	22,000	SF	\$5.28	\$116,076.62	0.00%	\$116,076.62
<b>Landscape Improvements</b>						
14 Detention Basin Planting (Hydro-Seeding)	151,000	SF	\$0.07	\$10,850.11	0.00%	\$10,850.11
15 Construction Area Seeding (Hydro-Seeding)	182,000	SF	\$0.07	\$13,077.61	0.00%	\$13,077.61
16 Erosion Control (Construction SWPPP)	356,000	SF	\$0.27	\$95,012.84	0.00%	\$95,012.84
<b>Total Construction Cost</b>				<b>\$1,694,747.00</b>		<b>\$1,647,448.00</b>



**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

	Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Combination Basin No. 3</b>							
<b>Earthwork &amp; Site Preparation</b>							
1	Clearing and Grubbing	160,000	SF	\$0.08	\$13,139.20	0.00%	\$13,139.20
2	Excavation	15,000	CY	\$9.23	\$138,423.53	0.00%	\$138,423.53
3	Basin Finish Grading	160,000	SF	\$0.66	\$105,113.60	0.00%	\$105,113.60
<b>Drainage Improvements</b>							
4	60-inch RCP CL-IV Storm Drainage Pipeline	120	LF	\$605.72	\$72,686.05	0.00%	\$72,686.05
5	60-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$34,289.36	\$34,289.36	0.00%	\$34,289.36
6	Detention Basin Outlet Control Structure - Medium	1	EA	\$462,804.51	\$462,804.51	0.00%	\$462,804.51
<b>Detention Basin Improvements</b>							
7	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	2,300	SF	\$13.19	\$30,338.21	0.00%	\$30,338.21
8	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	5,000	SF	\$13.19	\$65,952.63	0.00%	\$65,952.63
9	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,912.93	\$7,912.93	0.00%	\$7,912.93
10	Removable Bollards, Std. Dwg. LS-42	2	EA	\$2,373.87	\$4,747.75	0.00%	\$4,747.75
11	Rock Rip Rap	670	CY	\$65.94	\$44,181.38	0.00%	\$44,181.38
12	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	19,260	SF	\$5.28	\$101,619.80	0.00%	\$101,619.80
<b>Landscape Improvements</b>							
13	Detention Basin Planting (Hydro-Seeding)	94,000	SF	\$0.07	\$6,754.37	0.00%	\$6,754.37
14	Construction Area Seeding (Hydro-Seeding)	42,000	SF	\$0.07	\$3,017.91	0.00%	\$3,017.91
15	Erosion Control (Construction SWPPP)	160,000	SF	\$0.27	\$42,702.40	0.00%	\$42,702.40
<b>Total Construction Cost</b>					<b>\$1,133,684.00</b>		<b>\$1,133,684.00</b>



**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

	Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Combination Basin No. 4</b>							
<b>Earthwork &amp; Site Preparation</b>							
1	Clearing and Grubbing	50,000	SF	\$0.08	\$4,106.00	0.00%	\$4,106.00
2	Import	5,000	CY	\$5.28	\$26,381.05	0.00%	\$26,381.05
3	Basin Finish Grading	50,000	SF	\$0.66	\$32,848.00	0.00%	\$32,848.00
<b>Drainage Improvements</b>							
4	48-inch RCP CL-IV Storm Drainage Pipeline	150	LF	\$411.26	\$61,688.54	0.00%	\$61,688.54
5	48-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$31,651.72	\$31,651.72	0.00%	\$31,651.72
6	Basin Outlet Control Structure - Small	1	EA	\$263,764	\$263,764.28	0.00%	\$263,764.28
<b>Detention Basin Improvements</b>							
7	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,912.93	\$7,912.93	0.00%	\$7,912.93
8	Post & Cable Barrier, Std. Dwg. LS-47	430	EA	\$23.73	\$10,205.05	0.00%	\$10,205.05
9	20-ft. wide Pipe Gate Std. Dwg. LS-43 (Single Gate)	1	LF	\$7,912.93	\$7,912.93	0.00%	\$7,912.93
10	Rock Rip Rap	20	CY	\$65.94	\$1,318.85	0.00%	\$1,318.85
11	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	5,300	SF	\$5.28	\$27,963.91	0.00%	\$27,963.91
<b>Landscape Improvements</b>							
12	Detention Basin Planting (Hydro-Seeding)	33,000	SF	\$0.07	\$2,371.22	0.00%	\$2,371.22
13	Construction Area Seeding (Hydro-Seeding)	12,000	SF	\$0.07	\$862.26	0.00%	\$862.26
14	Erosion Control (Construction SWPPP)	50,000	SF	\$0.27	\$13,344.50	0.00%	\$13,344.50
<b>Total Construction Cost</b>					<b>\$492,332.00</b>		<b>\$492,332.00</b>



**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

	Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Combination Basin No. 5</b>							
<b>Earthwork &amp; Site Preparation</b>							
1	Clearing and Grubbing	249,600	SF	\$0.08	\$20,497.15	0.00%	\$20,497.15
2	Import	11,000	CY	\$5.28	\$58,038.31	0.00%	\$58,038.31
3	Basin Finish Grading	249,600	SF	\$0.66	\$163,977.22	0.00%	\$163,977.22
<b>Drainage Improvements</b>							
4	48-inch RCP CL-IV Storm Drainage Pipeline	188	LF	\$411.26	\$77,316.31	0.00%	\$77,316.31
5	48-inch Storm Drain Outfall Structure, Std. Dwg. SD-	1	EA	\$31,651.72	\$31,651.72	0.00%	\$31,651.72
6	Detention Basin Outlet Control Structure - Medium	1	EA	\$462,804.51	\$462,804.51	0.00%	\$462,804.51
7	Rock Rip Rap	100	CY	\$65.94	\$6,594.24	0.00%	\$6,594.24
<b>Detention Basin Improvements</b>							
8	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	2,040	SF	\$13.19	\$26,908.67	0.00%	\$26,908.67
9	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	1,400	SF	\$13.19	\$18,466.74	0.00%	\$18,466.74
10	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	2	EA	\$7,912.93	\$15,825.86	0.00%	\$15,825.86
11	Post & Cable Barrier, Std. Dwg. LS-47	520	LF	\$23.73	\$12,340.99	0.00%	\$12,340.99
12	20-ft. Wide Pipe Gate Std. Dwg. LS-43 (Single Gate)	2	EA	\$7,912.93	\$15,825.86	0.00%	\$15,825.86
13	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	28,000	SF	\$5.28	\$147,733.88	0.00%	\$147,733.88
<b>Landscape Improvements</b>							
14	Detention Basin Planting (Hydro-Seeding)	188,000	SF	\$0.07	\$13,508.74	0.00%	\$13,508.74
15	Construction Area Seeding (Hydro-Seeding)	31,000	SF	\$0.07	\$2,227.51	0.00%	\$2,227.51
16	Erosion Control (Construction SWPPP)	249,600	SF	\$0.27	\$66,615.74	0.00%	\$66,615.74
<b>Total Construction Cost</b>					<b>\$1,140,334.00</b>		<b>\$1,140,334.00</b>



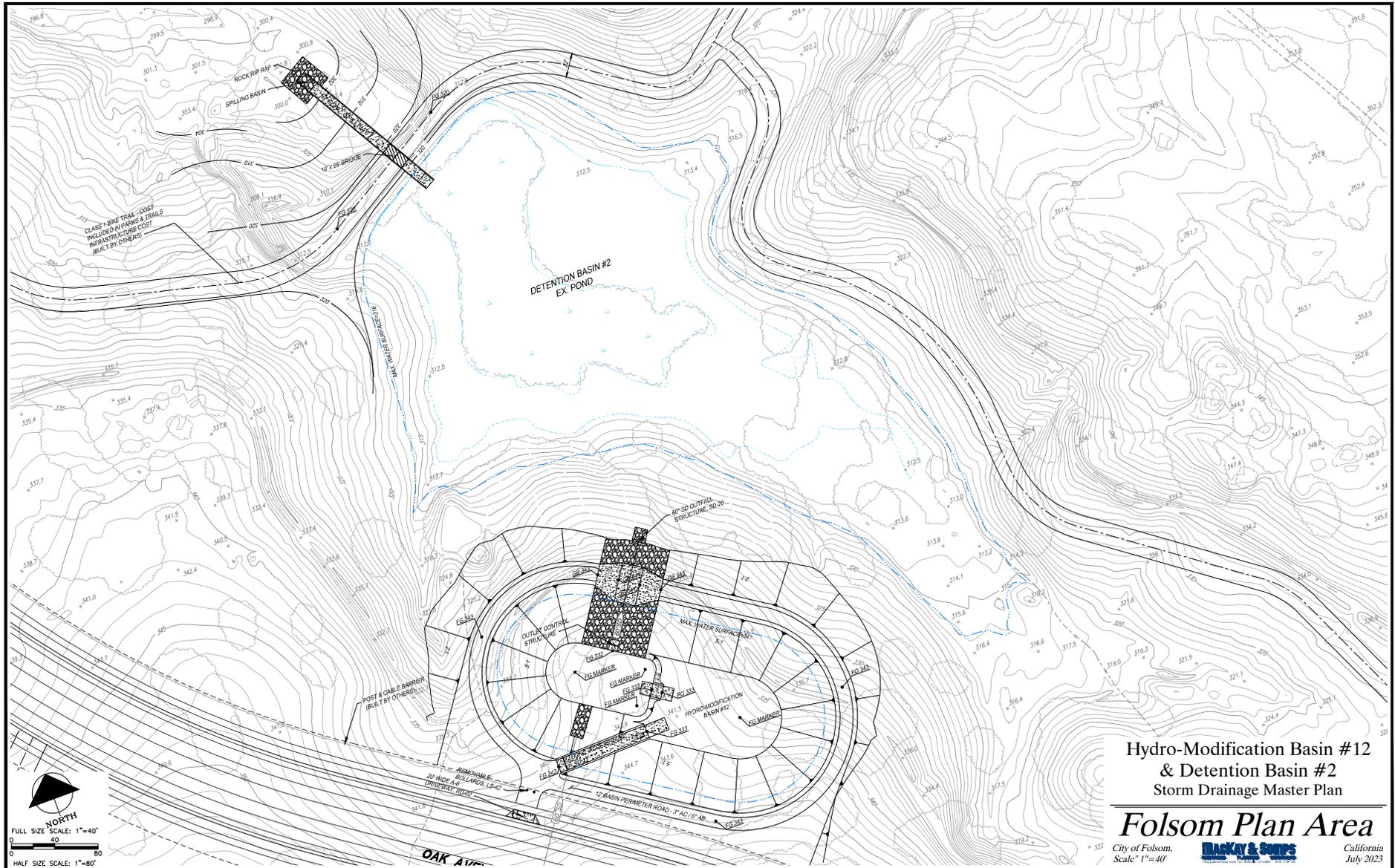
**Folsom Plan Area  
 Backbone Infrastructure  
 2025 Remaining Work  
 Construction Cost Estimate**

	Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Detention Basin No. 1</b>							
<b>Drainage Improvements</b>							
1	48-inch RCP CL-IV Storm Drainage Pipeline	310	LF	\$411.26	\$127,489.66	0.00%	\$127,489.66
2	48-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$31,651.72	\$31,651.72	0.00%	\$31,651.72
3	Detention Basin Outlet Control Structure - Medium	1	EA	\$462,804.51	\$462,804.51	0.00%	\$462,804.51
4	Rock Rip Rap	200	CY	\$65.94	\$13,188.47	0.00%	\$13,188.47
<b>Total Construction Cost</b>					<b>\$635,135.00</b>		<b>\$635,135.00</b>



**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

	Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Detention Basin No. 2</b>							
<b>Earthwork &amp; Site Preparation</b>							
1	Clearing and Grubbing	90,000	SF	\$0.08	\$7,390.80	0.00%	\$7,390.80
2	Import	10,000	CY	\$5.28	\$52,762.10	0.00%	\$52,762.10
3	Basin Finish Grading	90,000	SF	\$0.66	\$59,126.40	0.00%	\$59,126.40
4	Dewater Existing Pond	1	LS	\$6,594.10	\$6,594.10	0.00%	\$6,594.10
<b>Drainage Improvements</b>							
4	Concrete Spillway & Energy Dissipater	1	LS	\$131,882.14	\$131,882.14	0.00%	\$131,882.14
5	Rock Rip Rap	50	CY	\$65.94	\$3,297.12	0.00%	\$3,297.12
<b>Detention Basin Improvements</b>							
6	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	5,000	SF	\$5.28	\$26,381.05	0.00%	\$26,381.05
7	12' Wide x 15' Long Spillway Bridge	1	LS	\$71,216.35	\$71,216.35	0.00%	\$71,216.35
8	Detention Basin Outlet Control Structure - Small	1	EA	\$263,764.28	\$263,764.28	0.00%	\$263,764.28
<b>Landscape Improvements</b>							
9	Detention Basin Planting (Hydro-Seeding)	23,000	SF	\$0.07	\$1,652.67	0.00%	\$1,652.67
10	Construction Area Seeding (Hydro-Seeding)	60,000	SF	\$0.07	\$4,311.30	0.00%	\$4,311.30
11	Erosion Control (Construction SWPPP)	90,000	SF	\$0.27	\$24,020.10	0.00%	\$24,020.10
<b>Total Construction Cost</b>					<b>\$652,399.00</b>		<b>\$652,399.00</b>



Hydro-Modification Basin #12  
 & Detention Basin #2  
 Storm Drainage Master Plan

**Folsom Plan Area**

City of Folsom, California  
 Scale: 1"=40'  
 July 2023



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**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

	Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Detention Basin No. 3</b>							
<b>Earthwork &amp; Site Preparation</b>							
1	Clearing and Grubbing	60,000	SF	\$0.08	\$4,927.20	0.00%	\$4,927.20
2	Import	10,000	CY	\$5.28	\$52,762.10	0.00%	\$52,762.10
3	Basin Finish Grading	60,000	SF	\$0.66	\$39,417.60	0.00%	\$39,417.60
4	Dewater Existing Pond	1	LS	\$6,594.10	\$6,594.10	0.00%	\$6,594.10
<b>Drainage Improvements</b>							
5	Concrete Spillway & Energy Dissipater	1	LS	\$131,882.14	\$131,882.14	0.00%	\$131,882.14
6	Rock Rip Rap	50	CY	\$65.94	\$3,297.12	0.00%	\$3,297.12
<b>Detention Basin Improvements</b>							
7	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	1,600	SF	\$5.28	\$8,441.94	0.00%	\$8,441.94
8	12' Wide x 15' Long Spillway Bridge	1	LS	\$71,216.35	\$71,216.35	0.00%	\$71,216.35
9	Detention Basin Outlet Control Structure - Small	1	EA	\$263,764.28	\$263,764.28	0.00%	\$263,764.28
<b>Landscape Improvements</b>							
10	Detention Basin Planting (Hydro-Seeding)	25,000	SF	\$0.07	\$1,796.38	0.00%	\$1,796.38
11	Construction Area Seeding (Hydro-Seeding)	35,000	SF	\$0.07	\$2,514.93	0.00%	\$2,514.93
12	Erosion Control (Construction SWPPP)	60,000	SF	\$0.27	\$16,013.40	0.00%	\$16,013.40
<b>Total Construction Cost</b>					<b>\$602,628.00</b>		<b>\$602,628.00</b>



**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

	Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Hydro-Modification Basin No. 1</b>							
<b>Earthwork &amp; Site Preparation</b>							
1	Clearing and Grubbing	64,000	SF	\$0.08	\$5,255.68	0.00%	\$5,255.68
2	Import	3,000	CY	\$5.28	\$15,828.63	0.00%	\$15,828.63
3	Basin Finish Grading	64,000	SF	\$0.66	\$42,045.44	0.00%	\$42,045.44
<b>Drainage Improvements</b>							
4	48-inch RCP CL-IV Storm Drainage Pipeline	150	LF	\$411.26	\$61,688.54	0.00%	\$61,688.54
5	48-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$31,651.72	\$31,651.72	0.00%	\$31,651.72
6	Detention Basin Outlet Control Structure - Small	1	EA	\$263,764.28	\$263,764.28	0.00%	\$263,764.28
7	Rock Rip Rap	200	CY	\$65.94	\$13,188.47	0.00%	\$13,188.47
<b>Detention Basin Improvements</b>							
8	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	1,300	SF	\$13.19	\$17,147.68	0.00%	\$17,147.68
9	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	2,900	SF	\$13.19	\$38,252.52	0.00%	\$38,252.52
10	20-ft. Wide Pipe Gate Std. Dwg. LS-43 (Single Gate)	1	EA	\$7,912.93	\$7,912.93	0.00%	\$7,912.93
11	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	9,100	SF	\$5.28	\$48,013.51	0.00%	\$48,013.51
<b>Landscape Improvements</b>							
12	Detention Basin Planting (Hydro-Seeding)	25,000	SF	\$0.07	\$1,796.38	0.00%	\$1,796.38
13	Construction Area Seeding (Hydro-Seeding)	27,000	SF	\$0.07	\$1,940.09	0.00%	\$1,940.09
14	Erosion Control (Construction SWPPP)	64,000	SF	\$0.27	\$17,080.96	0.00%	\$17,080.96
<b>Total Construction Cost</b>					<b>\$565,567.00</b>		<b>\$565,567.00</b>



**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

	Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Hydro-Modification Basin No. 2</b>							
<b>Earthwork &amp; Site Preparation</b>							
1	Clearing and Grubbing	48,000	SF	\$0.08	\$3,941.76	0.00%	\$3,941.76
2	Import	10,000	CY	\$5.28	\$52,762.10	0.00%	\$52,762.10
3	Basin Finish Grading	48,000	SF	\$0.66	\$31,534.08	0.00%	\$31,534.08
<b>Drainage Improvements</b>							
4	36-inch RCP CL-IV Storm Drainage Pipeline	100	LF	\$283.86	\$28,385.80	0.00%	\$28,385.80
5	36-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$26,376.43	\$26,376.43	0.00%	\$26,376.43
6	Detention Basin Outlet Control Structure - Small	1	EA	\$263,764.28	\$263,764.28	0.00%	\$263,764.28
7	Rock Rip Rap	200	CY	\$65.94	\$13,188.47	0.00%	\$13,188.47
<b>Detention Basin Improvements</b>							
8	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	1,300	SF	\$13.19	\$17,147.68	0.00%	\$17,147.68
9	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	1,600	SF	\$13.19	\$21,104.84	0.00%	\$21,104.84
10	Removable Bollards, Std. Dwg. LS-42	2	EA	\$2,373.87	\$4,747.75	0.00%	\$4,747.75
11	Post & Cable Barrier, Std. Dwg. LS-47	600	LF	\$23.73	\$14,239.61	0.00%	\$14,239.61
12	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	9,100	SF	\$5.28	\$48,013.51	0.00%	\$48,013.51
<b>Landscape Improvements</b>							
13	Detention Basin Planting (Hydro-Seeding)	24,000	SF	\$0.07	\$1,724.52	0.00%	\$1,724.52
14	Construction Area Seeding (Hydro-Seeding)	14,000	SF	\$0.07	\$1,005.97	0.00%	\$1,005.97
15	Erosion Control (Construction SWPPP)	48,000	SF	\$0.27	\$12,810.72	0.00%	\$12,810.72
<b>Total Construction Cost</b>					<b>\$540,748.00</b>		<b>\$540,748.00</b>



**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

	Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Hydro-Modification Basin No. 3</b>							
<b>Earthwork &amp; Site Preparation</b>							
1	Clearing and Grubbing	46,000	SF	\$0.08	\$3,777.52	0.00%	\$3,777.52
2	Excavation	16,000	CY	\$10.00	\$159,969.76	0.00%	\$159,969.76
3	Basin Finish Grading	31,000	SF	\$0.66	\$20,365.76	0.00%	\$20,365.76
<b>Drainage Improvements</b>							
4	48-inch RCP CL-IV Storm Drainage Pipeline	240	LF	\$411.26	\$98,701.67	0.00%	\$98,701.67
5	48-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$31,651.72	\$31,651.72	0.00%	\$31,651.72
6	6' x 6' Storm Drain Junction Box	2	EA	\$46,158.75	\$92,317.50	0.00%	\$92,317.50
7	Detention Basin Outlet Control Structure - Small	1	EA	\$263,764.28	\$263,764.28	0.00%	\$263,764.28
8	Rock Rip Rap	10	CY	\$65.94	\$659.42	0.00%	\$659.42
<b>Detention Basin Improvements</b>							
9	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	1,300	SF	\$13.19	\$17,147.68	0.00%	\$17,147.68
10	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,912.93	\$7,912.93	0.00%	\$7,912.93
11	Removable Bollards, Std. Dwg. LS-42	6	EA	\$2,373.87	\$14,243.24	0.00%	\$14,243.24
12	Post & Cable Barrier, Std. Dwg. LS-47	230	LF	\$23.73	\$5,458.52	0.00%	\$5,458.52
13	20-ft. Wide Pipe Gate Std. Dwg. LS-43 (Single Gate)	1	EA	\$7,912.93	\$7,912.93	0.00%	\$7,912.93
14	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	6,400	SF	\$5.28	\$33,767.74	0.00%	\$33,767.74
<b>Landscape Improvements</b>							
15	Detention Basin Planting (Hydro-Seeding)	27,000	SF	\$0.07	\$1,940.09	0.00%	\$1,940.09
16	Construction Area Seeding (Hydro-Seeding)	13,000	SF	\$0.07	\$934.12	0.00%	\$934.12
17	Erosion Control (Construction SWPPP)	46,000	SF	\$0.27	\$12,276.94	0.00%	\$12,276.94
<b>Total Construction Cost</b>					<b>\$609,055.00</b>		<b>\$772,802.00</b>



**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

	Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Hydro-Modification Basin No. 4</b>							
<b>Earthwork &amp; Site Preparation</b>							
1	Clearing and Grubbing	70,000	SF	\$0.08	\$5,748.40	0.00%	\$5,748.40
2	Import	4,000	CY	\$5.28	\$21,104.84	0.00%	\$21,104.84
3	Basin Finish Grading	70,000	SF	\$0.66	\$45,987.20	0.00%	\$45,987.20
<b>Drainage Improvements</b>							
4	36-inch RCP CL-IV Storm Drainage Pipeline	80	LF	\$283.86	\$22,708.64	0.00%	\$22,708.64
5	36-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$26,376.43	\$26,376.43	0.00%	\$26,376.43
6	Detention Basin Outlet Control Structure - Small	1	EA	\$263,764.28	\$263,764.28	0.00%	\$263,764.28
7	Rock Rip Rap	150	CY	\$65.94	\$9,891.35	0.00%	\$9,891.35
<b>Detention Basin Improvements</b>							
8	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	1,500	SF	\$13.19	\$19,785.79	0.00%	\$19,785.79
9	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	1,800	SF	\$13.19	\$23,742.95	0.00%	\$23,742.95
10	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,912.93	\$7,912.93	0.00%	\$7,912.93
11	Removable Bollards, Std. Dwg. LS-42	2	EA	\$2,373.87	\$4,747.75	0.00%	\$4,747.75
12	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	7,500	SF	\$5.28	\$39,571.58	0.00%	\$39,571.58
<b>Landscape Improvements</b>							
13	Detention Basin Planting (Hydro-Seeding)	28,000	SF	\$0.07	\$2,011.94	0.00%	\$2,011.94
14	Construction Area Seeding (Hydro-Seeding)	35,000	SF	\$0.07	\$2,514.93	0.00%	\$2,514.93
15	Erosion Control (Construction SWPPP)	70,000	SF	\$0.27	\$18,682.30	0.00%	\$18,682.30
<b>Total Construction Cost</b>					<b>\$514,552.00</b>		<b>\$514,552.00</b>



**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

	Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Hydro-Modification Basin No. 5</b>							
<b>Earthwork &amp; Site Preparation</b>							
1	Clearing and Grubbing	57,000	SF	\$0.08	\$4,680.84	0.00%	\$4,680.84
2	Import	6,000	CY	\$5.28	\$31,657.26	0.00%	\$31,657.26
3	Basin Finish Grading	23,000	SF	\$0.66	\$15,110.08	0.00%	\$15,110.08
<b>Drainage Improvements</b>							
4	36-inch RCP CL-IV Storm Drainage Pipeline	230	LF	\$283.86	\$65,287.35	0.00%	\$65,287.35
5	36-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$26,376.43	\$26,376.43	0.00%	\$26,376.43
6	Detention Basin Outlet Control Structure - Small	1	EA	\$263,764.28	\$263,764.28	0.00%	\$263,764.28
7	Rock Rip Rap	100	CY	\$65.94	\$6,594.24	0.00%	\$6,594.24
<b>Detention Basin Improvements</b>							
8	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	1,500	SF	\$13.19	\$19,785.79	0.00%	\$19,785.79
9	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	1,600	SF	\$13.19	\$21,104.84	0.00%	\$21,104.84
10	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,912.93	\$7,912.93	0.00%	\$7,912.93
11	Removable Bollards, Std. Dwg. LS-42	2	EA	\$2,373.87	\$4,747.75	0.00%	\$4,747.75
12	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	7,700	SF	\$5.28	\$40,626.82	0.00%	\$40,626.82
<b>Landscape Improvements</b>							
13	Detention Basin Planting (Hydro-Seeding)	24,000	SF	\$0.07	\$1,724.52	0.00%	\$1,724.52
14	Construction Area Seeding (Hydro-Seeding)	26,000	SF	\$0.07	\$1,868.23	0.00%	\$1,868.23
15	Erosion Control (Construction SWPPP)	57,000	SF	\$0.27	\$15,212.73	0.00%	\$15,212.73
<b>Total Construction Cost</b>					<b>\$526,455.00</b>		<b>\$526,455.00</b>



**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

	Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Hydro-Modification Basin No. 6</b>							
<b>Earthwork &amp; Site Preparation</b>							
1	Clearing and Grubbing	174,000	SF	\$0.08	\$14,288.88	0.00%	\$14,288.88
2	Excavation	46,000	CY	\$10.00	\$459,913.06	0.00%	\$459,913.06
3	Basin Finish Grading	174,000	SF	\$0.66	\$114,311.04	0.00%	\$114,311.04
<b>Drainage Improvements</b>							
4	60-inch RCP CL-IV Storm Drainage Pipeline	100	LF	\$605.72	\$60,571.71	0.00%	\$60,571.71
5	60-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$34,289.36	\$34,289.36	0.00%	\$34,289.36
6	Detention Basin Outlet Control Structure - Small	1	EA	\$263,764.28	\$263,764.28	0.00%	\$263,764.28
7	Rock Rip Rap	200	CY	\$65.94	\$13,188.47	0.00%	\$13,188.47
<b>Detention Basin Improvements</b>							
8	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	1,800	SF	\$13.19	\$23,742.95	0.00%	\$23,742.95
9	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	1,800	SF	\$13.19	\$23,742.95	0.00%	\$23,742.95
10	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,912.93	\$7,912.93	0.00%	\$7,912.93
11	Removable Bollards, Std. Dwg. LS-42	2	EA	\$2,373.87	\$4,747.75	0.00%	\$4,747.75
12	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	18,000	SF	\$5.28	\$94,971.78	0.00%	\$94,971.78
<b>Landscape Improvements</b>							
13	Detention Basin Planting (Hydro-Seeding)	60,000	SF	\$0.07	\$4,311.30	0.00%	\$4,311.30
14	Construction Area Seeding (Hydro-Seeding)	96,000	SF	\$0.07	\$6,898.08	0.00%	\$6,898.08
15	Erosion Control (Construction SWPPP)	174,000	SF	\$0.27	\$46,438.86	0.00%	\$46,438.86
<b>Total Construction Cost</b>					<b>\$1,173,094.00</b>		<b>\$1,173,094.00</b>



**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

	Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Hydro-Modification Basin No. 8</b>							
<b>Earthwork &amp; Site Preparation</b>							
1	Clearing and Grubbing	400,000	SF	\$0.08	\$32,848.00	0.00%	\$32,848.00
2	Import	48,000	CY	\$5.28	\$253,258.08	0.00%	\$253,258.08
3	Basin Finish Grading	400,000	SF	\$0.66	\$262,784.00	0.00%	\$262,784.00
<b>Drainage Improvements</b>							
4	6-ft. High x 10-ft. Wide Concrete Box Culvert	145	LF	\$435.21	\$63,104.75	100.00%	\$0.00
5	Detention Basin Outlet Control Structure - Extra Extra Large	1	EA	\$913,429.95	\$913,429.95	100.00%	\$0.00
6	Box Culvert Outfall Structure	1	EA	\$118,693.93	\$118,693.93	100.00%	\$0.00
7	Concrete Spillway Spilling Basin	1	LS	\$131,882.14	\$131,882.14	100.00%	\$0.00
8	Rock Rip Rap	200	CY	\$65.94	\$13,188.47	100.00%	\$0.00
<b>Detention Basin Improvements</b>							
9	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	3,120	SF	\$13.19	\$41,154.44	0.00%	\$41,154.44
10	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,912.93	\$7,912.93	0.00%	\$7,912.93
11	Post & Cable Barrier, Std. Dwg. LS-47	1,400	LF	\$23.73	\$33,225.75	0.00%	\$33,225.75
12	20-ft. wide Pipe Gate Std. Dwg. LS-43 (Single Gate)	1	EA	\$7,912.93	\$7,912.93	0.00%	\$7,912.93
13	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	13,300	SF	\$5.28	\$70,173.59	0.00%	\$70,173.59
14	5-ft. Wide Concrete V-Gutter	580	LF	\$3.95	\$2,292.17	0.00%	\$2,292.17
<b>Landscape Improvements</b>							
15	Detention Basin Planting (Hydro-Seeding)	212,000	SF	\$0.07	\$15,233.26	0.00%	\$15,233.26
16	Side Slope Jute Mesh, Std. Dwg. LS-57	20,000	SF	\$0.34	\$6,774.90	0.00%	\$6,774.90
17	Construction Area Seeding (Hydro-Seeding)	175,000	SF	\$0.07	\$12,574.63	0.00%	\$12,574.63
18	Erosion Control (Construction SWPPP)	400,000	SF	\$0.27	\$106,756.00	0.00%	\$106,756.00
<b>Total Construction Cost</b>					<b>\$2,093,200.00</b>		<b>\$852,901.00</b>



**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

	Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Hydro-Modification Basin No. 9</b>							
<b>Earthwork &amp; Site Preparation</b>							
1	Clearing and Grubbing	50,000	SF	\$0.08	\$4,106.00	0.00%	\$4,106.00
2	Import	10,000	CY	\$10.00	\$99,981.10	0.00%	\$99,981.10
3	Basin Finish Grading	50,000	SF	\$0.66	\$32,848.00	0.00%	\$32,848.00
<b>Drainage Improvements</b>							
4	36-inch RCP CL-IV Storm Drainage Pipeline	70	LF	\$283.86	\$19,870.06	0.00%	\$19,870.06
5	36-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$26,376.43	\$26,376.43	0.00%	\$26,376.43
6	Detention Basin Outlet Control Structure - Small	1	EA	\$263,764.28	\$263,764.28	0.00%	\$263,764.28
7	Rock Rip Rap	100	CY	\$65.94	\$6,594.24	0.00%	\$6,594.24
<b>Detention Basin Improvements</b>							
8	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	1,450	SF	\$13.19	\$19,126.26	0.00%	\$19,126.26
9	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	1,700	SF	\$13.19	\$22,423.89	0.00%	\$22,423.89
10	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,912.93	\$7,912.93	0.00%	\$7,912.93
11	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	8,300	SF	\$5.28	\$43,792.54	0.00%	\$43,792.54
<b>Landscape Improvements</b>							
12	Detention Basin Planting (Hydro-Seeding)	24,000	SF	\$0.07	\$1,724.52	0.00%	\$1,724.52
13	Construction Area Seeding (Hydro-Seeding)	16,000	SF	\$0.07	\$1,149.68	0.00%	\$1,149.68
14	Erosion Control (Construction SWPPP)	50,000	SF	\$0.27	\$13,344.50	0.00%	\$13,344.50
<b>Total Construction Cost</b>					<b>\$563,015.00</b>		<b>\$563,015.00</b>



**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

	Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Hydro-Modification Basin No. 10</b>							
<b>Earthwork &amp; Site Preparation</b>							
1	Clearing and Grubbing	100,000	SF	\$0.08	\$8,212.00	0.00%	\$8,212.00
2	Import	10,000	CY	\$5.28	\$52,762.10	0.00%	\$52,762.10
3	Basin Finish Grading	100,000	SF	\$0.66	\$65,696.00	0.00%	\$65,696.00
<b>Drainage Improvements</b>							
4	36-inch RCP CL-IV Storm Drainage Pipeline	100	LF	\$283.86	\$28,385.80	0.00%	\$28,385.80
5	36-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$26,376.43	\$26,376.43	0.00%	\$26,376.43
6	Detention Basin Outlet Control Structure - Medium	1	EA	\$462,804.51	\$462,804.51	0.00%	\$462,804.51
7	Rock Rip Rap	250	CY	\$65.94	\$16,485.59	0.00%	\$16,485.59
<b>Detention Basin Improvements</b>							
8	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	1,650	SF	\$13.19	\$21,764.37	0.00%	\$21,764.37
9	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	1,800	SF	\$13.19	\$23,742.95	0.00%	\$23,742.95
9	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,912.93	\$7,912.93	0.00%	\$7,912.93
10	Removable Bollards, Std. Dwg. LS-42	2	EA	\$2,373.87	\$4,747.75	0.00%	\$4,747.75
11	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	13,000	SF	\$5.28	\$68,590.73	0.00%	\$68,590.73
<b>Landscape Improvements</b>							
12	Detention Basin Planting (Hydro-Seeding)	64,000	SF	\$0.07	\$4,598.72	0.00%	\$4,598.72
13	Construction Area Seeding (Hydro-Seeding)	23,000	SF	\$0.07	\$1,652.67	0.00%	\$1,652.67
14	Erosion Control (Construction SWPPP)	100,000	SF	\$0.27	\$26,689.00	0.00%	\$26,689.00
<b>Total Construction Cost</b>					<b>\$812,210.00</b>		<b>\$820,422.00</b>



**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

	Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Hydro-Modification Basin No. 11</b>							
<b>Earthwork &amp; Site Preparation</b>							
1	Clearing and Grubbing	54,000	SF	\$0.08	\$4,434.48	0.00%	\$4,434.48
2	Excavation	9,000	CY	\$10.00	\$89,982.99	0.00%	\$89,982.99
3	Basin Finish Grading	54,000	SF	\$0.66	\$35,475.84	0.00%	\$35,475.84
<b>Drainage Improvements</b>							
4	36-inch RCP CL-IV Storm Drainage Pipeline	120	LF	\$283.86	\$34,062.97	0.00%	\$34,062.97
5	36-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$26,376.43	\$26,376.43	0.00%	\$26,376.43
6	Detention Basin Outlet Control Structure - Small	1	EA	\$263,764.28	\$263,764.28	0.00%	\$263,764.28
7	Rock Rip Rap	50	CY	\$65.94	\$3,297.12	0.00%	\$3,297.12
<b>Detention Basin Improvements</b>							
8	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	1,250	SF	\$13.19	\$16,488.16	0.00%	\$16,488.16
9	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	1,700	SF	\$13.19	\$22,423.89	0.00%	\$22,423.89
10	Removable Bollards, Std. Dwg. LS-42	2	EA	\$2,373.87	\$4,747.75	0.00%	\$4,747.75
11	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,912.93	\$7,912.93	0.00%	\$7,912.93
12	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	11,000	SF	\$5.28	\$58,038.31	0.00%	\$58,038.31
<b>Landscape Improvements</b>							
13	Detention Basin Planting (Hydro-Seeding)	23,000	SF	\$0.07	\$1,652.67	0.00%	\$1,652.67
14	Construction Area Seeding (Hydro-Seeding)	20,000	SF	\$0.07	\$1,437.10	0.00%	\$1,437.10
15	Erosion Control (Construction SWPPP)	54,000	SF	\$0.27	\$14,412.06	0.00%	\$14,412.06
<b>Total Construction Cost</b>					<b>\$584,507.00</b>		<b>\$584,507.00</b>



**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

	Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Hydro-Modification Basin No. 12</b>							
<b>Earthwork &amp; Site Preparation</b>							
1	Clearing and Grubbing	110,000	SF	\$0.08	\$9,033.20	0.00%	\$9,033.20
2	Excavation	8,000	CY	\$10.00	\$79,984.88	0.00%	\$79,984.88
3	Basin Finish Grading	110,000	SF	\$0.66	\$72,265.60	0.00%	\$72,265.60
<b>Drainage Improvements</b>							
4	60-inch RCP CL-IV Storm Drainage Pipeline	100	LF	\$605.72	\$60,571.71	0.00%	\$60,571.71
5	60-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$34,289.36	\$34,289.36	0.00%	\$34,289.36
6	Detention Basin Outlet Control Structure - Medium	1	EA	\$462,804.51	\$462,804.51	0.00%	\$462,804.51
<b>Detention Basin Improvements</b>							
7	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	1,650	SF	\$13.19	\$21,764.37	0.00%	\$21,764.37
8	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	1,850	SF	\$13.19	\$24,402.47	0.00%	\$24,402.47
9	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,912.93	\$7,912.93	0.00%	\$7,912.93
10	Removable Bollards, Std. Dwg. LS-42	2	EA	\$2,373.87	\$4,747.75	0.00%	\$4,747.75
11	Rock Rip Rap	200	CY	\$65.94	\$13,188.47	0.00%	\$13,188.47
12	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	11,200	SF	\$5.28	\$59,093.55	0.00%	\$59,093.55
<b>Landscape Improvements</b>							
13	Detention Basin Planting (Hydro-Seeding)	50,000	SF	\$0.07	\$3,592.75	0.00%	\$3,592.75
14	Construction Area Seeding (Hydro-Seeding)	47,000	SF	\$0.07	\$3,377.19	0.00%	\$3,377.19
15	Erosion Control (Construction SWPPP)	110,000	SF	\$0.27	\$29,357.90	0.00%	\$29,357.90
<b>Total Construction Cost</b>					<b>\$886,387.00</b>		<b>\$886,387.00</b>



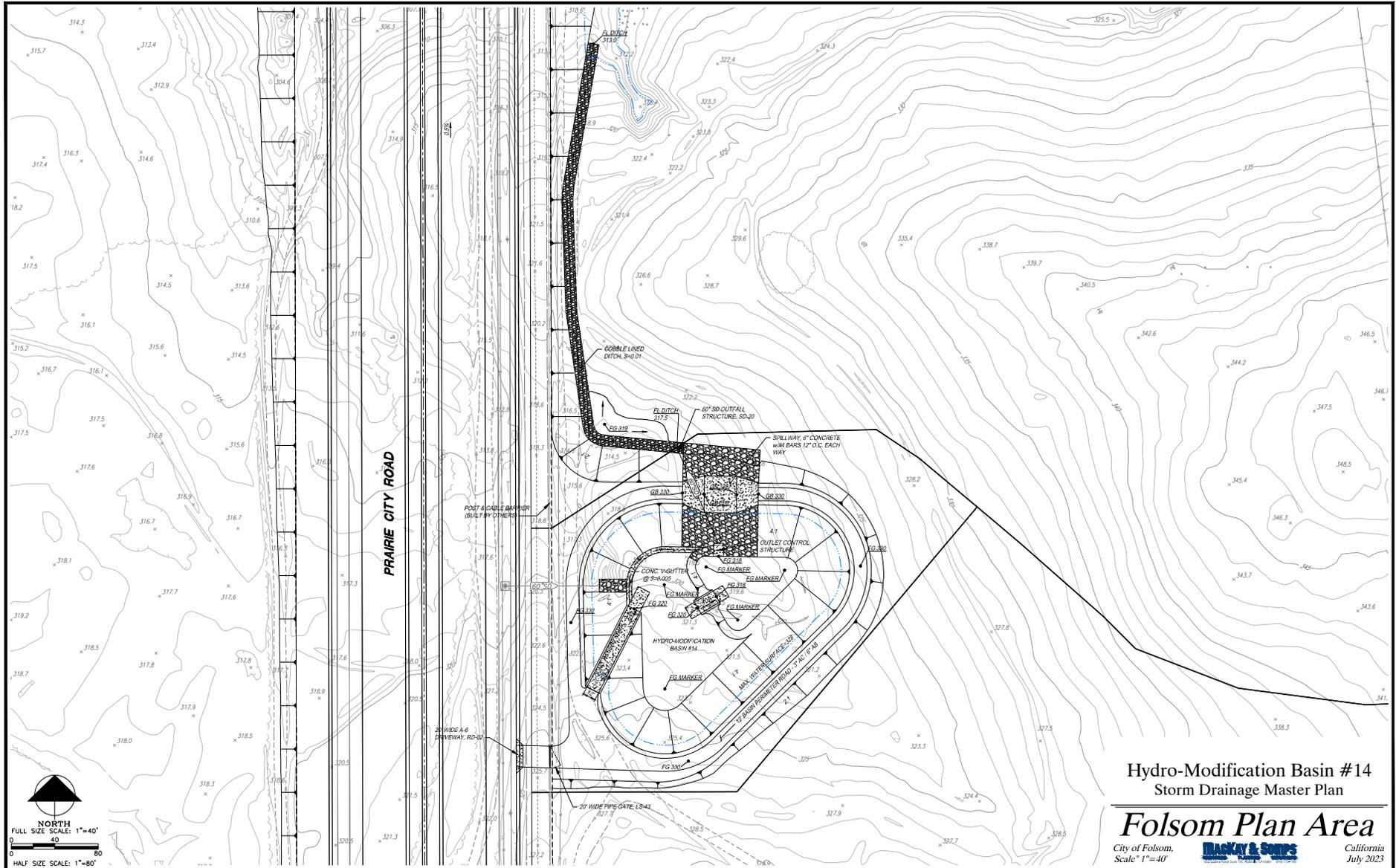
**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

	Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Hydro-Modification Basin No. 13</b>							
<b>Earthwork &amp; Site Preparation</b>							
1	Clearing and Grubbing	60,000	SF	\$0.08	\$4,927.20	0.00%	\$4,927.20
2	Excavation	9,000	CY	\$10.00	\$89,982.99	0.00%	\$89,982.99
3	Basin Finish Grading	60,000	SF	\$0.66	\$39,417.60	0.00%	\$39,417.60
<b>Drainage Improvements</b>							
4	36-inch RCP CL-IV Storm Drainage Pipeline	80	LF	\$283.86	\$22,708.64	0.00%	\$22,708.64
5	36-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$26,376.43	\$26,376.43	0.00%	\$26,376.43
6	Detention Basin Outlet Control Structure - Medium	1	EA	\$462,804.51	\$462,804.51	0.00%	\$462,804.51
7	Rock Rip Rap	200	CY	\$65.94	\$13,188.47	0.00%	\$13,188.47
<b>Detention Basin Improvements</b>							
8	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	1,250	SF	\$13.19	\$16,488.16	0.00%	\$16,488.16
9	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	1,300	SF	\$13.19	\$17,147.68	0.00%	\$17,147.68
10	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,912.93	\$7,912.93	0.00%	\$7,912.93
11	20-ft. Wide Pipe Gate Std. Dwg. LS-43 (Single Gate)	1	EA	\$7,912.93	\$7,912.93	0.00%	\$7,912.93
12	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	9,200	SF	\$5.28	\$48,541.13	0.00%	\$48,541.13
13	Masonry Retaining Wall	1,000	SF	\$105.50	\$105,503.67	0.00%	\$105,503.67
<b>Landscape Improvements</b>							
13	Detention Basin Planting (Hydro-Seeding)	20,000	SF	\$0.07	\$1,437.10	0.00%	\$1,437.10
14	Construction Area Seeding (Hydro-Seeding)	30,000	SF	\$0.07	\$2,155.65	0.00%	\$2,155.65
15	Erosion Control (Construction SWPPP)	60,000	SF	\$0.27	\$16,013.40	0.00%	\$16,013.40
<b>Total Construction Cost</b>					<b>\$882,519.00</b>		<b>\$882,519.00</b>



**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

	Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Hydro-Modification Basin No. 14</b>							
<b>Earthwork &amp; Site Preparation</b>							
1	Clearing and Grubbing	90,000	SF	\$0.08	\$7,390.80	0.00%	\$7,390.80
2	Import	5,000	CY	\$5.28	\$26,381.05	0.00%	\$26,381.05
3	Basin Finish Grading	90,000	SF	\$0.66	\$59,126.40	0.00%	\$59,126.40
<b>Drainage Improvements</b>							
4	60-inch RCP CL-IV Storm Drainage Pipeline	90	LF	\$605.72	\$54,514.54	0.00%	\$54,514.54
5	60-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$34,289.36	\$34,289.36	0.00%	\$34,289.36
6	Detention Basin Outlet Control Structure - Medium	1	EA	\$462,804.51	\$462,804.51	0.00%	\$462,804.51
<b>Detention Basin Improvements</b>							
7	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	1,750	SF	\$13.19	\$23,083.42	0.00%	\$23,083.42
8	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	2,100	SF	\$13.19	\$27,700.10	0.00%	\$27,700.10
9	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,912.93	\$7,912.93	0.00%	\$7,912.93
10	20-ft. wide Pipe Gate Std. Dwg. LS-43 (Single Gate)	1	EA	\$7,912.93	\$7,912.93	0.00%	\$7,912.93
11	Rock Rip Rap	200	CY	\$65.94	\$13,188.47	0.00%	\$13,188.47
12	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	11,600	SF	\$5.28	\$61,204.04	0.00%	\$61,204.04
13	5-ft. Wide Concrete V-Gutter	100	LF	\$47.48	\$4,747.56	0.00%	\$4,747.56
<b>Landscape Improvements</b>							
14	Detention Basin Planting (Hydro-Seeding)	42,000	SF	\$0.07	\$3,017.91	0.00%	\$3,017.91
15	Construction Area Seeding (Hydro-Seeding)	35,000	SF	\$0.07	\$2,514.93	0.00%	\$2,514.93
16	Erosion Control (Construction SWPPP)	90,000	SF	\$0.27	\$24,020.10	0.00%	\$24,020.10
<b>Total Construction Cost</b>					<b>\$819,810.00</b>		<b>\$819,810.00</b>



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**Folsom Plan Area  
Backbone Infrastructure  
2025 Remaining Work  
Construction Cost Estimate**

	Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Hydro-Modification Basin No. 15</b>							
<b>Earthwork &amp; Site Preparation</b>							
1	Clearing and Grubbing	350,000	SF	\$0.08	\$28,742.00	0.00%	\$28,742.00
2	Excavation	20,000	CY	\$10.00	\$199,962.20	0.00%	\$199,962.20
3	Basin Finish Grading	304,000	SF	\$0.66	\$199,715.84	0.00%	\$199,715.84
<b>Drainage Improvements</b>							
4	36-inch RCP CL-IV Storm Drainage Pipeline	211	LF	\$283.86	\$59,894.05	0.00%	\$59,894.05
5	36-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$26,376.43	\$26,376.43	0.00%	\$26,376.43
6	Detention Basin Outlet Control Structure - Large	1	EA	\$578,505.63	\$578,505.63	0.00%	\$578,505.63
<b>Detention Basin Improvements</b>							
7	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	2,100	SF	\$13.19	\$27,700.10	0.00%	\$27,700.10
8	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	1,400	SF	\$13.19	\$18,466.74	0.00%	\$18,466.74
9	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,912.93	\$7,912.93	0.00%	\$7,912.93
10	Rock Rip Rap	150	CY	\$65.94	\$9,891.35	0.00%	\$9,891.35
11	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	23,240	SF	\$5.28	\$122,619.12	0.00%	\$122,619.12
<b>Landscape Improvements</b>							
12	Detention Basin Planting (Hydro-Seeding)	80,000	SF	\$0.07	\$5,748.40	0.00%	\$5,748.40
13	Construction Area Seeding (Hydro-Seeding)	198,000	SF	\$0.07	\$14,227.29	0.00%	\$14,227.29
14	Erosion Control (Construction SWPPP)	350,000	SF	\$0.27	\$93,411.50	0.00%	\$93,411.50
<b>Total Construction Cost</b>					<b>\$1,393,174.00</b>		<b>\$1,393,174.00</b>





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The Economics of Land Use

## **Appendix I:**

### **Sanitary Sewer Construction Cost Estimates**

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2025 Remaining Work**  
**Construction Cost Estimate**

Item	Total Remaining Construction Budget
<b>Sanitary Sewer Pipelines Summary</b>	
Alder Creek Parkway	\$1,261,055
Rowberry Drive	\$302,508
Mangini Parkway	\$360,895
Prairie City Road	\$4,125,303
Empire Ranch Road	\$89,331
Haven Parkway	\$171,515
Sierra Parkway	\$1,198,394
Sewer Odor Control System	\$493,252
<b>Subtotal Sanitary Sewer Pipelines</b>	<b>\$8,002,253</b>
<b>Sanitary Sewer Pump Stations &amp; Force Mains</b>	
Alder Creek Sewer Lift Station - Phase 2	\$180,859
<b>Subtotal Pump Stations &amp; Force Mains</b>	<b>\$180,859</b>
<b>Total Sanitary Sewer System</b>	<b>\$8,183,112</b>

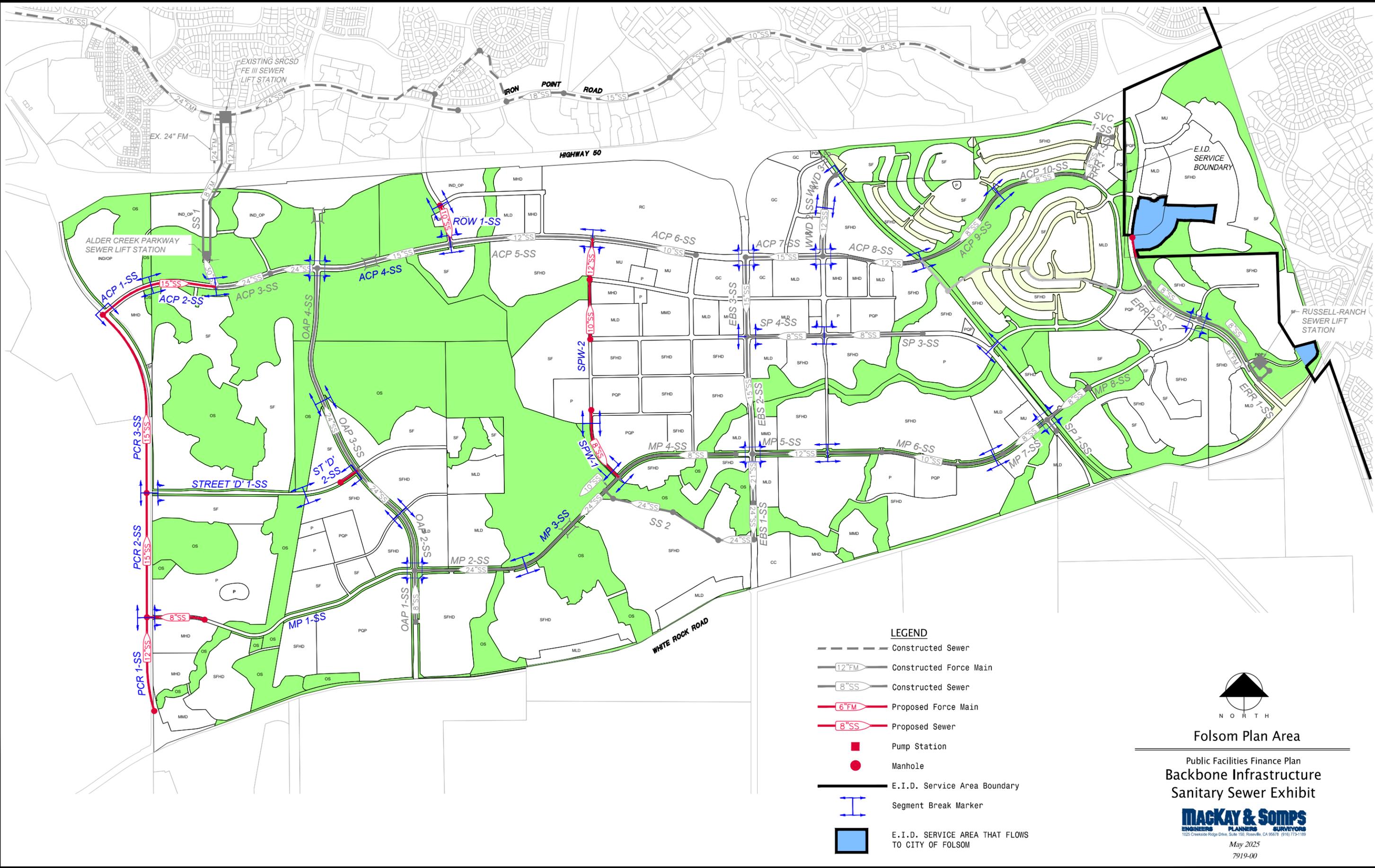
**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2025 Remaining Work**  
**Construction Cost Estimate**

Section	Description	Pipe Size (in.)	Qty.	Unit	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
<b>Sanitary Sewer System</b>										
Alder Creek Parkway										
ACP 1-SS	Alder Creek Parkway (Sta 379+00 to Sta 389+00)	15	1,000	LF	\$438.55	\$438,551.60	0.00%	\$65,782.74	\$87,710.32	\$592,044.65
ACP 2-SS	Alder Creek Parkway (Sta 389+00 to Sta 400+30)	15	1,130	LF	\$438.55	\$495,563.30	0.00%	\$74,334.50	\$99,112.66	\$669,010.46
Rowberry Drive										
ROW 1-SS	Rowberry Drive (Sta 100+60 to Sta 107+50)	10	700	LF	\$320.11	\$224,079.82	0.00%	\$33,611.97	\$44,815.96	\$302,507.75
Mangini Parkway										
MP 1-SS	Mangini Parkway (Sta 100+60 to Sta 150+20)	8	1,010	LF	\$264.68	\$267,329.86	0.00%	\$40,099.48	\$53,465.97	\$360,895.30
Prairie City Road										
PCR 1-SS	Prairie City Road (Sta 98+50 to Sta 121+80)	12	1640	LF	\$400.55	\$656,902.93	0.00%	\$98,535.44	\$131,380.59	\$886,818.95
PCR 2-SS	Prairie City Road (Sta 121+80 to Sta 143+40)	15	2170	LF	\$438.55	\$951,656.96	0.00%	\$142,748.54	\$190,331.39	\$1,284,736.90
PCR 3-SS	Prairie City Road (Sta 143+40 to Sta 176+30)	15	3300	LF	\$438.55	\$1,447,220.26	0.00%	\$217,083.04	\$289,444.05	\$1,953,747.36
Empire Ranch Road										
ERR-3	Empire Ranch Road (Sta 145+80 to Sta 148+30)	8	250	LF	\$264.68	\$66,170.76	0.00%	\$9,925.61	\$13,234.15	\$89,330.52
Haven Parkway										
HP 2-SS	Haven Parkway (Sta 127+00 to Sta 137+00)	8	480	LF	\$264.68	\$127,047.85	0.00%	\$19,057.18	\$25,409.57	\$171,514.60
Sierra Parkway										
SPW-SS-1	Sierra Parkway (Sta 10+00 to Sta 21+00)	8	1,045	LF	\$264.68	\$276,593.76	0.00%	\$41,489.06	\$55,318.75	\$373,401.58
SPW-SS-2	Sierra Parkway (Sta 21+00 to Sta 52+90)	8	560	LF	\$264.68	\$148,222.49	0.00%	\$22,233.37	\$29,644.50	\$200,100.37
SPW-SS-2	Sierra Parkway (Sta 21+00 to Sta 52+90)	10	470	LF	\$320.11	\$150,453.59	0.00%	\$22,568.04	\$30,090.72	\$203,112.35
SPW-SS-2	Sierra Parkway (Sta 21+00 to Sta 52+90)	12	780	LF	\$400.55	\$312,429.44	0.00%	\$46,864.42	\$62,485.89	\$421,779.74

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2025 Remaining Work**  
**Construction Cost Estimate**

Section	Description	Pipe Size (in.)	Qty.	Unit	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
<b>Sanitary Sewer System (Continued)</b>										
Sewer Odor Control System										
MP 2	Deep Sewer Odor Control System	-	1	EA	\$365,371.98	\$365,371.98	0.00%	\$54,805.80	\$73,074.40	<u>\$493,252.17</u>
<b>Total Sanitary Sewer Pipelines</b>										<b>\$8,002,252.70</b>
Alder Creek Sanitary Sewer Lift Station - Phase 2										
	Piping Valves, Fittings & Appurtenances	-	1	LS	\$12,179.06	\$12,179.06	0.00%	\$1,826.86	\$2,435.81	\$16,441.74
	Major Equipment	-	1	LS	\$103,522.06	\$103,522.06	0.00%	\$15,528.31	\$20,704.41	\$139,754.79
	Major Electrical	-	1	LS	\$18,268.60	\$18,268.60	0.00%	\$2,740.29	\$3,653.72	<u>\$24,662.61</u>
<b>Total Alder Creek Sanitary Sewer Lift Station - Phase 2</b>										<b><u>\$180,859.13</u></b>
<b>Total Sanitary Sewer System</b>										<b>\$8,183,111.84</b>

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**LEGEND**

- Constructed Sewer
- Constructed Force Main
- Constructed Sewer
- Proposed Force Main
- Proposed Sewer
- Pump Station
- Manhole
- E.I.D. Service Area Boundary
- Segment Break Marker
- E.I.D. SERVICE AREA THAT FLOWS TO CITY OF FOLSOM



**Folsom Plan Area**

Public Facilities Finance Plan  
 Backbone Infrastructure  
 Sanitary Sewer Exhibit



May 2025  
 7919-00

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**SANITARY SEWER SYSTEM**