

# Folsom City Council Staff Report

<b>MEETING DATE:</b>	11/14/2023
<b>AGENDA SECTION:</b>	Public Hearing
<b>SUBJECT:</b>	Resolution No. 11129 – A Resolution Adopting the November 2023 Adjustment for the Folsom Plan Area Specific Plan Infrastructure Fees (SPIF) and Setting the Updated Amount of the SPIF Fees
<b>FROM:</b>	Finance Department

## **RECOMMENDATION / CITY COUNCIL ACTION**

Staff recommends the City Council conduct the public hearing and then adopt Resolution No. 11129– A Resolution Adopting the November 2023 Adjustment for the Folsom Plan Area Specific Plan Infrastructure Fees (SPIF) and Setting the Updated Amount of the SPIF Fees.

## **BACKGROUND / ISSUE**

On January 28, 2014, the Public Facilities Financing Plan (PFFP) for the Folsom Plan Area (FPA) was adopted by the City Council with Resolution No. 9298. The PFFP is an \$877 million plan that described the infrastructure and facility costs, presented a financing strategy, and estimated the time horizon for the development in the FPA. The PFFP proposed the establishment of several impact fees for the development of the backbone infrastructure including roadway improvements, potable and non-potable water systems, wastewater systems, storm drainage infrastructure and habitat mitigation to serve the FPA.

On September 8, 2015, the City Council adopted Ordinance No. 1235 adding Chapter 3.130 to the Folsom Municipal Code and established the Folsom Plan Area Specific Plan Infrastructure Fee (SPIF). Also, on September 8, 2015, the City Council adopted Resolution No. 9642 which approved the initial nexus study for the SPIF Fee and set the initial amount of the SPIF fee.

On January 9, 2018, the City Council adopted Resolution No. 10059 which approved the Nexus Study Fiscal Year 2017-2018 update and set the updated amount of the SPIF fees.

On June 11, 2019, the City Council adopted Ordinance No. 1293 amending sections 3.130.010(JJ) and 3.130.030(E)(1)(c) to the Folsom Municipal Code which changed the Off-Site Roadway Improvement fee to a Set-Aside Fee to be collected at building permit issuance rather than prior to final map approval.

On July 28, 2020, the City Council adopted Resolution No. 10491, approving the Nexus Study Fiscal Year 2020-21 Update and setting the updated amount of the SPIF Fees and introduced Ordinance No. 1307 amending sections 3.130.010(JJ) And 3.130.030(E)(1)(c) of the Folsom Municipal Code Pertaining to the Set-Aside Component of the Folsom Plan Area Specific Plan Infrastructure Fees. On August 25, 2020, the City Council adopted Ordinance No. 1307.

On August 22, 2023, the City Council adopted Resolution No. 11096, approving the August 2023 Adjustment to the SPIF, dated August 10, 2023, adjusting the Folsom Plan Area Specific Plan Infrastructure Fees for the development of public facilities necessary and required to serve the FPA.

### **POLICY / RULE**

General Plan Policy 11.6 – states that it is the policy of the City of Folsom to require new development to bear the cost of its increased demand on municipal services and facilities so as not to create a greater burden on existing residents.

Section 3.130.030(A) of the Folsom Municipal Code authorizes adoption of the SPIF Fee by Council Resolution. Section 3.130.030(F) of the Folsom Municipal Code permits the property owners of the FPASP to petition the City for an adjustment of the SPIF Fees and permits the Finance Director to adjust the SPIF Fee based on general changes in construction costs.

### **ANALYSIS**

**SPIF Infrastructure Fee Adjustment:** This Resolution will adjust the Folsom Plan Area Specific Plan Infrastructure Fees (SPIF Fees) for the development of public facilities necessary and required to serve the FPA. The SPIF Program is the mechanism to equalize the costs of the Infrastructure, Public Lands and Community Parkland in the FPA. This Resolution is an update to the City Council’s August 2023 approval of Resolution No. 11096 for the August 2023 SPIF Adjustment. Subsequent analysis by Economic & Planning Systems, Inc. and MacKay & Soms, Inc. identified additional infrastructure costs, for SPIF-eligible improvements, that needed to be accounted for in this SPIF adjustment. Consequently, Resolution 11129 will incorporate those costs into the November 2023 SPIF Adjustment.

The SPIF Fees equitably spread the cost burden of the public infrastructure improvements in the FPA such as, roadways, sewer facilities, potable water facilities, recycled water facilities,

storm drainage facilities, and habitat mitigation and other costs in the FPA as provided in the PFFP. This 2023 SPIF Adjustment alters the fee amounts based on updated construction costs and the amount of development remaining in the FPA.

The Nexus Study Fiscal Year 2020-2021 Update for the SPIF Fees referenced above was compliant with the requirements set forth in the Mitigation Fee Act, also known as AB1600. The 2020-2021 updated Study ensured that a rational nexus exists between future development in the City and (i) the use and need of the proposed facilities, and (ii) the cost or portion of the cost of the capital facilities attributable to future development. That 2020-2021 Updated Study demonstrated that a reasonable relationship exists between the fees and the cost of the facilities attributable to each land use type.

The prior August 2023 and this November 2023 SPIF Infrastructure Fee Adjustments were done at the request of the SPIF Administrator, the City, and the landowners to update the construction cost estimates used to calculate the SPIF Infrastructure Fees. The updated cost estimates are in addition to the Construction Cost Index (CCI) update that occurred on July 1, 2023 and will ensure the fees are reflective of the cost of SPIF backbone infrastructure construction. Table 1, in Exhibit A of Resolution No. 11129 summarizes the updated SPIF Fee Components for all FPASP land uses, except those in the Folsom Heights area. As shown in Table 1, the SPIF Fee increased between approximately \$1,944 to \$3,862 per unit for residential uses and between \$2.58 and \$3.45 per building square foot for nonresidential uses. Table 2, in Exhibit A of Resolution No. 11129 summarizes the updated SPIF Fee Components for Folsom Heights land uses. Because the Folsom Heights SPIF Fee only includes a selection of SPIF components, the change in the SPIF Fee for Folsom Heights land uses may have changed in different proportions as compared to land uses in the remainder of the FPA, as shown in Table 2 of Exhibit A.

The Adjusted Folsom Plan Area SPIF Fees, if approved, will become effective January 15, 2024.

As discussed in Attachment 2, this November 2023 SPIF Infrastructure Fee Adjustment does not represent a Nexus Study update. The allocation factors used to distribute the infrastructure costs among the various land uses in the FPASP remain unchanged from the Nexus Study Fiscal Year 2020-2021 Update. As such, the nexus between the impacts caused by new development and the fees charged to new development remain unchanged as well.

Because this November 2023 SPIF Adjustment does not represent a nexus study update, it is not subject to the provisions of California Government Code Section 66016.5(a)(5)(A) enacted by Assembly Bill 602 in 2022, which require new nexus studies or nexus study updates to calculate impact fees for residential development proportional to building square footage. Additionally, as described in Attachment 2, the SPIF program complies with the conditions in California Government Code Section 66016.5(a)(5)(B) which exempt nexus studies from this square footage requirement.

## **FINANCIAL IMPACT**

The Nexus Study Fiscal Year 2020-2021 Update established the Off-Site Water Treatment Plant Set-Aside, a mechanism to reimburse the City for the FPASP's proportionate share of costs incurred by the City to construct water treatment and distribution facilities that serve the FPASP. This November 2023 SPIF Infrastructure Fee adjustment does not alter the Off-Site Water Treatment Plan Set-Aside mechanism, except to adjust the amount of the Set-Aside based on remaining development, Set-Aside fees collected to date, and updated estimates of reimbursements to the City from other sources, such as Community Facilities District No. 18. Table 3 of Exhibit A depicts the updated Off-Site Water Treatment Plan Set-Aside, which is applicable to all FPA land uses excluding those in Folsom Heights. As such, this November 2023 SPIF Adjustment does not alter the mechanism or timeline for reimbursing the City for these costs. There are no additional financial impacts to the City related to this item.

## **ENVIRONMENTAL REVIEW**

This action is exempt from the California Environmental Quality Act under 15061(b)(3) of the CEQA Guidelines.

## **ATTACHMENTS**

1. Resolution No. 11129 – A Resolution Adopting the November 2023 Adjustment for the Folsom Plan Area Specific Plan Infrastructure Fees (SPIF) and Setting the Updated Amount of the SPIF Fees
2. November 2023 SPIF Infrastructure Fee Adjustment for the Folsom Plan Area Specific Plan

Submitted,



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Stacey Tamagni, Finance Director



## Attachment 1

## **RESOLUTION NO. 11129**

### **A RESOLUTION ADOPTING THE NOVEMBER 2023 ADJUSTMENT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN INFRASTRUCTURE FEES (SPIF) AND SETTING THE UPDATED AMOUNT OF THE SPIF FEES**

**WHEREAS**, the proposed developments in the Folsom Plan Area create a need for additional public improvements, infrastructure, facilities and services for the future residents, businesses, and visitors in the Folsom Plan Area; and

**WHEREAS**, the General Plan of the City and voter-approved Measure W require that new development within the Folsom Plan Area provide, in a time frame related to its development, an adequate level of public improvements, infrastructure, facilities and services in order to maintain adequate levels of public services and not adversely impact other areas of the City; and

**WHEREAS**, the Nexus Study for the Folsom Plan Area, dated July 16, 2020 demonstrates the need for the public facilities in the Folsom Plan Area and establishes a reasonable relationship between the need for the public facilities and the type of development, between the use of the fees and the type of development, and between the amount of the fees and the cost of the public facilities attributable to the type of development; and

**WHEREAS**, the Public Facilities Financing Plan (“PFFP”) for the Folsom Plan Area, adopted by the City council on January 28, 2014 in Resolution No. 9298, sets forth a financing mechanism to fund infrastructure and facility costs necessary to serve new developments in the Folsom Plan Area; and

**WHEREAS**, the public infrastructure components in the PFFP constitute approximately \$378,565,000 for the construction of water, sanitary sewer, roads, storm drainage, and other public infrastructure; and

**WHEREAS**, Ordinance No. 1235 added Chapter 3.130 to the Folsom Municipal Code which establishes the Folsom Plan Area Specific Plan Infrastructure Fee (SPIF) and authorizes the adoption of the SPIF Fees by City Council Resolution; and

**WHEREAS**, the City Council adopted Resolution No. 9642 on September 8, 2015 and established the initial amounts of SPIF fees; and

**WHEREAS**, the City Council adopted Resolution No. 10059 on January 9, 2018 and established the updated amounts of SPIF fees; and

**WHEREAS**, on June 11, 2019, the City Council adopted Ordinance No. 1293 amending sections 3.130.010(JJ) and 3.130.030(E)(1)(c) to the Folsom Municipal Code which changed the Off-Site Roadway Improvement fee to a Set-Aside Fee to be collected at building permit issuance rather than prior to final map approval; and

**WHEREAS**, on July 28, 2020, the City Council adopted Resolution No. 10491, approving the Nexus Study Fiscal Year 2020-21 Update and setting the updated amount of the SPIF Fees and introduced Ordinance No. 1307 amending sections 3.130.010(JJ) And 3.130.030(E)(1)(c) of the Folsom

Municipal Code Pertaining to the Set-Aside Component of the Folsom Plan Area Specific Plan Infrastructure Fees. On August 25, 2020, the City Council adopted Ordinance No. 1307; and

**WHEREAS**, the City Council adopted Resolution No. 11096 on August 22, 2023 and established the adjusted amounts of SPIF fees; and

**WHEREAS**, the November 2023 Adjustment for the SPIF, dated November 3, 2023, adjusts the Folsom Plan Area Specific Plan Infrastructure Fees for the development of public facilities necessary and required to serve the FPA; and

**WHEREAS**, this Resolution is adopted pursuant to the provisions of Chapter 3.130 of the Folsom Municipal Code (“Folsom Plan Area Specific Plan Infrastructure Fees”).

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Folsom that the November 2023 Adjustment for the Folsom Plan Area Specific Plan Infrastructure Fees (SPIF) is hereby approved and adopted for the Folsom Plan Area.

**BE IT FURTHER RESOLVED** that the updated Folsom Plan Area Specific Plan Infrastructure Fees specified in Exhibit “A” are hereby approved and adopted for the Folsom Plan Area, and the updated SPIF Fees shall be effective as of January 15, 2024.

**PASSED AND ADOPTED** on this 14th day of November 2023, by the following roll-call vote:

**AYES:** Councilmember(s)  
**NOES:** Councilmember(s)  
**ABSENT:** Councilmember(s)  
**ABSTAIN:** Councilmember(s)

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Rosario Rodriguez, MAYOR

ATTEST:

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Christa Freemantle, CITY CLERK

**Exhibit A**  
**Folsom Plan Area Specific Plan Infrastructure Fees**  
**Effective January 15, 2024**

Table 1  
 Folsom Plan Area Specific Plan  
 Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment  
 SPIF Summary per Dwelling Unit/Bldg. Sq. Ft.

SPIF Summary
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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	\$18,198	\$16,544	\$14,890	\$13,235	\$12,408	\$11,581
Dry Utilities	\$3,987	\$3,987	\$2,975	\$2,975	\$2,975	\$2,975
On-Site Water	\$18,483	\$11,591	\$7,205	\$5,962	\$5,639	\$5,012
Off-Site Water	\$1,670	\$1,047	\$651	\$538	\$509	\$453
Recycled Water	\$5,157	\$3,234	\$2,010	\$1,661	\$1,573	\$1,389
Drainage	\$9,146	\$7,381	\$7,715	\$4,628	\$4,235	\$5,561
Sewer	\$2,623	\$2,623	\$1,987	\$1,967	\$1,967	\$1,967
Habitat Mitigation	\$2,008	\$1,013	\$708	\$383	\$291	\$339
Administration (3% of sum of all SPIF costs)	\$1,838	\$1,422	\$1,144	\$940	\$888	\$879
<b>Total SPIF Cost per Dwelling Unit/Bldg. Sq. Ft.</b>	<b>\$63,090</b>	<b>\$48,822</b>	<b>\$39,263</b>	<b>\$32,259</b>	<b>\$30,486</b>	<b>\$30,166</b>
<b>FY 2023-24 SPIF Fee Summary (Including Admin.)</b>	<b>\$59,228</b>	<b>\$45,755</b>	<b>\$36,783</b>	<b>\$30,200</b>	<b>\$28,541</b>	<b>\$28,193</b>
<b>Difference from FY 2023-2024 SPIF Fee</b>						
Amount	\$3,862	\$3,066	\$2,559	\$2,059	\$1,944	\$1,973
Percentage	6.5%	6.7%	7.0%	6.8%	6.8%	7.0%

Source: City of Folsom, MacKay & Samps, EPS.

**Table 1**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**SPIF Summary per Dwelling Unit/Bldg. Sq. Ft.**

<b>SPIF Summary</b>
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Item	Nonresidential - SPIF Per Bldg. Sq. Ft.				
	Mixed Use Commercial	Industrial/Office Park (IND/O/P)	General Commercial	Community Commercial	Regional Commercial
<b>Specific Plan Infrastructure Fee (SPIF)</b>					
On- and Off-Site Roadways	\$22.28	\$18.73	\$26.33	\$26.33	\$19.23
Dry Utilities	\$3.12	\$2.10	\$2.53	\$2.86	\$2.27
On-Site Water	\$5.84	\$4.71	\$4.44	\$5.02	\$3.78
Off-Site Water	\$0.53	\$0.43	\$0.40	\$0.45	\$0.34
Recycled Water	\$1.63	\$1.32	\$1.24	\$1.40	\$1.06
Drainage	\$12.67	\$8.52	\$10.27	\$11.62	\$9.23
Sewer	\$0.26	\$0.52	\$0.26	\$0.26	\$0.26
Habitat Mitigation	\$0.77	\$0.52	\$0.63	\$0.71	\$0.56
Administration (3% of sum of all SPIF costs)	\$1.41	\$1.11	\$1.36	\$1.46	\$1.10
<b>Total SPIF Cost per Dwelling Unit/Bldg. Sq. Ft.</b>	<b>\$48.44</b>	<b>\$37.96</b>	<b>\$47.48</b>	<b>\$50.42</b>	<b>\$37.86</b>
<hr/>					
<b>FY 2023-24 SPIF Fee Summary (including Admin.)</b>	<b>\$45.13</b>	<b>\$35.37</b>	<b>\$44.23</b>	<b>\$46.67</b>	<b>\$35.22</b>
<hr/>					
<b>Difference from FY 2023-2024 SPIF Fee</b>					
Amount	\$3.38	\$2.58	\$3.25	\$3.45	\$2.62
Percentage	7.9%	7.9%	7.9%	7.4%	7.4%

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

Table 2  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment  
Folsom Heights SPIF Summary per Dwelling Unit/Bldg. Sq. Ft.

Folsom Heights SPIF Summary
-----------------------------

Item	Residential - SPIF per Dwelling Unit [1]					
	Single-Family		Multi-Family			Mixed Use
	Low Density	High Density	Low Density	Med. Density	High Density	
<b>Specific Plan Infrastructure Fee (SPIF)</b>						
On- and Off-Site Roadways	\$16,195	\$16,544	\$14,890	\$13,235	\$12,400	\$11,561
Dry Utilities	\$3,907	\$3,907	\$2,975	\$3,975	\$3,975	\$3,975
On-Site Water	-	-	-	-	-	-
Off-Site Water	-	-	-	-	-	-
Recycled Water	-	-	-	-	-	-
Drainage	\$8,145	\$7,301	\$7,715	\$4,628	\$4,235	\$5,561
Sewer	-	-	-	-	-	-
Habitat Mitigation	\$2,000	\$1,013	\$700	\$303	\$291	\$309
Administration (3% of sum of all SPIF costs)	\$1,000	\$667	\$769	\$636	\$557	\$614
<b>Total SPIF Cost per Dwelling Unit/Bldg. Sq. Ft.</b>	<b>\$34,249</b>	<b>\$28,772</b>	<b>\$27,674</b>	<b>\$24,838</b>	<b>\$20,506</b>	<b>\$24,670</b>
<b>FY 2023-24 SPIF Fee Summary (including Admin.)</b>	<b>\$31,902</b>	<b>\$27,638</b>	<b>\$25,104</b>	<b>\$20,275</b>	<b>\$19,035</b>	<b>\$19,524</b>
Difference from FY 2023-2024 SPIF Fee (Amount)	\$2,477	\$2,135	\$1,970	\$1,563	\$1,471	\$1,546
Difference from FY 2023-2024 SPIF Fee (Percentage)	7.0%	7.2%	7.3%	7.2%	7.2%	7.3%

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

[1] Folsom Heights includes only Single-Family, Single-Family Low Density, and Multi-Family 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 Plan Area Specific Plan  
 Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment  
 Folsom Heights SPIF Summary per Dwelling Unit/Bldg. Sq. Ft.

Folsom Heights SPIF Summary
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Item	Nonresidential - SPIF per Bldg. Sq. Ft. [1]				
	Mixed Use Commercial	Industrial/Office Park (IND/OIP)	General Commercial	Community Commercial	Regional Commercial
<b>Specific Plan Infrastructure Fee (SPIF)</b>					
On- and Off-Site Roadways	\$22.28	\$18.73	\$26.33	\$28.33	\$19.23
Dry Utilities	\$3.12	\$2.10	\$2.53	\$2.86	\$2.27
On-Site Water	-	-	-	-	-
Off-Site Water	-	-	-	-	-
Recycled Water	-	-	-	-	-
Drainage	\$12.67	\$8.52	\$10.27	\$11.62	\$8.23
Sewer	-	-	-	-	-
Habitat Mitigation	\$0.77	\$0.52	\$0.63	\$0.71	\$0.56
Administration (3% of sum of all SPIF costs)	\$1.17	\$0.90	\$1.19	\$1.25	\$0.94
<b>Total SPIF Cost per Dwelling Unit/Bldg. Sq. Ft.</b>	<b>\$40.01</b>	<b>\$30.76</b>	<b>\$40.94</b>	<b>\$42.76</b>	<b>\$32.24</b>
<b>FY 2023-24 SPIF Fee Summary (Including Admin.)</b>	<b>\$37.07</b>	<b>\$28.55</b>	<b>\$38.83</b>	<b>\$39.89</b>	<b>\$29.98</b>
Difference from FY 2023-2024 SPIF Fee (Amount)	\$2.94	\$2.22	\$2.91	\$3.07	\$2.33
Difference from FY 2023-2024 SPIF Fee (Percentage)	7.9%	7.2%	7.1%	7.2%	7.2%

Source: City of Folsom; MacKay & Somp; 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 3**

**Folsom Plan Area Specific Plan  
 Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment  
 Infrastructure Cost Allocation: Off-Site Potable Water (2023\$)**

**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.
Formula	A	B	C	D=C/A x B	E=D/Total Demand	F=Total Cost/E	G=FA	H=FD
<b>Residential</b>		units	percent					percent
Single-Family (SF)	245.1	840	0.59	498	23.2%	\$1,402,766	\$5,723	\$1,870
Single-Family High Density (SFHD)	179.0	1,290	0.37	490	22.4%	\$1,359,367	\$7,592	\$1,047
Multifamily Low Density (MLD)	159.0	1,553	0.23	357	16.7%	\$1,011,020	\$6,390	\$661
Multifamily Medium Density (MMD)	47.8	898	0.19	170	8.0%	\$481,861	\$10,091	\$530
Multifamily High Density (MHD)	50.0	1,171	0.18	211	9.8%	\$596,609	\$11,929	\$509
Mixed Use (MU) - Residential	17.1	343	0.10	55	2.6%	\$155,337	\$9,094	\$453
<b>Subtotal</b>	<b>697.8</b>	<b>6,101</b>		<b>1,769</b>	<b>82.7%</b>	<b>\$5,006,979</b>		
<b>Nonresidential</b>		sq. ft.	percent					percent
Mixed Use (MU) - Commercial	11.4	100,362	1.61	19	0.8%	\$52,919	\$4,642	\$0.53
Industrial/Office Park (IND/OP)	103.4	1,353,845	1.97	204	9.5%	\$576,619	\$5,576	\$0.43
General Commercial (GC)	42.5	461,297	1.54	65	3.1%	\$185,167	\$4,359	\$0.40
Community Commercial (CC)	24.5	235,224	1.64	39	1.9%	\$106,764	\$4,359	\$0.45
Regional Commercial (RC)	31.3	378,841	1.46	48	2.1%	\$129,538	\$4,133	\$0.34
<b>Subtotal</b>	<b>213.1</b>	<b>2,529,569</b>		<b>371</b>	<b>17.3%</b>	<b>\$1,091,037</b>		
<b>Total Project</b>	<b>910.9</b>			<b>2,140</b>	<b>100.0%</b>	<b>\$6,098,016</b>		

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

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



## Attachment 2

*The Economics of Land Use*



## Report

# November 2023 SPIF Infrastructure Fee Adjustment

**Prepared for:**  
City of Folsom

**Prepared by:**  
Economic & Planning Systems, Inc. (EPS)

*Economic & Planning Systems, Inc.  
455 Capitol Mall, Suite 701  
Sacramento, CA 95814  
916 649 8010 tel  
916 649 2070 fax*

*Oakland  
Sacramento  
Denver  
Los Angeles*

**[www.epsys.com](http://www.epsys.com)**

November 3, 2023

EPS #142079

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## Executive Summary

### **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 benefitting 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. As a result, 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.

Since the creation of the SPIF Program, the City has 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.

After the most recent 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.

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.

However, approximately \$2.8 million in costs for already constructed improvements were included in the August 2023 Adjustment calculations. This November 2023 adjustment removes those costs (for already completed improvements), and when combined with the above cost additions, results in a net increase of approximately \$23.9 million in total SPIF costs to be funded as compared to the August 2023 Adjustment. All other factors used to calculate fees, including the remaining development capacity in the FPASP, remain unchanged from the August 2023 Adjustment.

Like the August 2023 Adjustment, this November 2023 SPIF Infrastructure Fee Adjustment adjusts the infrastructure portion of the SPIF, accounting for the following:

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.
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. As seen in **Table 1** and **Table 2**, the adjusted fees now range from **\$28,193 to \$59,228 per residential unit** (\$21,070 to \$34,319 per unit for Folsom Heights).

This report describes the process by which EPS updated the remaining costs and land uses to arrive at the November 2023 Adjusted SPIF and includes detailed supporting documentation of the updated costs in technical appendices.

**Table 1**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**SPIF Summary per Dwelling Unit/Bldg. Sq. Ft.**

<b>SPIF Summary</b>
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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	\$18,198	\$16,544	\$14,890	\$13,235	\$12,408	\$11,581
Dry Utilities	\$3,967	\$3,967	\$2,975	\$2,975	\$2,975	\$2,975
On-Site Water	\$18,483	\$11,591	\$7,205	\$5,952	\$5,639	\$5,012
Off-Site Water	\$1,670	\$1,047	\$651	\$538	\$509	\$453
Recycled Water	\$5,157	\$3,234	\$2,010	\$1,661	\$1,573	\$1,399
Drainage	\$9,146	\$7,381	\$7,715	\$4,628	\$4,235	\$5,561
Sewer	\$2,623	\$2,623	\$1,967	\$1,967	\$1,967	\$1,967
Habitat Mitigation	\$2,008	\$1,013	\$706	\$363	\$291	\$339
Administration (3% of sum of all SPIF costs)	\$1,838	\$1,422	\$1,144	\$940	\$888	\$879
<b>Total SPIF Cost per Dwelling Unit/Bldg. Sq. Ft.</b>	<b>\$63,090</b>	<b>\$48,822</b>	<b>\$39,263</b>	<b>\$32,259</b>	<b>\$30,486</b>	<b>\$30,166</b>
<b>FY 2023-24 SPIF Fee Summary (Including Admin.)</b>	<b>\$59,228</b>	<b>\$45,755</b>	<b>\$36,703</b>	<b>\$30,200</b>	<b>\$28,541</b>	<b>\$28,193</b>
<b>Difference from FY 2023-2024 SPIF Fee</b>						
<i>Amount</i>	\$3,862	\$3,066	\$2,559	\$2,059	\$1,944	\$1,973
<i>Percentage</i>	6.5%	6.7%	7.0%	6.8%	6.8%	7.0%

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

**Table 1**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**SPIF Summary per Dwelling Unit/Bldg. Sq. Ft.**

<b>SPIF Summary</b>
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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	\$22.28	\$18.73	\$26.33	\$26.33	\$19.23
Dry Utilities	\$3.12	\$2.10	\$2.53	\$2.86	\$2.27
On-Site Water	\$5.84	\$4.71	\$4.44	\$5.02	\$3.78
Off-Site Water	\$0.53	\$0.43	\$0.40	\$0.45	\$0.34
Recycled Water	\$1.63	\$1.32	\$1.24	\$1.40	\$1.06
Drainage	\$12.67	\$8.52	\$10.27	\$11.62	\$9.23
Sewer	\$0.26	\$0.52	\$0.26	\$0.26	\$0.26
Habitat Mitigation	\$0.77	\$0.52	\$0.63	\$0.71	\$0.56
Administration (3% of sum of all SPIF costs)	\$1.41	\$1.11	\$1.38	\$1.46	\$1.10
<b>Total SPIF Cost per Dwelling Unit/Bldg. Sq. Ft.</b>	<b>\$48.51</b>	<b>\$37.95</b>	<b>\$47.48</b>	<b>\$50.12</b>	<b>\$37.85</b>
<hr/>					
<b>FY 2023-24 SPIF Fee Summary (Including Admin.)</b>	<b>\$45.13</b>	<b>\$35.37</b>	<b>\$44.23</b>	<b>\$46.67</b>	<b>\$35.22</b>
<b>Difference from FY 2023-2024 SPIF Fee</b>					
Amount	\$3.38	\$2.58	\$3.25	\$3.45	\$2.62
Percentage	7.5%	7.3%	7.3%	7.4%	7.4%

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



**Table 2**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Folsom Heights SPIF Summary per Dwelling Unit/Bldg. Sq. Ft.**

<b>Folsom Heights SPIF Summary</b>
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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	\$18,198	\$16,544	\$14,890	\$13,235	\$12,408	\$11,581
Dry Utilities	\$3,967	\$3,967	\$2,975	\$2,975	\$2,975	\$2,975
On-Site Water	-	-	-	-	-	-
Off-Site Water	-	-	-	-	-	-
Recycled Water	-	-	-	-	-	-
Drainage	\$9,146	\$7,381	\$7,715	\$4,628	\$4,235	\$5,561
Sewer	-	-	-	-	-	-
Habitat Mitigation	\$2,008	\$1,013	\$706	\$363	\$291	\$339
Administration (3% of sum of all SPIF costs)	\$1,000	\$867	\$789	\$636	\$597	\$614
<b>Total SPIF Cost per Dwelling Unit/Bldg. Sq. Ft.</b>	<b>\$34,319</b>	<b>\$29,772</b>	<b>\$27,074</b>	<b>\$21,838</b>	<b>\$20,506</b>	<b>\$21,070</b>
<b>FY 2023-24 SPIF Fee Summary (Including Admin.)</b>	<b>\$31,902</b>	<b>\$27,638</b>	<b>\$25,104</b>	<b>\$20,275</b>	<b>\$19,035</b>	<b>\$19,524</b>
<i>Difference from FY 2023-2024 SPIF Fee (Amount)</i>	<i>\$2,417</i>	<i>\$2,133</i>	<i>\$1,970</i>	<i>\$1,563</i>	<i>\$1,471</i>	<i>\$1,546</i>
<i>Difference from FY 2023-2024 SPIF Fee (Percentage)</i>	<i>7.0%</i>	<i>7.2%</i>	<i>7.3%</i>	<i>7.2%</i>	<i>7.2%</i>	<i>7.3%</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.

**Table 2**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Folsom Heights SPIF Summary per Dwelling Unit/Bldg. Sq. Ft.**

<b>Folsom Heights SPIF Summary</b>
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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	\$22.28	\$18.73	\$26.33	\$26.33	\$19.23
Dry Utilities	\$3.12	\$2.10	\$2.53	\$2.86	\$2.27
On-Site Water	-	-	-	-	-
Off-Site Water	-	-	-	-	-
Recycled Water	-	-	-	-	-
Drainage	\$12.67	\$8.52	\$10.27	\$11.62	\$9.23
Sewer	-	-	-	-	-
Habitat Mitigation	\$0.77	\$0.52	\$0.63	\$0.71	\$0.56
Administration (3% of sum of all SPIF costs)	\$1.17	\$0.90	\$1.19	\$1.25	\$0.94
<b>Total SPIF Cost per Dwelling Unit/Bldg. Sq. Ft.</b>	<b>\$40.01</b>	<b>\$30.76</b>	<b>\$40.94</b>	<b>\$42.76</b>	<b>\$32.24</b>
<b>FY 2023-24 SPIF Fee Summary (Including Admin.)</b>	<b>\$37.07</b>	<b>\$28.55</b>	<b>\$38.03</b>	<b>\$39.69</b>	<b>\$29.90</b>
<i>Difference from FY 2023-2024 SPIF Fee (Amount)</i>	<i>\$2.94</i>	<i>\$2.22</i>	<i>\$2.91</i>	<i>\$3.07</i>	<i>\$2.33</i>
<i>Difference from FY 2023-2024 SPIF Fee (Percentage)</i>	<i>7.3%</i>	<i>7.2%</i>	<i>7.1%</i>	<i>7.2%</i>	<i>7.2%</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.

## 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. For the past several years, since the adoption of the 2020 Nexus Study Update, this adjustment occurred by adjusting the fees based on the change in the CCI, as described above. 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 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 2023 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 2023 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 2023 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.
- 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.

## Land Uses

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, are incorporated into this SPIF Program Update.

In May 2015, the City approved its first SPA for the Russell Ranch project. This Nexus Study Update reflects the land use updates based on the following SPAs that have been approved on or before June 30, 2016:

- 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 a result of the SPAs, the FPASP master land use summary as of June 30, 2016, included 35 single-family dwelling units that are not specifically assigned to one specific ownership entity. As these units are approved and included in the master land use table, they have been included in this Nexus Study Update. It is important to note that these units are anticipated to bear SPIF infrastructure costs, administration costs, and their proportionate share of parkland and public facility land dedication requirements. **Table 3** shows the remaining developable land uses throughout the FPASP Area with respect to the June 30, 2016, baseline.

### **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. 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.

**Table 3**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Remaining Developable Land Uses**

Land Use	Density Range	Beginning Land Uses (As of June 30, 2016)			Developed Land Uses (As of July 15, 2023)			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	467.6	1,535	-	(180.1)	(561)	-	287.5	974	-
Single-Family High Density (SFHD)	4-7	822.0	4,453	-	(588.1)	(2,882)	-	233.9	1,571	-
Multifamily Low Density (MLD)	7-12	278.9	2,509	-	(105.0)	(833)	-	173.9	1,676	-
Multifamily Medium Density (MMD)	12-20	47.8	896	-	-	-	-	47.8	896	-
Multifamily High Density (MHD)	20-30	64.3	1,601	-	(14.3)	(430)	-	50.0	1,171	-
Mixed Use District (MU) - Residential [3]	9-30	17.1	343	-	-	-	-	17.1	343	-
<b>Subtotal Residential</b>		<b>1,697.7</b>	<b>11,337</b>	<b>-</b>	<b>(887.5)</b>	<b>(4,706)</b>	<b>-</b>	<b>810.2</b>	<b>6,631</b>	<b>-</b>
<b>Nonresidential</b>										
	<i>target far</i>									
Mixed Use District (MU) - Commercial [3]	0.20	11.4		100,362	-	-	-	11.4	-	100,362
Industrial/Office Park (IND/OP)	0.30	103.4		1,353,845	-	-	-	103.4	-	1,353,845
General Commercial (GC) [4]	0.25	54.0		586,970	-	-	-	54.0	-	586,970
Community Commercial (CC)	0.25	24.5		235,224	-	-	-	24.5	-	235,224
Regional Commercial (RC)	0.28	42.3		512,443	(11.0)	-	(133,602)	31.3	-	378,841
<b>Subtotal Commercial</b>		<b>235.6</b>	<b>-</b>	<b>2,788,844</b>	<b>(11.0)</b>	<b>-</b>	<b>(133,602)</b>	<b>224.7</b>	<b>-</b>	<b>2,655,242</b>
<b>Total</b>		<b>1,933.3</b>	<b>11,337</b>	<b>2,788,844</b>	<b>(898.5)</b>	<b>(4,706)</b>	<b>(133,602)</b>	<b>1,034.9</b>	<b>6,631</b>	<b>2,655,242</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 15, 2023.

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 4  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment  
Folsom Heights Development [1]**

<b>Folsom Heights Land Uses June 2016 SPAs</b>
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<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>-</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>-</b>	<b>125,673</b>
<b>Total Developable</b>		<b>123.9</b>	<b>530</b>	<b>125,673</b>

Source: MacKay & Somps.

[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**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Remaining Developable Land Uses (excluding Folsom Heights) [1]**

<b>Remaining FPASP Land Uses          Excluding Folsom Heights</b>
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Land Use	Density Range	Acres	Units [2]	Sq. Ft.
<b>Residential</b>				
	<i>du/acre</i>			
Single-Family (SF)	1-4	245.1	840	-
Single-Family High Density (SFHD)	4-7	178.8	1,298	-
Multifamily Low Density (MLD)	7-12	159.0	1,553	-
Multifamily Medium Density (MMD)	12-20	47.8	896	-
Multifamily High Density (MHD)	20-30	50.0	1,171	-
Mixed Use District (MU) - Residential [3]	9-30	17.1	343	-
<b>Subtotal Residential</b>		<b>697.8</b>	<b>6,101</b>	-
<b>Nonresidential</b>				
	<i>target far</i>			
Mixed Use District (MU) - Commercial [3]	0.20	11.4	-	100,362
Industrial/Office Park (IND/OP)	0.30	103.4	-	1,353,845
General Commercial (GC) [4]	0.25	42.5	-	461,297
Community Commercial (CC)	0.25	24.5	-	235,224
Regional Commercial (RC)	0.28	31.3	-	378,841
<b>Subtotal Commercial</b>		<b>213.1</b>	-	<b>2,529,569</b>
<b>Total</b>		<b>910.9</b>	<b>6,101</b>	<b>2,529,569</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 23, 2023. See Table 3 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

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 **Appendices B through L**. 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>1</sup>
- Dry Utility Facilities.<sup>2</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.

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<sup>1</sup> Includes on- and off-site roadways.

<sup>2</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.

## **Backbone Infrastructure Cost Adjustments**

As mentioned in **Chapter 1** of this November 2023 SPIF Adjustment, EPS adjusted the Backbone Infrastructure cost estimates to ensure the SPIF Fee Program keeps pace with the actual cost of Backbone Infrastructure construction. As such, EPS incorporated the following adjustments to update the SPIF Fee Program.

### **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 component (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 2023 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.

### **Phase 1 and Phase 2 Construction Costs Adjustments**

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 this 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 2023 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 2023 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 2023 SPIF Adjustment.

#### ***Escalate Unit Cost Estimates***

For the improvements remaining in the SPIF program, Mackay & Soms 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.

## Other FPASP Development Costs

For this November 2023 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 (2023\$), 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).

In the August 2023 Adjustment, the cost of total remaining FPASP Backbone Infrastructure inadvertently included approximately \$2.9 million in roadway improvements that had already been completed by property owners or developers. This SPIF Adjustment removes those costs from the total amount of infrastructure remaining to be funded by the SPIF.

In addition, the August 2023 Adjustment erroneously omitted approximately \$24.4 million in SPIF eligible improvements installed by Toll Brothers, as documented in the Toll Brothers at Folsom Ranch Phase 2 Reimbursement Agreement in **Table B-19**. These costs are now included in the Phase 2 costs shown in **Table 6**. In addition, Toll Brothers submitted a True-Up analysis for their Folsom Ranch Phase 2 reimbursement agreement, shown in **Table B-17**. The total construction costs incurred by Toll Brothers in their Phase 1 improvements, as documented by the True Up Analysis, are used to adjust the amount of Phase 2 reimbursements to be funded by the SPIF, as shown in **Table B-5**.<sup>3</sup>

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<sup>3</sup> Phase 2 here refers to the Phases of the SPIF program, with Phase 1 occurring between 2016 and the 2020-21 SPIF Update, and Phase 2 occurring between that 2020-21 SPIF Update and these 2023 SPIF Adjustments. During Phase 2 of the overall SPIF improvements, Toll Brothers submitted two reimbursement agreements for their Folsom Ranch Development.

**Table 6**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Summary of Estimated SPIF-Funded Infrastructure Improvement Costs (2023\$)**

<b>Summary of SPIF Costs</b>
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Improvement	Backbone Infrastructure Costs (2023\$)					
	Phase 1 Costs [1]	Phase 2 Costs [1]	Remaining Costs [2]	Total Costs	Funded by Other Sources	Costs at Buildout
<b>Specific Plan Infrastructure Fee</b>						
<b>On- and Off-Site Roadways</b>						
Backbone Roadway Rough Grading	\$3,107,902	\$17,388,112	\$24,705,607	\$45,201,621	\$0	\$45,201,621
Backbone Roadways [3]	\$2,631,142	\$19,394,889	\$56,881,251	\$78,907,282	\$0	\$78,907,282
Community Entry Improvements	\$0	\$0	\$2,700,000	\$2,700,000	\$0	\$2,700,000
Railroad Crossings	\$222,193	\$215,050	\$1,951,252	\$2,388,495	\$0	\$2,388,495
City Fiber Optic & Traffic Control System	\$264,068	\$368,815	\$5,403,286	\$6,036,169	\$0	\$6,036,169
Signalized Intersections & Improvements	\$645,095	\$5,080,415	\$13,269,462	\$18,994,972	\$0	\$18,994,972
Open Space Vehicular Access Barrier	\$55,690	\$119,335	\$827,852	\$1,002,877	\$0	\$1,002,877
Off-Site Roadway Improvements	\$0	\$0	\$0	\$0	\$0	\$0
Class 1 Trail	\$0	\$331,853	\$0	\$331,853	\$0	\$331,853
<b>Total On- and Off-Site Roadways</b>	<b>\$6,926,090</b>	<b>\$42,898,469</b>	<b>\$105,738,710</b>	<b>\$155,563,269</b>	<b>\$0</b>	<b>\$155,563,269</b>
Dry Utility	\$2,715,076	\$6,892,170	\$18,815,661	\$28,422,907	\$0	\$28,422,907
On-Site Water	\$8,906,591	\$9,432,997	\$48,707,592	\$67,047,180	\$0	\$67,047,180
Off-Site Water [4] [5]	\$20,999,741	\$0	\$20,784,870	\$41,784,611	(\$35,726,595)	\$6,058,016
Recycled Water	\$794,076	\$4,718,729	\$13,195,764	\$18,708,569	\$0	\$18,708,569
Sewer [6]	\$936,431	\$6,818,786	\$6,666,675	\$14,421,892	\$0	\$14,421,892
Drainage	\$3,768,439	\$19,757,624	\$45,982,584	\$69,508,647	\$0	\$69,508,647
Habitat Mitigation	\$211,118	\$1,709,905	\$5,119,510	\$7,040,533	\$0	\$7,040,533
<b>Total SPIF Improvement Cost</b>	<b>\$45,257,562</b>	<b>\$92,228,680</b>	<b>\$265,011,366</b>	<b>\$402,497,608</b>	<b>(\$35,726,595)</b>	<b>\$366,771,013</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 15, 2023, plus SPIF True-Up amounts. See Table B-1 through Table B-30 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] Assumes a combination of CFD No. 2013-1, CFD No. 17, CFD No. 18, and other funds for offsetting revenues. See Table 11 for details.
- [5] Off-Site Water - Remaining Phase 1 Costs: Includes costs for existing facilities not reflected in Table B-1 and Table B-11, and will be funded by sources other than the SPIF Infrastructure Fee. See Table 11 for details.
- [6] 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. See Table 11 for details.

The adjustments to the cost estimates of the remaining SPIF-eligible improvements to be installed result in a \$2.9 million reduction in total SPIF-funded improvements (existing and future) compared to the August 2023 Adjustment. The adjustments to the Toll Brothers improvements costs result in an increase of \$26.8 million in Phase 2 reimbursement costs compared to the August 2023 Adjustment. The net total change from the August 2023 Adjustment is a **\$23.9 million** increase in total costs to be funded by the SPIF.

As shown, a portion of Backbone Infrastructure costs are to be funded through sources other than SPIF—Infrastructure Fee Component revenues. **Appendices B through L** contain summary and unit cost estimate assumptions prepared by MacKay & Somps. The appendices are organized so that there is a separate appendix for each facility type. Each of these appendices (**Appendix B** through **Appendix L**) 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 & Somps 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 to reimburse the City for these existing improvements, based on the total amount to be reimbursed to the City and projected amount of funding from CFD No. 18. 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.



**Table 7  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment  
Estimated Roadway Costs (2023\$)**

<b>Roadways</b>
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Item	Construction	Engineering/ Plan Check/ Inspection	Contingency	Total
<i>Percentage</i>		<i>15%</i>	<i>20%</i>	
<b>BACKBONE ROADWAYS SUMMARY</b>				
<b>SPIF-Funded Roadways</b>				
<b>Phase 1 Roadways [1]</b>				
Rough Grading	-	-	-	\$3,107,902
Backbone Roadways	-	-	-	\$2,631,142
Railroad Crossings	-	-	-	\$222,193
City Fiber Optic & Traffic Control System	-	-	-	\$264,068
Signalized Intersections & Improvements	-	-	-	\$645,095
Open Space Vehicular Access Barrier	-	-	-	\$55,690
Off-Site Roadway Improvements	-	-	-	\$0
<b>Subtotal Phase 1 Roadways</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$6,926,090</b>
<b>Phase 2 Roadways [1]</b>				
Rough Grading				\$17,388,112
Backbone Roadways				\$19,394,889
Railroad Crossings				\$215,050
City Fiber Optic & Traffic Control System				\$368,815
Signalized Intersections & Improvements				\$5,080,415
Open Space Vehicular Access Barrier				\$119,335
Off-Site Roadway Improvements				\$0
Class 1 Trails				\$331,853
<b>Subtotal Phase 2 Roadways</b>				<b>\$42,898,469</b>
<b>Remaining Construction</b>				
<b>Backbone Rough Grading</b>				
Alder Creek Parkway	\$1,759,952	\$263,993	\$351,990	\$2,375,936
Oak Avenue Parkway	\$1,500,529	\$225,079	\$300,106	\$2,025,714
East Bidwell Street	\$0	\$0	\$0	\$0
Westwood Drive	\$0	\$0	\$0	\$0
Empire Ranch Road	\$5,453,962	\$818,094	\$1,090,792	\$7,362,849
Rowberry Drive	\$627,200	\$94,080	\$125,440	\$846,720
Mangini Parkway	\$3,501,969	\$525,295	\$700,394	\$4,727,659
Savannah Parkway	\$0	\$0	\$0	\$0
Prairie City Road	\$5,456,837	\$818,525	\$1,091,367	\$7,366,729
Placerville Road Utility Corridor	\$0	\$0	\$0	\$0
<b>Subtotal Backbone Rough Grading</b>	<b>\$18,300,450</b>	<b>\$2,745,067</b>	<b>\$3,660,090</b>	<b>\$24,705,607</b>
<b>Backbone Roadways</b>				
Alder Creek Parkway	\$19,220,675	\$2,883,101	\$3,844,135	\$25,947,911
Oak Avenue Parkway	\$15,424,906	\$2,313,736	\$3,084,981	\$20,823,622
East Bidwell Street	\$645,003	\$96,750	\$129,001	\$870,753
Westwood Drive	\$0	\$0	\$0	\$0
Empire Ranch Road	\$1,773,690	\$266,054	\$354,738	\$2,394,482
Rowberry Drive	\$736,920	\$110,538	\$147,384	\$994,842
Mangini Parkway	\$2,429,890	\$364,483	\$485,978	\$3,280,351
Savannah Parkway	\$1,645,067	\$246,760	\$329,013	\$2,220,841
Russell Ranch Road	\$0	\$0	\$0	\$0
Scenic Vista Court	\$0	\$0	\$0	\$0
Placerville Road	\$258,110	\$38,717	\$51,622	\$348,449
<b>Subtotal Backbone Roadways</b>	<b>\$42,134,260</b>	<b>\$6,320,139</b>	<b>\$8,426,852</b>	<b>\$56,881,251</b>

**Table 7**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Estimated Roadway Costs (2023\$)**

Roadways
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Item	Construction	Engineering/ Plan Check/ Inspection	Contingency	Total
<b>Community Entry Improvements</b>	\$2,000,000	\$300,000	\$400,000	\$2,700,000
<b>Railroad Crossings</b>	\$1,445,372	\$216,806	\$289,074	\$1,951,252
<b>City Fiber Optic &amp; Traffic Signal Control System</b>	\$4,002,434	\$600,365	\$800,487	\$5,403,286
<b>Signalized Intersections &amp; Improvements</b>	\$9,829,231	\$1,474,385	\$1,965,846	\$13,269,462
<b>Open Space Vehicular Access Barrier</b>	\$613,224	\$91,984	\$122,645	\$827,852
<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>\$78,324,971</b>	<b>\$11,748,746</b>	<b>\$15,664,994</b>	<b>\$105,738,710</b>
<b>Total SPIF-Funded Roadways</b>	<b>\$78,324,971</b>	<b>\$11,748,746</b>	<b>\$15,664,994</b>	<b>\$155,563,269</b>
<b>Roadways Funded by PAYGO [2]</b>	\$0	\$0	\$0	\$0
<b>TOTAL BACKBONE ROADWAYS [3]</b>	<b>\$78,324,971</b>	<b>\$11,748,746</b>	<b>\$15,664,994</b>	<b>\$155,563,269</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 15, 2023, plus SPIF True-Up amounts. See Table B-1 through Table B-30 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**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Estimated Dry Utilities Costs (2023\$)**

Dry Utilities
---------------

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]	-	-	-	-	\$2,715,076
Phase 2 Dry Utilities System [2]	-	-	-	-	\$6,892,170
<b>Remaining Construction</b>					
<b>Backbone Dry Utility System</b>					
Alder Creek Parkway	\$2,275,643	\$1,137,821	\$341,346	\$455,129	\$4,209,939
Prairie City Road	\$3,154,409	\$1,577,204	\$473,161	\$630,882	\$5,835,657
Oak Avenue Parkway	\$1,556,391	\$778,195	\$233,459	\$311,278	\$2,879,323
East Bidwell Street	\$0	\$0	\$0	\$0	\$0
Westwood Drive	\$0	\$0	\$0	\$0	\$0
Empire Ranch Road	\$698,122	\$349,061	\$104,718	\$139,624	\$1,291,526
Rowberry Drive	\$309,891	\$154,945	\$46,484	\$61,978	\$573,298
Mangini Parkway	\$1,151,683	\$575,842	\$172,752	\$230,337	\$2,130,614
Savannah Parkway	\$215,069	\$107,535	\$32,260	\$43,014	\$397,878
<b>Subtotal Backbone Dry Utility System</b>	<b>\$9,361,208</b>	<b>\$4,680,604</b>	<b>\$1,404,181</b>	<b>\$1,872,242</b>	<b>\$17,318,234</b>
<b>Electrical Transmission System - 69 KV Pole Relocation</b>					
Alder Creek Parkway	\$809,420	\$404,710	\$121,413	\$161,884	\$1,497,427
<b>Subtotal Electrical Transmission System</b>	<b>\$809,420</b>	<b>\$404,710</b>	<b>\$121,413</b>	<b>\$161,884</b>	<b>\$1,497,427</b>
<b>Subtotal Remaining Construction</b>	<b>\$10,170,628</b>	<b>\$5,085,314</b>	<b>\$1,525,594</b>	<b>\$2,034,126</b>	<b>\$18,815,661</b>
<b>TOTAL DRY UTILITIES COSTS [3]</b>	<b>\$10,170,628</b>	<b>\$5,085,314</b>	<b>\$1,525,594</b>	<b>\$2,034,126</b>	<b>\$28,422,907</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 15, 2023, plus SPIF True-Up amounts. See Table B-1 through Table B-30 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**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Estimated On-Site Potable Water System Costs (2023\$)**

<b>On-Site Potable Water</b>
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Item	Construction	Engineering/ Plan Check/ Inspection	Contingency	Total
<i>Percentage</i>		<i>15%</i>	<i>20%</i>	
<b>SPIF ON-SITE POTABLE WATER FACILITIES</b>				
<b>Phase 1 On-Site Potable Water System [2]</b>	-	-	-	<b>\$8,906,591</b>
<b>Phase 2 On-Site Potable Water System [2]</b>	-	-	-	<b>\$9,432,997</b>
<b>Remaining Construction</b>				
<b>Potable Water Pipelines System</b>				
Alder Creek Parkway	\$4,147,696	\$622,154	\$829,539	\$5,599,389
Oak Avenue Parkway	\$2,107,671	\$316,151	\$421,534	\$2,845,355
East Bidwell Street	\$0	\$0	\$0	\$0
Westwood Drive	\$0	\$0	\$0	\$0
Empire Ranch Road	\$1,141,982	\$171,297	\$228,396	\$1,541,675
Rowberry Drive	\$218,247	\$32,737	\$43,649	\$294,634
Mangini Parkway	\$1,549,556	\$232,433	\$309,911	\$2,091,901
Savannah Parkway	\$0	\$0	\$0	\$0
Prairie City Road	\$2,403,838	\$360,576	\$480,768	\$3,245,182
<b>Subtotal Potable Water Pipelines System</b>	<b>\$11,568,990</b>	<b>\$1,735,348</b>	<b>\$2,313,798</b>	<b>\$15,618,136</b>
<b>Storage Reservoirs</b>				
Zone 3 - Phase 1	\$5,590,859	\$838,629	\$1,118,172	\$7,547,660
Zone 3 - Phase 2	\$4,668,886	\$700,333	\$933,777	\$6,302,995
Zone 4	\$6,103,461	\$915,519	\$1,220,692	\$8,239,672
<b>Subtotal Storage Reservoirs</b>	<b>\$16,363,206</b>	<b>\$2,454,481</b>	<b>\$3,272,641</b>	<b>\$22,090,328</b>
<b>Pressure Reducing Stations</b>				
Zone 3 to Zone 2	\$83,502	\$12,525	\$16,700	\$112,728
Zone 4 to Zone 3	\$0	\$0	\$0	\$0
<b>Subtotal Pressure Reducing Stations</b>	<b>\$83,502</b>	<b>\$12,525</b>	<b>\$16,700</b>	<b>\$112,728</b>
<b>Booster Pump Stations</b>				
Off-site Zone 3 Booster Pump	\$7,679,000	\$1,151,850	\$1,535,800	\$10,366,650
Zone 3 to Pressure Zone 4 - Phase 2	\$385,000	\$57,750	\$77,000	\$519,750
<b>Subtotal Booster Pump Stations</b>	<b>\$8,064,000</b>	<b>\$1,209,600</b>	<b>\$1,612,800</b>	<b>\$10,886,400</b>
<b>Total Remaining Construction</b>	<b>\$36,079,697</b>	<b>\$5,411,955</b>	<b>\$7,215,939</b>	<b>\$48,707,592</b>
<b>TOTAL ON-SITE POTABLE WATER COSTS [2]</b>	<b>\$36,079,697</b>	<b>\$5,411,955</b>	<b>\$7,215,939</b>	<b>\$67,047,180</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 15, 2023, plus SPIF True-Up amounts. See Table B-1 through Table B-30 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**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Estimated Off-Site Potable Water System Costs (2023\$)**

<b>Off-Site Potable Water</b>
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Item	Percentage	Folsom Plan Area Cost			Total
		Existing [1]	Phase1	Phase 2	
<b>Existing Facilities Shared Capacity</b>					
WTP Phase III		\$2,450,000			\$2,450,000
WTP Phase IVA		\$1,110,000			\$1,110,000
WTP Phase IVB		\$6,887,000			\$6,887,000
Zone 3 East BPS		\$250,000			\$250,000
Natoma Raw Water Pipeline		\$1,543,000			\$1,543,000
Foothills Reservoirs		\$360,000			\$360,000
Zone 3 East Distribution System		\$500,000			\$500,000
Engineering, Admin, Construction Man., and Contingency		\$265,000			\$265,000
<b>Subtotal Existing Facilities</b>		<b>\$13,365,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$13,365,000</b>
Plus Escalation [2]		\$3,263,000			\$3,263,000
WTP Set Aside Fee Collected		(\$3,628,259)			
<b>Subtotal Escalated Existing Facilities</b>		<b>\$12,999,741</b>	<b>\$0</b>	<b>\$0</b>	<b>\$16,628,000</b>
<b>New Facilities</b>					
Transmission Pipelines - 24" [2]			-	\$20,784,870	\$20,784,870
<b>Subtotal New Construction</b>		<b>\$0</b>	<b>-</b>	<b>\$20,784,870</b>	<b>\$20,784,870</b>
<b>Subtotal New Facilities [3]</b>		<b>\$0</b>	<b>\$0</b>	<b>\$20,784,870</b>	<b>\$20,784,870</b>
<b>Systems Optimization Review (SOR)</b>					
SOR Incurred		\$2,300,000			\$2,300,000
Willow Hill SOR		\$0	\$5,700,000	\$0	\$5,700,000
<b>Subtotal SOR</b>		<b>\$2,300,000</b>	<b>\$5,700,000</b>	<b>\$0</b>	<b>\$8,000,000</b>
<b>Total</b>		<b>\$15,299,741</b>	<b>\$5,700,000</b>	<b>\$20,784,870</b>	<b>\$45,412,870</b>

Source: Brown & Caldwell; MacKay & Somps.

[1] Phase 1 off-site water system costs based on actual construction costs for Phase 1 water systems.

[2] Existing off-site water system facility hard costs based on the costs included in the SPIF Nexus Study FY 2017-2018 Update, adjusted by 2 years of SPIF Infrastructure Fee escalations, equal to 24.42%, rounded to the nearest \$1,000.

[3] Does not include Phase 3 and Phase 4 Storage Tanks nor Zone 3 Booster Pump Station improvements. See Table 9 for details of these costs.

**Table 11**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Estimated Off-Site Potable Water and Sewer System Costs and Sources of Funding (2023\$)**

<b>Off-Site Potable Water &amp;  Sewer System  Costs and Sources of Funding</b>
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Item	Total Estimated Costs	Funding Sources					Total
		Remaining SPIF Infrastructure Fee [1]	Water Treatment Plant Set- Aside Fee [1]	CFD 2013-1	CFD 17 Willow Hill	CFD 18 Water & Sewer Bond Proceeds & PAYGO [2]	
<b>Off-Site Potable Water Facilities</b>							
Existing Facilities	\$12,999,741	\$2,175,825	\$3,882,191	\$0	\$0	\$6,941,725	\$12,999,741
Systems Optimization Review (SOR)	\$8,000,000	\$0	\$0	\$2,300,000	\$5,700,000	\$0	\$8,000,000
Off-Site Water Pipeline - Phase 1	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Off-Site Water Pipeline - Phase 2 [3]	\$20,784,870	\$0	\$0	\$0	\$0	\$20,784,870	\$20,784,870
<b>Subtotal Off-Site Potable Water Facilities</b>	<b>\$41,784,611</b>	<b>\$2,175,825</b>	<b>\$3,882,191</b>	<b>\$2,300,000</b>	<b>\$5,700,000</b>	<b>\$27,726,595</b>	<b>\$41,784,611</b>
<b>Total</b>	<b>\$41,784,611</b>	<b>\$2,175,825</b>	<b>\$3,882,191</b>	<b>\$2,300,000</b>	<b>\$5,700,000</b>	<b>\$27,726,595</b>	<b>\$41,784,611</b>

Source: MacKay & Somps; CFD No. 2013-1 Hearing Report; CFD No. 17 Hearing Report; CFD No. 18 Hearing Report; 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 will submit 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.

See Appendix K for details.

[2] Funding consists of a combination of bond proceeds and PAYGO during the first 20 years of the CFD.

[3] The amount shown to be covered by CFD No. 18 is based on a conservative Phase 2 Water Facilities funding approach.

**Table 12**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Estimated Recycled Water System Costs (2023\$)**

<b>Recycled Water</b>
-----------------------

Item	Construction	Engineering/ Plan Check/ Inspection	Contingency	Total
<i>Percentage</i>		<i>15%</i>	<i>20%</i>	
<b>SPIF RECYCLED WATER FACILITIES</b>				
<b>Phase 1 Recycled Water System [1]</b>	-	-	-	<b>\$794,076</b>
<b>Phase 1 Recycled Water System [1]</b>	-	-	-	<b>\$4,718,729</b>
<b>Remaining Construction</b>				
<b>Recycled Water Pipelines</b>				
Alder Creek Parkway	\$4,912,450	\$736,868	\$982,490	\$6,631,808
East Bidwell Street	\$0	\$0	\$0	\$0
Westwood Drive	\$0	\$0	\$0	\$0
Mangini Parkway	\$1,238,866	\$185,830	\$247,773	\$1,672,469
Empire Ranch Road	\$811,883	\$121,782	\$162,377	\$1,096,042
Rowberry Drive	\$541,823	\$81,273	\$108,365	\$731,460
Savannah Parkway	\$0	\$0	\$0	\$0
Rustic Ridge Drive	\$0	\$0	\$0	\$0
Prairie City Road	\$1,363,500	\$204,525	\$272,700	\$1,840,725
Placerville Road Utility Corridor	\$488,567	\$73,285	\$97,713	\$659,565
<b>Subtotal Recycled Water Pipelines</b>	<b>\$9,357,088</b>	<b>\$1,403,563</b>	<b>\$1,871,418</b>	<b>\$12,632,069</b>
<b>Pressure Reducing Stations</b>	<b>\$417,552</b>	<b>\$62,633</b>	<b>\$83,510</b>	<b>\$563,695</b>
<b>Zone 5 Storage Reservoir</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Subtotal Remaining Construction</b>	<b>\$9,774,640</b>	<b>\$1,466,196</b>	<b>\$1,954,928</b>	<b>\$13,195,764</b>
<b>TOTAL RECYCLED WATER COSTS [2]</b>	<b>\$9,774,640</b>	<b>\$1,466,196</b>	<b>\$1,954,928</b>	<b>\$18,708,569</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 15, 2023, plus SPIF True-Up amounts. See Table B-1 through Table B-30 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**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Estimated Sewer System Costs (2023\$)**

<b>Sanitary Sewer</b>
-----------------------

Item	Construction	Engineering/ Plan Check/ Inspection	Contingency	Total
<i>Percentage</i>		<i>15%</i>	<i>20%</i>	
<b>SPIF SANITARY SEWER FACILITIES</b>				
<b>Phase 1 Sanitary Sewer System [1] [2]</b>				
Sewer Pipelines	-	-	-	\$936,431
Alder Creek Lift Station	-	-	-	\$0
<b>Subtotal Phase 1 Sanitary Sewer System</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$936,431</b>
<b>Phase 2 Sanitary Sewer System [1] [2]</b>				<b>\$6,818,786</b>
<b>Remaining Construction</b>				
<b>Sanitary Sewer Pipelines</b>				
Alder Creek Parkway	\$909,995	\$136,499	\$181,999	\$1,228,493
Oak Avenue Parkway	\$0	\$0	\$0	\$0
Westwood Drive	\$0	\$0	\$0	\$0
Empire Ranch Road	\$0	\$0	\$0	\$0
Rowberry Drive	\$218,293	\$32,744	\$43,659	\$294,696
Mangini Parkway	\$260,426	\$39,064	\$52,085	\$351,575
Savannah Parkway	\$0	\$0	\$0	\$0
Prairie City Road	\$2,976,883	\$446,532	\$595,377	\$4,018,792
Folsom Heights Drive	\$86,230	\$12,935	\$17,246	\$116,411
<b>Subtotal Sanitary Sewer Pipelines</b>	<b>\$4,451,827</b>	<b>\$667,774</b>	<b>\$890,365</b>	<b>\$6,009,967</b>
<b>Sanitary Sewer Pump Stations &amp; Force Mains</b>				
Alder Creek Sewer Lift Station - Phase 2	\$130,511	\$19,577	\$26,102	\$176,190
Russell Ranch Sewer Lift Station	\$0	\$0	\$0	\$0
Sewer Odor Control System	\$355,940	\$53,391	\$71,188	\$480,518
<b>Subtotal Sanitary Sewer Pump Station &amp; Force Mains</b>	<b>\$486,451</b>	<b>\$72,968</b>	<b>\$97,290</b>	<b>\$656,709</b>
<b>Subtotal Remaining Construction</b>	<b>\$4,938,278</b>	<b>\$740,742</b>	<b>\$987,656</b>	<b>\$6,666,675</b>
<b>TOTAL SANITARY SEWER COSTS [3]</b>	<b>\$4,938,278</b>	<b>\$740,742</b>	<b>\$987,656</b>	<b>\$14,421,892</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 15, 2023, plus SPIF True-Up amounts. See Table B-1 through Table B-30 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**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Estimated Storm Drainage System Costs (2023\$)**

<b>Storm Drainage</b>
-----------------------

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>\$3,768,439</b>
Phase 2 Storm Drainage System [1]	-	-	-	<b>\$19,757,624</b>
<b>Remaining Construction</b>				
<b>Storm Drain Pipelines</b>				
Alder Creek Parkway	\$7,771,336	\$1,165,700	\$1,554,267	\$10,491,304
Oak Avenue Parkway	\$3,101,322	\$465,198	\$620,264	\$4,186,785
East Bidwell Street	\$0	\$0	\$0	\$0
Westwood Drive	\$0	\$0	\$0	\$0
Empire Ranch Road	\$613,672	\$92,051	\$122,734	\$828,457
Rowberry Drive	\$291,553	\$43,733	\$58,311	\$393,596
Mangini Parkway	\$1,658,658	\$248,799	\$331,732	\$2,239,188
Savannah Parkway	\$0	\$0	\$0	\$0
Prairie City Road	\$4,439,167	\$665,875	\$887,833	\$5,992,875
Miscellaneous Storm Drain Improvements	\$150,000	\$22,500	\$30,000	\$202,500
<b>Subtotal Storm Drain Pipelines</b>	<b>\$18,025,708</b>	<b>\$2,703,856</b>	<b>\$3,605,142</b>	<b>\$24,334,705</b>
<b>Detention Basins [2]</b>				
Combo #1	\$707,024	\$106,054	\$141,405	\$954,482
Combo #2	\$1,603,181	\$240,477	\$320,636	\$2,164,294
Combo #3	\$1,103,746	\$165,562	\$220,749	\$1,490,057
Combo #4	\$479,391	\$71,909	\$95,878	\$647,178
Combo #5	\$530,554	\$79,583	\$106,111	\$716,248
DB #1	\$618,740	\$92,811	\$123,748	\$835,299
DB #2	\$635,133	\$95,270	\$127,027	\$857,430
DB #3	\$586,765	\$88,015	\$117,353	\$792,133
HMB #1	\$550,683	\$82,602	\$110,137	\$743,422
HMB #2	\$526,570	\$78,986	\$105,314	\$710,870
HMB #3	\$593,265	\$88,990	\$118,653	\$800,908
HMB #4	\$500,936	\$75,140	\$100,187	\$676,264
HMB #5	\$512,513	\$76,877	\$102,503	\$691,893
HMB #6	\$1,142,192	\$171,329	\$228,438	\$1,541,959

**Table 14**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Estimated Storm Drainage System Costs (2023\$)**

<b>Storm Drainage</b>
-----------------------

Item	Construction	Engineering/ Plan Check/ Inspection	Contingency	Total
HMB #8	\$828,852	\$124,328	\$165,770	\$1,118,950
HMB #9	\$548,302	\$82,245	\$109,660	\$740,208
HMB #10	\$791,156	\$118,673	\$158,231	\$1,068,061
HMB #11	\$569,218	\$85,383	\$113,844	\$768,444
HMB #12	\$863,036	\$129,455	\$172,607	\$1,165,099
HMB #13	\$859,511	\$128,927	\$171,902	\$1,160,340
HMB #14	\$798,235	\$119,735	\$159,647	\$1,077,617
HMB #15	\$686,463	\$102,969	\$137,293	\$926,725
<b>Subtotal Detention Basins</b>	<b>\$16,035,466</b>	<b>\$2,405,320</b>	<b>\$3,207,093</b>	<b>\$21,647,879</b>
<b>Subtotal Remaining Construction</b>	<b>\$34,061,174</b>	<b>\$5,109,176</b>	<b>\$6,812,235</b>	<b>\$45,982,584</b>
<b>TOTAL STORM DRAINAGE COSTS [3]</b>	<b>\$34,061,174</b>	<b>\$5,109,176</b>	<b>\$6,812,235</b>	<b>\$69,508,647</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 15, 2023, plus SPIF True-Up amounts. See Table B-1 through Table B-30 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 2023 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. As seen in **Table 10**, the remaining amount of reimbursement owed to the City for existing facilities is approximately \$13.0 million. Approximately \$2.2 million is to be reimbursed to the City through the SPIF Fee Program Reimbursement Agreement, and another \$6.9 million is to be paid by CFD No. 18, leaving \$3.8 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 (2023\$). 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 of \$5.1 million, as shown in **Table 15** and **16**, is then allocated to the remaining land uses.

**Table 15**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Estimated Habitat Mitigation Costs (2023\$)**

<b>Habitat Mitigation</b>
---------------------------

Item	Remaining Phase 1 Costs [1]	Remaining Phase 2 Costs [1]	Remaining Phase 3 Costs [2]	Total
<b>Total Habitat Costs</b>	<b>\$211,118</b>	<b>\$1,709,905</b>	<b>\$5,119,510</b>	<b>\$7,040,533</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 15, 2023, plus SPIF True-Up amounts. See Table B-1 through Table B-30 for details.

[2] See Table 16 for further detail on remaining costs.

**Table 16**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Habitat Costs Calculation**

2020 Nexus Study Remaining Costs (2020\$)	Escalation to 2023/24\$		Phase 2 Reimbursement Agreement Habitat Costs				Total	Remaining Costs (2023/24\$)
	Factor	Escalated Amount	Toll Brothers	Russell Ranch	Eagle Parcel	Eagle Parcel		
			Folsom Ranch	Phase 2	85A	61+77		
\$5,793,310	18.65%	\$6,873,763	\$93,119	\$395,718	\$710,794	\$554,622	<b>\$1,754,253</b>	<b>\$5,119,510</b>

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

## 4. Infrastructure Cost Allocation

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 2023 SPIF Adjustment are unchanged from the 2020 Nexus Study Update.

**Table 17**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Infrastructure Cost Allocation: Roadways Costs (2023\$)**

<b>Roadways</b>
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Land Use Category	ITE Code	Land Uses		PM Peak Trips per Unit or 1,000 Bldg. Sq. Ft.	PM Peak Hour Trips per Acre (Nonres Only)	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.										
<i>Formula</i>		<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E</i>	<i>F</i>	<i>G=C*E*F</i>	<i>H=G/SFHD G</i>	<i>I=B*G</i>	<i>J=I/Total I</i>	<i>K=J*Total K</i>	<i>K/B</i>
<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)		287.5	974	1.10	-	5.0	100%	5.50	1.10	1,071	11.39%	\$17,725,309	\$18,198
Single-Family High Density (SFHD)		233.9	1,571	1.00	-	5.0	100%	5.00	1.00	1,571	16.71%	\$25,990,723	\$16,544
Multifamily Low Density (MLD)		173.9	1,676	0.90	-	5.0	100%	4.50	0.90	1,508	16.04%	\$24,955,065	\$14,890
Multifamily Medium Density (MMD)		47.8	896	0.80	-	5.0	100%	4.00	0.80	717	7.62%	\$11,858,785	\$13,235
Multifamily High Density (MHD)		50.0	1,171	0.75	-	5.0	100%	3.75	0.75	878	9.34%	\$14,529,824	\$12,408
Mixed Use (MU) - Residential		17.1	343	0.70	-	5.0	100%	3.50	0.70	240	2.55%	\$3,972,230	\$11,581
<b>Subtotal Residential</b>		<b>810.2</b>	<b>6,631</b>							<b>5,986</b>	<b>63.66%</b>	<b>\$99,031,935</b>	
<i>Formula</i>		<i>A</i>	<i>B</i>	<i>C</i>	<i>D=C*(B/A)/1000</i>	<i>E</i>	<i>F</i>	<i>G=D*E*F</i>	<i>H=G/SFHD G</i>	<i>I=A*H</i>	<i>J=I/Total I</i>	<i>K=J*Total K</i>	<i>K/B</i>
<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	11.4	100,362	3.71	32.66	2.75	66%	59.28	11.86	135	1.44%	\$2,236,104	\$22.28
Industrial/Office Park (IND/OP)	750 Office Park	103.4	1,353,845	1.48	19.38	4.25	90%	74.11	14.82	1,533	16.30%	\$25,359,126	\$18.73
General Commercial (GC)	820 Shopping Center	54.0	586,970	3.71	40.31	3.25	66%	86.47	17.29	934	9.94%	\$15,455,722	\$26.33
Community Commercial (CC)	820 Shopping Center	24.5	235,224	3.71	35.62	3.25	66%	76.40	15.28	374	3.98%	\$6,193,769	\$26.33
Regional Commercial (RC)	826 Specialty Retail Store	31.3	378,841	2.71	32.75	3.25	66%	70.25	14.05	440	4.68%	\$7,286,614	\$19.23
<b>Subtotal Nonresidential</b>		<b>224.7</b>	<b>2,655,242</b>							<b>3,417</b>	<b>36.34%</b>	<b>\$56,531,334</b>	
<b>Total Plan Area</b>		<b>1,034.9</b>								<b>9,403</b>	<b>100.00%</b>	<b>\$155,563,269</b>	

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



**Table 18**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Infrastructure Cost Allocation: Dry Utilities (2023\$)**

<b>Dry Utilities</b>
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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>	A	B	C	D=C*A	E=D/Total Acres	F=Total Cost*E	G	H=G*B or G*A	I=H/Subtotal H	J=Subtotal F*I	K=J/A	L=J/B
<b>Residential</b>		<i>units</i>	<i>per acre</i>				<i>per unit</i>					<i>per unit</i>
Single-Family (SF)	287.5	974	1.00	288	27.8%	\$7,896,391	1.00	974	17.4%	\$3,863,714	\$13,439	\$3,967
Single-Family High Density (SFHD)	233.9	1,571	1.00	234	22.6%	\$6,423,761	1.00	1,571	28.0%	\$6,231,925	\$26,645	\$3,967
Multifamily Low Density (MLD)	173.9	1,676	1.00	174	16.8%	\$4,775,649	0.75	1,257	22.4%	\$4,986,333	\$28,677	\$2,975
Multifamily Medium Density (MMD)	47.8	896	1.00	48	4.6%	\$1,312,853	0.75	672	12.0%	\$2,665,725	\$55,768	\$2,975
Multifamily High Density (MHD)	50.0	1,171	1.00	50	4.8%	\$1,373,743	0.75	878	15.7%	\$3,483,888	\$69,654	\$2,975
Mixed Use (MU) - Residential	17.1	343	1.00	17	1.7%	\$469,661	0.75	257	4.6%	\$1,020,473	\$59,677	\$2,975
<b>Subtotal</b>	<b>810.2</b>	<b>6,631</b>		<b>810</b>	<b>78.3%</b>	<b>\$22,252,057</b>		<b>5,610</b>	<b>100.0%</b>	<b>\$22,252,057</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	11.4	100,362	1.00	11	1.1%	\$313,107	1.00	11	5.1%	\$313,107	\$27,466	\$3.12
Industrial/Office Park (IND/OP)	103.4	1,353,845	1.00	103	10.0%	\$2,840,211	1.00	103	46.0%	\$2,840,211	\$27,466	\$2.10
General Commercial (GC)	54.0	586,970	1.00	54	5.2%	\$1,483,688	1.00	54	24.0%	\$1,483,688	\$27,466	\$2.53
Community Commercial (CC)	24.5	235,224	1.00	25	2.4%	\$672,906	1.00	25	10.9%	\$672,906	\$27,466	\$2.86
Regional Commercial (RC)	31.3	378,841	1.00	31	3.0%	\$860,939	1.00	31	14.0%	\$860,939	\$27,466	\$2.27
<b>Subtotal</b>	<b>224.7</b>	<b>2,655,242</b>		<b>225</b>	<b>21.7%</b>	<b>\$6,170,850</b>		<b>225</b>	<b>100.0%</b>	<b>\$6,170,850</b>		
<b>Total Project</b>	<b>1,034.9</b>			<b>1,035</b>	<b>100.0%</b>	<b>\$28,422,907</b>				<b>\$28,422,907</b>		

Source: MacKay & Soms; EPS

**Table 19**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Infrastructure Cost Allocation: On-Site Potable Water (2023\$)**

<b>On-Site Potable Water</b>
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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)	245.1	840	0.59	496	23.2%	\$15,525,359	\$63,342	\$18,483
Single-Family High Density (SFHD)	178.8	1,298	0.37	480	22.4%	\$15,044,812	\$84,132	\$11,591
Multifamily Low Density (MLD)	159.0	1,553	0.23	357	16.7%	\$11,189,473	\$70,391	\$7,205
Multifamily Medium Density (MMD)	47.8	896	0.19	170	8.0%	\$5,333,005	\$111,569	\$5,952
Multifamily High Density (MHD)	50.0	1,171	0.18	211	9.8%	\$6,602,976	\$132,015	\$5,639
Mixed Use (MU) - Residential	17.1	343	0.16	55	2.6%	\$1,719,192	\$100,538	\$5,012
<b>Subtotal</b>	<b>697.8</b>	<b>6,101</b>		<b>1,769</b>	<b>82.7%</b>	<b>\$55,414,816</b>		
<b>Nonresidential</b>		<i>sq. ft.</i>	<i>per acre</i>					<i>per sq. ft.</i>
Mixed Use (MU) - Commercial	11.4	100,362	1.64	19	0.9%	\$585,678	\$51,375	\$5.84
Industrial/Office Park (IND/OP)	103.4	1,353,845	1.97	204	9.5%	\$6,381,740	\$61,713	\$4.71
General Commercial (GC)	42.5	461,297	1.54	65	3.1%	\$2,049,337	\$48,243	\$4.44
Community Commercial (CC)	24.5	235,224	1.54	38	1.8%	\$1,181,945	\$48,243	\$5.02
Regional Commercial (RC)	31.3	378,841	1.46	46	2.1%	\$1,433,664	\$45,737	\$3.78
<b>Subtotal</b>	<b>213.1</b>	<b>2,529,569</b>		<b>371</b>	<b>17.3%</b>	<b>\$11,632,363</b>		
<b>Total Project</b>	<b>910.9</b>			<b>2,140</b>	<b>100.0%</b>	<b>\$67,047,180</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**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Infrastructure Cost Allocation: Off-Site Potable Water (2023\$)**

<b>Off-Site Potable Water</b>
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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)	245.1	840	0.59	496	23.2%	\$1,402,786	\$5,723	\$1,670
Single-Family High Density (SFHD)	178.8	1,298	0.37	480	22.4%	\$1,359,367	\$7,602	\$1,047
Multifamily Low Density (MLD)	159.0	1,553	0.23	357	16.7%	\$1,011,020	\$6,360	\$651
Multifamily Medium Density (MMD)	47.8	896	0.19	170	8.0%	\$481,861	\$10,081	\$538
Multifamily High Density (MHD)	50.0	1,171	0.18	211	9.8%	\$596,609	\$11,928	\$509
Mixed Use (MU) - Residential	17.1	343	0.16	55	2.6%	\$155,337	\$9,084	\$453
<b>Subtotal</b>	<b>697.8</b>	<b>6,101</b>		<b>1,769</b>	<b>82.7%</b>	<b>\$5,006,979</b>		
<b>Nonresidential</b>		<i>sq. ft.</i>	<i>per acre</i>					<i>per sq. ft.</i>
Mixed Use (MU) - Commercial	11.4	100,362	1.64	19	0.9%	\$52,919	\$4,642	\$0.53
Industrial/Office Park (IND/OP)	103.4	1,353,845	1.97	204	9.5%	\$576,619	\$5,576	\$0.43
General Commercial (GC)	42.5	461,297	1.54	65	3.1%	\$185,167	\$4,359	\$0.40
Community Commercial (CC)	24.5	235,224	1.54	38	1.8%	\$106,794	\$4,359	\$0.45
Regional Commercial (RC)	31.3	378,841	1.46	46	2.1%	\$129,538	\$4,133	\$0.34
<b>Subtotal</b>	<b>213.1</b>	<b>2,529,569</b>		<b>371</b>	<b>17.3%</b>	<b>\$1,051,037</b>		
<b>Total Project</b>	<b>910.9</b>			<b>2,140</b>	<b>100.0%</b>	<b>\$6,058,016</b>		

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

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

**Table 21**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Infrastructure Cost Allocation: Recycled Water (2023\$)**

<b>Recycled Water</b>
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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)	245.1	840	0.59	496	23.2%	\$4,332,132	\$17,675	\$5,157
Single-Family High Density (SFHD)	178.8	1,298	0.37	480	22.4%	\$4,198,042	\$23,476	\$3,234
Multifamily Low Density (MLD)	159.0	1,553	0.23	357	16.7%	\$3,122,264	\$19,642	\$2,010
Multifamily Medium Density (MMD)	47.8	896	0.19	170	8.0%	\$1,488,100	\$31,132	\$1,661
Multifamily High Density (MHD)	50.0	1,171	0.18	211	9.8%	\$1,842,467	\$36,837	\$1,573
Mixed Use (MU) - Residential	17.1	343	0.16	55	2.6%	\$479,716	\$28,054	\$1,399
<b>Subtotal</b>	<b>697.8</b>	<b>6,101</b>		<b>1,769</b>	<b>82.7%</b>	<b>\$15,462,722</b>		
<b>Nonresidential</b>		<i>sq. ft.</i>	<i>per acre</i>					<i>per sq. ft.</i>
Mixed Use (MU) - Commercial	11.4	100,362	1.64	19	0.9%	\$163,425	\$14,336	\$1.63
Industrial/Office Park (IND/OP)	103.4	1,353,845	1.97	204	9.5%	\$1,780,734	\$17,220	\$1.32
General Commercial (GC)	42.5	461,297	1.54	65	3.1%	\$571,838	\$13,461	\$1.24
Community Commercial (CC)	24.5	235,224	1.54	38	1.8%	\$329,805	\$13,461	\$1.40
Regional Commercial (RC)	31.3	378,841	1.46	46	2.1%	\$400,044	\$12,762	\$1.06
<b>Subtotal</b>	<b>213.1</b>	<b>2,529,569</b>		<b>371</b>	<b>17.3%</b>	<b>\$3,245,847</b>		
<b>Total Project</b>	<b>910.9</b>			<b>2,140</b>	<b>100.0%</b>	<b>\$18,708,569</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**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Infrastructure Cost Allocation: Sewer (2023\$)**

Sewer
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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>	<i>A</i>	<i>B</i>	<i>C</i>	<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)	245.1	840	1.00	840	15.3%	\$2,203,181	\$8,989	\$2,623
Single-Family High Density (SFHD)	178.8	1,298	1.00	1,298	23.6%	\$3,404,439	\$19,038	\$2,623
Multifamily Low Density (MLD)	159.0	1,553	0.75	1,165	21.2%	\$3,054,946	\$19,218	\$1,967
Multifamily Medium Density (MMD)	47.8	896	0.75	672	12.2%	\$1,762,544	\$36,873	\$1,967
Multifamily High Density (MHD)	50.0	1,171	0.75	878	16.0%	\$2,303,504	\$46,054	\$1,967
Mixed Use (MU) - Residential	17.1	343	0.75	257	4.7%	\$674,724	\$39,458	\$1,967
<b>Subtotal</b>	<b>697.8</b>	<b>6,101</b>		<b>5,110</b>	<b>92.9%</b>	<b>\$13,403,337</b>		
<b>Nonresidential</b>		<i>sq. ft.</i>	<i>per 1k sq. ft.</i>					<i>per sq. ft.</i>
Mixed Use (MU) - Commercial	11.4	100,362	0.10	10	0.2%	\$26,323	\$2,309	\$0.26
Industrial/Office Park (IND/OP)	103.4	1,353,845	0.20	271	4.9%	\$710,182	\$6,868	\$0.52
General Commercial (GC)	42.5	461,297	0.10	46	0.8%	\$120,991	\$2,848	\$0.26
Community Commercial (CC)	24.5	235,224	0.10	24	0.4%	\$61,695	\$2,518	\$0.26
Regional Commercial (RC)	31.3	378,841	0.10	38	0.7%	\$99,364	\$3,170	\$0.26
<b>Subtotal</b>	<b>213.1</b>	<b>2,529,569</b>		<b>388</b>	<b>7.1%</b>	<b>\$1,018,555</b>		
<b>Total Project</b>	<b>910.9</b>			<b>5,499</b>	<b>100.0%</b>	<b>\$14,421,892</b>		

Source: MacKay & Somp; SASD; EPS.

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

**Table 23**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Infrastructure Cost Allocation: Storm Drainage (2023\$)**

<b>Storm Drainage</b>
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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>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D=C*A</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>
Single-Family (SF)	287.5	974	0.25	72	12.8%	\$8,908,195	\$30,985	\$9,146
Single-Family High Density (SFHD)	233.9	1,571	0.40	94	16.7%	\$11,594,990	\$49,576	\$7,381
Multifamily Low Density (MLD)	173.9	1,676	0.60	104	18.6%	\$12,930,184	\$74,364	\$7,715
Multifamily Medium Density (MMD)	47.8	896	0.70	33	6.0%	\$4,147,010	\$86,758	\$4,628
Multifamily High Density (MHD)	50.0	1,171	0.80	40	7.1%	\$4,959,254	\$99,151	\$4,235
Mixed Use (MU) - Residential	17.1	343	0.90	15	2.7%	\$1,907,426	\$111,545	\$5,561
<b>Subtotal</b>	<b>810.2</b>	<b>6,631</b>		<b>359</b>	<b>63.9%</b>	<b>\$44,447,060</b>		
<b>Nonresidential</b>		<i>sq. ft.</i>						<i>per sq. ft.</i>
Mixed Use (MU) - Commercial	11.4	100,362	0.90	10	1.8%	\$1,271,617	\$111,545	\$12.67
Industrial/Office Park (IND/OP)	103.4	1,353,845	0.90	93	16.6%	\$11,534,909	\$111,545	\$8.52
General Commercial (GC)	54.0	586,970	0.90	49	8.7%	\$6,025,682	\$111,545	\$10.27
Community Commercial (CC)	24.5	235,224	0.90	22	3.9%	\$2,732,862	\$111,545	\$11.62
Regional Commercial (RC)	31.3	378,841	0.90	28	5.0%	\$3,496,518	\$111,545	\$9.23
<b>Subtotal</b>	<b>224.7</b>	<b>2,655,242</b>		<b>202</b>	<b>36.1%</b>	<b>\$25,061,588</b>		
<b>Total Project</b>	<b>1,034.9</b>			<b>561</b>	<b>100.0%</b>	<b>\$69,508,647</b>		

Source: MacKay & Soms, EPS

**Table 24**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Infrastructure Cost Allocation: Habitat Mitigation (2023\$)**

<b>Habitat Mitigation</b>
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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>	<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=F/A</i>	<i>H=F/B</i>
<b>Residential</b>		<i>units</i>	<i>per acre</i>					<i>per unit</i>
Single-Family (SF)	287.5	974	1.00	288	27.8%	\$1,955,986	\$6,803	\$2,008
Single-Family High Density (SFHD)	233.9	1,571	1.00	234	22.6%	\$1,591,206	\$6,803	\$1,013
Multifamily Low Density (MLD)	173.9	1,676	1.00	174	16.8%	\$1,182,958	\$6,803	\$706
Multifamily Medium Density (MMD)	47.8	896	1.00	48	4.6%	\$325,202	\$6,803	\$363
Multifamily High Density (MHD)	50.0	1,171	1.00	50	4.8%	\$340,285	\$6,803	\$291
Mixed Use (MU) - Residential	17.1	343	1.00	17	1.7%	\$116,338	\$6,803	\$339
<b>Subtotal</b>	<b>810.2</b>	<b>6,631</b>		<b>810</b>	<b>78.3%</b>	<b>\$5,511,974</b>		
<b>Nonresidential</b>		<i>sq. ft.</i>	<i>per acre</i>					<i>per sq. ft.</i>
Mixed Use (MU) - Commercial	11.4	100,362	1.00	11	1.1%	\$77,559	\$6,803	\$0.77
Industrial/Office Park (IND/OP)	103.4	1,353,845	1.00	103	10.0%	\$703,538	\$6,803	\$0.52
General Commercial (GC)	54.0	586,970	1.00	54	5.2%	\$367,519	\$6,803	\$0.63
Community Commercial (CC)	24.5	235,224	1.00	25	2.4%	\$166,683	\$6,803	\$0.71
Regional Commercial (RC)	31.3	378,841	1.00	31	3.0%	\$213,260	\$6,803	\$0.56
<b>Subtotal</b>	<b>224.7</b>	<b>2,655,242</b>		<b>225</b>	<b>21.7%</b>	<b>\$1,528,558</b>		
<b>Total Project</b>	<b>1,034.9</b>			<b>1,035</b>	<b>100.0%</b>	<b>\$7,040,533</b>		

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

## **5. SPIF Program Adjustments and Implementation**

### **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:

- 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  
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Construction Cost Estimates
- Appendix J: Storm Drainage  
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MacKay & Soms, Inc.

APPENDIX A:  
Final Map Approvals



**Table A-1**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 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	-	-	108
Mangini Ranch Phase 1 Village 9 FM	103	SFHD	-	-	103
Mangini Ranch Phase 1 Village 8 FM	78	SFHD	-	-	78
Mangini Ranch Phase 1 Village 2 FM	98	SFHD	-	-	98
Russell Ranch Phase 1 Village 6 FM	43	SFHD	-	-	43
Russell Ranch Phase 1 Village 1 FM	52	SF	-	-	52
Russell Ranch Phase 1 Village 7 FM	41	SFHD	-	-	41
Russell Ranch Phase 1 Village 2 FM	25	SF	-	-	25
Russell Ranch Phase 1 Village 3 FM	26	SF	-	-	26
Russell Ranch Phase 1 Village 8 FM	52	SFHD	-	-	52
Russell Ranch Phase 1 Village 5 FM	41	SF	-	-	41
Russell Ranch Phase 1 Village 4 FM	114	MLD	-	-	114
Carr Trust Final Map	28	SFHD	-	-	28
White Rock Springs Ranch Village 1 FM	93	SFHD	-	-	93
Mangini Ranch Phase 1 Village 5 FM	87	SFHD	-	-	87
White Rock Springs Ranch Villages 8 & 9 FM	86	SF	-	-	86
Mangini Ranch Phase 1 Village 6 FM	116	SFHD	-	-	116
Mangini Ranch Phase 1 Village 7 FM	108	SFHD	-	-	108
White Rock Springs Ranch Villages 2 and 3 FM	29	SF	52	SFHD	81
White Rock Springs Ranch Villages 4, 5, 6 and 7 FM	21	SF	114	SFHD	135
Mangini Ranch Phase 2 Village 7 FM	68	SF	-	-	68
Enclave at Folsom Ranch FM	111	MLD	-	-	111
Mangini Ranch Phase 1 Village 4 FM	86	SFHD	-	-	86
Mangini Ranch Phase 2 Village 4 FM	73	SFHD	-	-	73
Mangini Ranch Phase 2 Village 8 FM	36	MLD	-	-	36
Creekstone Phase 1 FM	71	MLD	-	-	71
Rockcross at Folsom Ranch FM	118	MLD	-	-	118
Mangini Ranch Phase 1 Village 3 FM	49	SFHD	-	-	49
Toll Brothers at Folsom Ranch Phase 1B and 1C FM	180	SFHD	18	MLD	198
Russell Ranch Phase 3A FM	103	SFHD	139	SF	242
Mangini Ranch Phase 2 Village 2 FM	74	SFHD	-	-	74
Mangini Ranch Phase 2 Village 1 FM	88	SFHD	-	-	88
Russell Ranch Phase 3B FM	110	SFHD	-	-	110
Mangini Ranch Phase 1C Village 1 FM	100	MLD	-	-	100
Mangini Ranch Phase 1C Village 2 FM	41	MLD	-	-	41
Mangini Ranch Phase 1C North Village 3 FM	35	MLD	-	-	35
Toll Brothers at Folsom Ranch Phase 1D FM	55	SFHD	43	MLD	98
Mangini Ranch Phase 2 Village 3 FM	53	SFHD	-	-	53
Mangini Ranch Phase 1C South Village 4	115	MLD	-	-	115
Toll Brothers at Folsom Ranch Phase 1E	116	SFHD	31	MLD	147
Mangini Ranch Phase 3 Village 1	102	SFHD	-	-	102
Mangini Ranch Phase 3 Villages 2 & 3	116	SFHD	-	-	116
Mangini Ranch Phase 3 Village 4	42	MLD	-	-	42
Russell Ranch Phase 2 Villages 1, 2 and 4	208	SFHD	-	-	208
Russell Ranch Phase 2 Village 3	63	SFHD	-	-	63
Mangini Ranch Phase 2 Village 5 & 6	153	SFHD	-	-	153
Broadstone Estates Small Lot Map	81	SF	-	-	81
Toll Brothers at Folsom Ranch Phase 1F	100	SFHD	-	-	100
Toll Brothers at Folsom Ranch Phase 3A	135	SFHD	-	-	135

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

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



## APPENDIX B:

### Prior Phase Summary Cost Adjustments

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**Table B-1  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2023 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]	Total	
<b>SPIF Facility Cost Estimate</b>				
<b>Phase 1 Roadways</b>				
Rough Grading	\$2,973,704	\$134,198	<b>\$3,107,902</b>	\$3,107,902
Backbone Roadways	\$2,353,943	\$277,199	<b>\$2,631,142</b>	\$2,631,142
Railroad Crossings	\$222,193	\$0	<b>\$222,193</b>	\$222,193
City Fiber Optic & Traffic Control System	\$147,510	\$116,558	<b>\$264,068</b>	\$264,068
Signalized Intersections & Improvements	\$434,083	\$211,012	<b>\$645,095</b>	\$645,095
Open Space Vehicular Access Barrier	\$54,082	\$1,608	<b>\$55,690</b>	\$55,690
Off-Site Roadway Improvements	\$0	\$0	<b>\$0</b>	\$0
<b>Subtotal Phase 1 Roadways</b>	<b>\$6,185,515</b>	<b>\$740,575</b>	<b>\$6,926,090</b>	<b>\$6,926,090</b>
<b>Dry Utility System</b>	\$2,187,788	\$527,288	<b>\$2,715,076</b>	\$2,715,076
<b>Potable Water System</b>	\$8,448,078	\$458,513	<b>\$8,906,591</b>	\$8,906,591
<b>Off-Site Water System (Set-Aside)</b>	\$0	\$0	<b>\$0</b>	\$0
<b>Recycled Water System</b>	\$622,536	\$171,540	<b>\$794,076</b>	\$794,076
<b>Sanitary Sewer System</b>				
Sewer Pipelines	\$936,431	\$0	<b>\$936,431</b>	\$936,431
Alder Creek Lift Station (Set-Aside)	\$0	\$0	<b>\$0</b>	\$0
<b>Subtotal Sanitary Sewer System</b>	<b>\$936,431</b>	<b>\$0</b>	<b>\$936,431</b>	<b>\$936,431</b>
<b>Storm Drain System</b>	\$2,950,632	\$817,807	<b>\$3,768,439</b>	\$3,768,439
<b>Habitat Mitigation</b>	\$211,118	\$0	<b>\$211,118</b>	\$211,118
<b>Total Phase 1 Costs</b>	<b>\$21,542,098</b>	<b>\$2,715,723</b>	<b>\$24,257,821</b>	<b>\$24,257,821</b>

*ph1 costs remain*

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 1 SPIF facilities less SPIF Infrastructure Fee payments paid through July 15, 2023, 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) 2023 Adjustmen**  
**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]	-	-	-	-	-	-	\$21,542,096			
<b>Net Remaining Reimbursement Amount</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$21,542,096</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	\$5,828,504	13.8%	\$2,973,704	
Backbone Roadways	\$4,482,660	\$50,700	\$0	\$12,362	\$68,040	\$0	\$4,613,762	10.9%	\$2,353,943	
Railroad Crossings	\$234,000	\$201,500	\$0	\$0	\$0	\$0	\$435,500	1.0%	\$222,193	
City Fiber Optic & Traffic Control System	\$260,520	\$28,600	\$0	\$0	\$0	\$0	\$289,120	0.7%	\$147,510	
Signalized Intersections & Improvements	\$740,649	\$0	\$0	\$0	\$110,160	\$0	\$850,809	2.0%	\$434,083	
Open Space Vehicular Access Barrier	\$91,260	\$14,742	\$0	\$0	\$0	\$0	\$106,002	0.3%	\$54,082	
Off-Site Roadway Improvements	\$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>\$12,123,697</b>	<b>28.7%</b>	<b>\$6,185,515</b>	
<b>Dry Utility System</b>	<b>\$4,041,540</b>	<b>\$0</b>	<b>\$149,058</b>	<b>\$97,500</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,288,098</b>	<b>10.2%</b>	<b>\$2,187,788</b>	
<b>Potable Water System</b>	<b>\$2,358,460</b>	<b>\$1,015,300</b>	<b>\$8,941,400</b>	<b>\$4,243,200</b>	<b>\$0</b>	<b>\$0</b>	<b>\$16,558,360</b>	<b>39.2%</b>	<b>\$8,448,078</b>	
<b>Off-Site Water System</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$0</b>	
<b>Recycled Water System</b>	<b>\$917,280</b>	<b>\$302,900</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,220,180</b>	<b>2.9%</b>	<b>\$622,536</b>	
<b>Sanitary Sewer System</b>										
Sewer Pipelines	\$1,835,418	\$0	\$0	\$0	\$0	\$0	\$1,835,418	4.3%	\$936,431	
Alder Creek Lift Station	\$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>\$1,835,418</b>	<b>4.3%</b>	<b>\$936,431</b>	
<b>Storm Drain System</b>	<b>\$3,862,742</b>	<b>\$1,920,542</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,783,284</b>	<b>13.7%</b>	<b>\$2,950,632</b>	
<b>Habitat Mitigation [5]</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$413,795</b>	<b>\$413,795</b>	<b>1.0%</b>	<b>\$211,118</b>	
<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>\$42,222,832</b>	<b>100.0%</b>	<b>\$21,542,098</b>	

*tnhc reimb*

Source: SPIF Nexus Study FY 2017-2018 Update; MacKay & Somp; 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 15, 2023.  
 [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) 2023 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]	-	-	-	-	-	\$2,715,722		
Less SPIF Infrastructure Fee Payments	-	-	-	-	-	-		
<b>Net Remaining Reimbursement Amount</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$2,715,722</b>		
<b>SPIF Facility Cost Estimate</b>								
<b>Phase 1 Roadways</b>								
Rough Grading	\$295,168	\$0	\$221,561	\$0	\$0	\$516,729	4.9%	\$134,198
Backbone Roadways	\$647,855	\$218,039	\$201,457	\$0	\$0	\$1,067,351	10.2%	\$277,199
Railroad Crossings	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
City Fiber Optic & Traffic Control System	\$232,350	\$164,234	\$52,222	\$0	\$0	\$448,806	4.3%	\$116,558
Signalized Intersections & Improvements	\$634,400	\$178,101	\$0	\$0	\$0	\$812,501	7.8%	\$211,012
Open Space Vehicular Access Barrier	\$0	\$6,192	\$0	\$0	\$0	\$6,192	0.1%	\$1,608
Off-Site Roadway Improvements	\$0	\$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>\$0</b>	<b>\$2,851,579</b>	<b>27.3%</b>	<b>\$740,575</b>
<b>Dry Utility System</b>	<b>\$1,052,886</b>	<b>\$740,793</b>	<b>\$236,642</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,030,321</b>	<b>19.4%</b>	<b>\$527,288</b>
<b>Potable Water System</b>	<b>\$464,700</b>	<b>\$1,082,419</b>	<b>\$218,383</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,765,502</b>	<b>16.9%</b>	<b>\$458,513</b>
<b>Off-Site Water System</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$0</b>
<b>Recycled Water System</b>	<b>\$211,365</b>	<b>\$297,232</b>	<b>\$151,918</b>	<b>\$0</b>	<b>\$0</b>	<b>\$660,515</b>	<b>6.3%</b>	<b>\$171,540</b>
<b>Sanitary Sewer System</b>								
Sewer Pipelines	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
Alder Creek Lift Station	\$0	\$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</b>	<b>0.0%</b>	<b>\$0</b>
<b>Storm Drain System</b>	<b>\$1,203,513</b>	<b>\$1,009,625</b>	<b>\$140,772</b>	<b>\$795,054</b>	<b>\$0</b>	<b>\$3,148,964</b>	<b>30.1%</b>	<b>\$817,807</b>
<b>Habitat Mitigation</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$0</b>
<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>\$0</b>	<b>\$10,456,881</b>	<b>100.0%</b>	<b>\$2,715,722</b>

ecic enclave reimb

Source: SPIF Nexus Study FY 2017-2018 Update; MacKay & Soms; 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 15, 2023. 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) 2023 Adjustmen**  
**Summary of Phase 2 Remaining SPIF Infrastructure Costs [1]**

Item	Phase 2 Reimbursement Agreements (2023\$) [1]												Total
	ECIC Ph. 2C V. 3	ECIC Ph. 2C V. 5 and 6	Eagle Parcels 61 and 77	Eagle Parcel 85A	Toll Bros. Folsom Phase 1 [3]	Toll Bros. Folsom Ranch Phase 2 [3]	CMB Ph. 1E	Elliot Homes Broadstone & Zone 4 Tank	Russell Ranch Phase 2	Russell Ranch Phase 3	White Rock Springs Ranch	ECIC Ph. 2A Villages 7 & 10	
<b>SPIF Facility Cost Estimate [2]</b>													
<b>Phase 2 Roadways</b>													
Rough Grading	\$416,108	\$0	\$6,116,075	\$3,864,292	(\$349,185)	\$4,612,529	\$1,864	\$0	\$963,343	\$0	\$185,540	\$1,577,546	\$17,388,112
Backbone Roadways	\$1,210,609	\$0	\$6,542,904	\$1,447,987	(\$1,849,962)	\$5,785,003	\$146,417	\$382,007	\$3,689,146	\$271,076	\$400,025	\$1,369,677	\$19,394,889
Railroad Crossings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$215,050	\$0	\$0	\$0	\$0	\$215,050
City Fiber Optic & Traffic Control System	\$0	\$0	\$59,064	\$18,592	(\$19,624)	\$182,432	\$18,842	\$0	\$109,509	\$0	\$0	\$0	\$368,815
Signalized Intersections & Improvements	\$0	\$0	\$763,891	\$1,230,652	(\$109,625)	\$1,020,660	\$168,163	\$0	\$1,027,333	\$0	\$0	\$979,341	\$5,080,415
Open Space Vehicular Access Barrier	\$0	\$0	\$0	\$0	(\$4,646)	\$24,064	\$0	\$0	\$99,917	\$0	\$0	\$0	\$119,335
Off-Site Roadway Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Class 1 Trail	\$0	\$0	\$0	\$0	\$0	\$331,853	\$0	\$0	\$0	\$0	\$0	\$0	\$331,853
<b>Subtotal Phase 2 Roadways</b>	<b>\$1,626,717</b>	<b>\$0</b>	<b>\$13,481,934</b>	<b>\$6,561,523</b>	<b>(\$2,333,042)</b>	<b>\$11,956,541</b>	<b>\$335,286</b>	<b>\$597,057</b>	<b>\$5,889,248</b>	<b>\$271,076</b>	<b>\$585,565</b>	<b>\$3,926,564</b>	<b>\$42,898,469</b>
<b>Dry Utility System</b>	<b>\$548,831</b>	<b>\$0</b>	<b>\$1,574,525</b>	<b>\$847,616</b>	<b>(\$235,289)</b>	<b>\$2,177,660</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,314,950</b>	<b>\$0</b>	<b>\$0</b>	<b>\$663,877</b>	<b>\$6,892,170</b>
<b>Potable Water System</b>	<b>\$885,311</b>	<b>\$0</b>	<b>\$1,397,883</b>	<b>\$1,441,019</b>	<b>(\$238,836)</b>	<b>\$2,580,588</b>	<b>\$0</b>	<b>\$1,393,128</b>	<b>\$799,232</b>	<b>\$528,246</b>	<b>\$68,225</b>	<b>\$578,201</b>	<b>\$9,432,997</b>
<b>Off-Site Water System (Set-Aside)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Recycled Water System</b>	<b>\$824,068</b>	<b>\$0</b>	<b>\$1,254,275</b>	<b>\$870,135</b>	<b>(\$79,103)</b>	<b>\$1,511,967</b>	<b>\$0</b>	<b>\$0</b>	<b>\$288,387</b>	<b>\$0</b>	<b>\$49,000</b>	<b>\$0</b>	<b>\$4,718,729</b>
<b>Sanitary Sewer System</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,704,043</b>	<b>\$115,604</b>	<b>(\$90,812)</b>	<b>\$288,225</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,067,185</b>	<b>\$364,493</b>	<b>\$0</b>	<b>\$370,048</b>	<b>\$6,818,786</b>
<b>Storm Drain System</b>	<b>\$687,626</b>	<b>\$0</b>	<b>\$3,448,155</b>	<b>\$3,552,141</b>	<b>(\$737,473)</b>	<b>\$5,802,951</b>	<b>\$209,064</b>	<b>\$0</b>	<b>\$5,602,786</b>	<b>\$107,484</b>	<b>\$28,230</b>	<b>\$1,056,660</b>	<b>\$19,757,624</b>
<b>Habitat Mitigation</b>	<b>\$0</b>	<b>\$0</b>	<b>\$554,622</b>	<b>\$701,561</b>	<b>(\$35,115)</b>	<b>\$93,119</b>	<b>\$0</b>	<b>\$0</b>	<b>\$395,718</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,709,905</b>
<b>Total Phase 2 Costs</b>	<b>\$4,572,553</b>	<b>\$0</b>	<b>\$24,415,437</b>	<b>\$14,089,599</b>	<b>(\$3,749,670)</b>	<b>\$24,411,051</b>	<b>\$544,350</b>	<b>\$1,990,185</b>	<b>\$17,357,506</b>	<b>\$1,271,299</b>	<b>\$731,020</b>	<b>\$6,595,350</b>	<b>\$92,228,680</b>

p2 sum

Source: SPIF Nexus Study Fiscal Year 2017-2018 Update; MacKay & Somp; 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 15, 2023, in Fiscal Year 2023-2024 dollars.

See Table B-5 through Table B-30 for details.

[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) 2023 Adjustmen**  
**Phase 2 Reimbursement Agreements True-Up/ Make-Up Adjustment:**

Item	Formula	Phase 2 Reimbursement Agreements										
		ECIC Ph. 2C V. 3 [3]	ECIC Ph. 2C V. 5 and 6 [3]	Eagle Parcels 61 and 77	Eagle Parcel 85A	Toll Bros. Folsom Ranch Ph 1.	Toll Bros. Folsom Ranch Ph 2.	CMB Ph. 1E [3]	Elliot Homes Broadstone & Zone 4 Tank	Russell Ranch Phase 2	Russell Ranch Phase 3	ECIC Ph. 2A Villages 7 & 10 [3]
Initial Agreement Amount	<i>a</i>	\$4,722,965	\$338,940	\$15,922,750	\$8,111,345	\$24,638,648	\$24,411,051	\$2,124,624	\$1,097,145	\$17,357,506	\$1,271,299	\$3,885,683
Agreement Year		22/23	22/23	21/22	21/22	21/22	23/24	22/23	22/23	23/24	23/24	20/21
CCI Escalation Factor (to adjust to 2023 \$)	<i>b</i>	8.87%	8.87%	14.91%	14.91%	14.91%	0.00%	8.87%	8.87%	0.00%	0.00%	18.71%
CCI Escalated Agreement Amount	<i>c = a x (1 + b)</i>	\$5,141,892	\$369,004	\$18,295,462	\$9,320,681	\$28,312,071	\$24,411,051	\$2,313,078	\$1,194,462	\$17,357,506	\$1,271,299	\$3,885,683
Construction Make-Up/ True Up Amount [1]	<i>d</i>	<u>\$5,141,892</u>	<u>\$369,004</u>	<u>\$24,415,437</u>	<u>\$14,275,032</u>	<u>\$24,320,954</u>	<u>\$24,411,051</u>	<u>\$2,313,078</u>	<u>\$1,990,185</u>	<u>\$17,357,506</u>	<u>\$1,271,299</u>	<u>\$3,885,683</u>
<b>Adjustment Factor</b>	<i>e = d - c</i>	<b>\$0</b>	<b>\$0</b>	<b>\$6,119,975</b>	<b>\$4,954,351</b>	<b>(\$3,991,117)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$795,723</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Remaining Balance (CCI Escalated) [2]	<i>f</i>	\$4,572,552	\$369,004	\$18,295,462	\$9,135,248	\$241,447	\$24,411,051	\$544,350	\$1,194,462	\$17,357,506	\$1,271,299	\$6,595,350
<b>Remaining Balance (Make-Up/ True Up Adjusted)</b>	<i>g = e + f</i>	<b>\$4,572,552</b>	<b>\$369,004</b>	<b>\$24,415,437</b>	<b>\$14,089,599</b>	<b>(\$3,749,670)</b>	<b>\$24,411,051</b>	<b>\$544,350</b>	<b>\$1,990,185</b>	<b>\$17,357,506</b>	<b>\$1,271,299</b>	<b>\$6,595,350</b>

[1] Reflects actual costs incurred by landowners for backbone improvements.

[2] From reimbursement tracking logs for each outstanding reimbursement agreement as of July 2, 2023. See Appendix C.

Table B-6  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment  
ECIC Village 3 Reimbursement Agreement

<b>ECIC Village 3  Reimbursement Analysis</b>
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Item	Phase 2 Construction Plan			Percentage of Total	Allocation of Remaining Reimburse. Amount
	Savannah Parkway	Placerville Road	Total		
<b>SPIF Infrastructure Fee Reimbursement</b>					
Initial Reimbursement Amount	-	-	\$4,722,965		
Remaining Reimbursement Amount [1]	-	-	\$4,572,552		
Less SPIF Infrastructure Fee Payments	-	-	\$0		
<b>Net Remaining Reimbursement Amount</b>	-	-	<b>\$4,572,552</b>		
<b>SPIF Facility Cost Estimate [2]</b>					
<b>Phase 1 Roadways</b>					
Rough Grading	\$467,919	\$0	\$467,919	9.1%	\$416,108
Backbone Roadways	\$1,361,345	\$0	\$1,361,345	26.5%	\$1,210,609
Railroad Crossings	\$0	\$0	\$0	0.0%	\$0
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>\$1,829,264</b>	<b>\$0</b>	<b>\$1,829,264</b>	<b>35.6%</b>	<b>\$1,626,717</b>
<b>Dry Utility System</b>	\$617,167	\$0	\$617,167	12.0%	\$548,831
<b>Potable Water System</b>	\$995,543	\$0	\$995,543	19.4%	\$885,311
<b>Off-Site Water System</b>	\$0	\$0	\$0	0.0%	\$0
<b>Recycled Water System</b>	0	\$926,675	\$926,675	18.0%	\$824,068
<b>Sanitary Sewer System</b>	\$0	\$0	\$0	0.0%	\$0
<b>Storm Drain System</b>	\$773,244	\$0	\$773,244	15.0%	\$687,626
<b>Habitat Mitigation</b>	\$0	\$0	\$0	0.0%	\$0
<b>Total Phase 2 Costs</b>	<b>\$4,215,218</b>	<b>\$926,675</b>	<b>\$5,141,893</b>	<b>100.0%</b>	<b>\$4,572,553</b>

mic tnhc

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

[1] Remaining reimbursement amount current as of July 15, 2023.

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

**Table B-7**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Mangini Improvement Company, LLC (MIC) Mangini North Phase 1B Backbone Facilities Constructed**

SPIF Improvement	Percentage of Facility Constructed	SPIF Nexus Study FY 2017-2018 Update Costs							Total
		SPIF Nexus Study Construction	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Engineering/Plan Check/Inspection	Contingency		
<i>Assumption</i>			5.85%		50%	20%	10%		
<i>Formula</i>		A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Backbone Infrastructure Roadways - Signalized Intersections &amp; Improvements</b>									
<b><i>Intersection No. 13 - E. Bidwell St./Mangini Pkwy.</i></b>									
Item 11	Traffic Signals	100%	\$300,000	\$17,555	\$317,555	\$0	\$63,511	\$31,756	\$412,821
<b>Storm Drain</b>									
<b><i>Hydro-Modification Basin No. 22</i></b>									
		100%	\$641,970	\$37,566	\$679,536	\$0	\$135,907	\$67,954	\$883,397
<b>Total Facilities</b>			<b>\$941,970</b>	<b>\$55,121</b>	<b>\$997,091</b>	<b>\$0</b>	<b>\$199,418</b>	<b>\$99,709</b>	<b>\$1,296,218</b>

*mic 1b detail*

Source: SPIF Nexus Study FY 2017-2018 Update; MacKay & Somps; MIC; 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-8**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Gragg Ranch Recovery LLC Backbone Facilities Reimbursement Analysis**

<b>Gragg Ranch Recovery LLC Reimbursement Analysis</b>
--

Item	SPIF Facility Construction Plan					Percentage of Total	Allocation of Remaining Reimburse. Amount
	Mangini Parkway	Savannah Parkway	Detention Basin No. 8	Hydromod. Basin No. 24	Total		
<b>SPIF Infrastructure Fee Reimbursement</b>							
Initial Reimbursement Amount [1]	-	-	-	-	\$10,999,824		
Remaining Reimbursement Amount [2]	-	-	-	-	\$0		
Less SPIF Infrastructure Fee Payments	-	-	-	-	-		
<b>Net Remaining Reimbursement Amount</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$0</b>		
<b>SPIF Facility Cost Estimate [3]</b>							
<b>Phase 1 Roadways</b>							
Rough Grading	\$930,760	\$0	\$0	\$0	\$930,760	11.6%	\$0
Backbone Roadways	\$1,200,191	\$0	\$0	\$0	\$1,200,191	15.0%	\$0
Railroad Crossings	\$206,408	\$0	\$0	\$0	\$206,408	2.6%	\$0
City Fiber Optic & Traffic Control System	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
Signalized Intersections & Improvements	\$196,412	\$0	\$0	\$0	\$196,412	2.4%	\$0
Open Space Vehicular Access Barrier	\$82,976	\$0	\$0	\$0	\$82,976	1.0%	\$0
Off-Site Roadway Improvements	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Subtotal Phase 1 Roadways</b>	<b>\$2,616,747</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,616,747</b>	<b>32.6%</b>	<b>\$0</b>
<b>Dry Utility System</b>	<b>\$1,080,305</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,080,305</b>	<b>13.5%</b>	<b>\$0</b>
<b>Potable Water System</b>	<b>\$207,371</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$207,371</b>	<b>2.6%</b>	<b>\$0</b>
<b>Off-Site Water 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>Recycled Water System</b>	<b>\$286,219</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$286,219</b>	<b>3.6%</b>	<b>\$0</b>
<b>Sanitary Sewer System</b>							
Sewer Pipelines	\$189,895	\$0	\$0	\$0	\$189,895	2.4%	\$0
Alder Creek Lift Station	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Subtotal Sanitary Sewer System</b>	<b>\$189,895</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$189,895</b>	<b>2.4%</b>	<b>\$0</b>
<b>Storm Drain System</b>	<b>\$950,987</b>	<b>\$1,058,458</b>	<b>\$702,611</b>	<b>\$933,223</b>	<b>\$3,645,279</b>	<b>45.4%</b>	<b>\$0</b>
<b>Habitat Mitigation</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$0</b>
<b>Total SPIF Facility Costs [4]</b>	<b>\$5,331,524</b>	<b>\$1,058,458</b>	<b>\$702,611</b>	<b>\$933,223</b>	<b>\$8,025,816</b>	<b>100.0%</b>	<b>\$0</b>

wrsr reimb

Source: SPIF Nexus Study FY 2017-2018 Update; MacKay & Soms; Gragg Ranch Recovery LLC; EPS.

- [1] Based on Exhibit D of the Gragg Ranch Recovery, LLC (Gragg) White Rock Springs Ranch (WRSR) SPIF Infrastructure Fee Program Fee Reimbursement Agreement.
- [2] Based on the reimbursement balances for MIC as of July 15, 2020. Remaining reimbursement amounts for each entity is detailed in Appendix C.
- [3] See Table B-9 for details.
- [4] The Total SPIF Facility Costs may not equal the reimbursement amount due to rounding.

**Table B-9**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Gragg Ranch Recovery LLC White Rock Springs Ranch (WRSR) Backbone Facilities Constructed**

SPIF Improvement	Percentage of Facility Constructed	SPIF Nexus Study FY 2017-2018 Update Costs							Total
		SPIF Nexus Study Construction	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Engineering/Plan Check/Inspection	Contingency		
<i>Assumption</i>			5.85%		50%	20%	10%		
<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>Mangini Parkway</b>									
MP 8-GD	Clearing	100.0%	\$15,900	\$930	\$16,830	\$0	\$3,366	\$1,683	\$21,879
MP 8-GD	Rough Grade	100.0%	\$581,000	\$33,989	\$614,989	\$0	\$122,998	\$61,499	\$799,485
MP 8-GD	Erosion Control	100.0%	\$79,500	\$4,651	\$84,151	\$0	\$16,830	\$8,415	\$109,396
<b>Subtotal Alder Creek Parkway</b>			<b>\$676,400</b>	<b>\$39,569</b>	<b>\$715,969</b>	<b>\$0</b>	<b>\$143,194</b>	<b>\$71,597</b>	<b>\$930,760</b>
<b>Backbone Roadways</b>									
<b>Mangini Parkway</b>									
MP 8	Mangini Parkway	79.1%	\$872,200	\$51,024	\$923,224	\$0	\$184,645	\$92,322	\$1,200,191
<b>Railroad Crossings</b>									
<b>Mangini Parkway</b>									
At-Grade Railroad Crossing (Mangini Parkway; MP 7-8)		25.0%	\$150,000	\$8,775	\$158,775	\$0	\$31,755	\$15,878	\$206,408
<b>Open Space Vehicular Barrier</b>									
<b>Mangini Parkway</b>									
MP 8	Mangini Parkway	100.0%	\$60,300	\$3,528	\$63,828	\$0	\$12,766	\$6,383	\$82,976
<b>Signalized Intersections &amp; Improvements</b>									
<b>Mangini Parkway</b>									
Intersection No. 14 [2] Mangini Parkway/Savannah Parkway		13.8%	\$142,736	\$8,350	\$151,086	\$0	\$30,217	\$15,109	\$196,412

**Table B-9**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Gragg Ranch Recovery LLC White Rock Springs Ranch (WRSR) Backbone Facilities Constructed**

		Percentage of Facility Constructed	SPIF Nexus Study FY 2017-2018 Update Costs						Total
			SPIF Nexus Study Construction	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Engineering/ Plan Check/ Inspection	Contingency	
<i>Assumption</i>				5.85%		50%	20%	10%	
<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 8-DU	Mangini Parkway	100.0%	\$567,000	\$33,170	\$600,170	\$300,085	\$120,034	\$60,017	\$1,080,305
<b>Potable Water</b>									
<b>Mangini Parkway</b>									
MP 8-W	Mangini Parkway	100.0%	\$150,700	\$8,816	\$159,516	\$0	\$31,903	\$15,952	\$207,371
<b>Non-Potable Water</b>									
<b>Mangini Parkway</b>									
MP 8-NP	Zone 5	100.0%	\$92,000	\$5,382	\$97,382	\$0	\$19,476	\$9,738	\$126,597
MP 8-NP	Zone 6	100.0%	\$116,000	\$6,786	\$122,786	\$0	\$24,557	\$12,279	\$159,622
<b>Subtotal Mangini Parkway</b>			<b>\$208,000</b>	<b>\$12,168</b>	<b>\$220,168</b>	<b>\$0</b>	<b>\$44,034</b>	<b>\$22,017</b>	<b>\$286,219</b>
<b>Subtotal Non-Potable Water</b>			<b>\$208,000</b>	<b>\$12,168</b>	<b>\$220,168</b>	<b>\$0</b>	<b>\$44,034</b>	<b>\$22,017</b>	<b>\$286,219</b>
<b>Sanitary Sewer System</b>									
<b>Sewer Pipelines - Mangini Parkway</b>									
MP 8-SS	Mangini Parkway - 8"	100.0%	\$138,000	\$8,073	\$146,073	\$0	\$29,215	\$14,607	\$189,895

**Table B-9**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Gragg Ranch Recovery LLC White Rock Springs Ranch (WRSR) Backbone Facilities Constructed**

SPIF Improvement	Percentage of Facility Constructed	SPIF Nexus Study FY 2017-2018 Update Costs							Total
		SPIF Nexus Study Construction	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Engineering/Plan Check/Inspection	Contingency		
<i>Assumption</i>			5.85%		50%	20%	10%		
<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 - Mangini Parkway</b>									
MP 8-SD	Mangini Parkway - 60"	100.0%	\$126,000	\$7,371	\$133,371	\$0	\$26,674	\$13,337	\$173,382
MP 8-SD	Mangini Parkway - 48"	100.0%	\$198,400	\$11,606	\$210,006	\$0	\$42,001	\$21,001	\$273,008
MP 8-SD	Mangini Parkway - 24"	100.0%	\$287,500	\$16,819	\$304,319	\$0	\$60,864	\$30,432	\$395,614
MP 8-SD	Mangini Parkway - 15"	100.0%	\$46,800	\$2,738	\$49,538	\$0	\$9,908	\$4,954	\$64,399
MP 8-SD	Mangini Parkway - 12"	100.0%	\$32,400	\$1,895	\$34,295	\$0	\$6,859	\$3,430	\$44,584
<b>Subtotal Mangini Parkway</b>			<b>\$691,100</b>	<b>\$40,429</b>	<b>\$731,529</b>	<b>\$0</b>	<b>\$146,306</b>	<b>\$73,153</b>	<b>\$950,987</b>
<b>Pipelines - Savannah Parkway</b>									
SP 1-SD	Savannah Parkway - 60"	29.3%	\$163,800	\$9,582	\$173,382	\$0	\$34,676	\$17,338	\$225,397
SP 1-SD	60" Storm Drain Outfall Structure to HMB #24	100.0%	\$30,000	\$1,755	\$31,755	\$0	\$6,351	\$3,176	\$41,282
SP 1-SD	60" Storm Drain Pipe Extended to HMB #244	100.0%	\$575,400	\$33,661	\$609,061	\$0	\$121,812	\$60,906	\$791,779
<b>Subtotal Savannah Parkway</b>			<b>\$769,200</b>	<b>\$44,998</b>	<b>\$814,198</b>	<b>\$0</b>	<b>\$162,840</b>	<b>\$81,420</b>	<b>\$1,058,458</b>
<b>Detention Basins</b>									
DB 8	Detention Basin No. 8	100.0%	\$510,600	\$29,870	\$540,470	\$0	\$108,094	\$54,047	\$702,611
HMB 24	Hydromodification Basin No. 24	100.0%	\$678,190	\$39,674	\$717,864	\$0	\$143,573	\$71,786	\$933,223
<b>Subtotal Detention Basins</b>			<b>\$1,188,790</b>	<b>\$69,544</b>	<b>\$1,258,334</b>	<b>\$0</b>	<b>\$251,667</b>	<b>\$125,833</b>	<b>\$1,635,834</b>
<b>Subtotal Storm Drain</b>			<b>\$2,649,090</b>	<b>\$154,972</b>	<b>\$2,804,062</b>	<b>\$0</b>	<b>\$560,812</b>	<b>\$280,406</b>	<b>\$3,645,279</b>
<b>Total Facilities</b>			<b>\$5,614,426</b>	<b>\$328,444</b>	<b>\$5,942,870</b>	<b>\$300,085</b>	<b>\$1,188,574</b>	<b>\$594,287</b>	<b>\$8,025,816</b>

wrsr\_detail

Source: SPIF Nexus Study FY 2017-2018 Update; MacKay & Somp; 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-10**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**ECIC Village 3 Reimbursement Agreement Facilities Constructed**

		SPIF Nexus Study FY 2019-2020 Update Costs [1]						Total
		SPIF Nexus Study Construction	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [2]	Soft Costs	Contingency	
<b>SPIF Improvement</b>								
<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>Savannah Parkway</b>								
SP 3-GD	Savannah Pkwy Clearing (Phase 2C)	\$8,892	\$789	\$9,681	\$0	\$1,452	\$1,936	\$13,069
SP 3-GD	Savannah Pkwy Rough Grade (Phase 2C)	\$265,015	\$23,507	\$288,522	\$0	\$43,278	\$57,704	\$389,505
SP 3-GD	Savannah Pkwy Erosion Control (Phase 2C)	\$44,460	\$3,944	\$48,403	\$0	\$7,261	\$9,681	\$65,345
<b>Subtotal Savannah Parkway</b>		<b>\$318,367</b>	<b>\$28,239</b>	<b>\$346,606</b>	<b>\$0</b>	<b>\$51,991</b>	<b>\$69,321</b>	<b>\$467,919</b>
<b>Backbone Roadways</b>								
<b>Savannah Parkway</b>								
SP 3	Savannah Parkway (phase 2C)	\$926,245	\$82,158	\$1,008,403	\$0	\$151,261	\$201,681	\$1,361,345
<b>Subtotal Savannah Parkway</b>		<b>\$926,245</b>	<b>\$82,158</b>	<b>\$1,008,403</b>	<b>\$0</b>	<b>\$151,261</b>	<b>\$201,681</b>	<b>\$1,361,345</b>

**Table B-10**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**ECIC Village 3 Reimbursement Agreement Facilities Constructed**

		<b>SPIF Nexus Study FY 2019-2020 Update Costs [1]</b>						
<b>SPIF Improvement</b>		<b>SPIF Nexus Study Construction</b>	<b>SPIF Escalation</b>	<b>Escalated Construction Cost</b>	<b>SMUD Contract Cost [2]</b>	<b>Soft Costs</b>	<b>Contingency</b>	<b>Total</b>
<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>Dry Utilities</b>								
<b>Savannah Parkway</b>								
SP 3-DU	Savannah Pkwy	\$306,424	\$27,180	\$333,604	\$166,802	\$50,041	\$66,721	\$617,167
<b>Subtotal Savannah Parkway</b>		<b>\$306,424</b>	<b>\$27,180</b>	<b>\$333,604</b>	<b>\$166,802</b>	<b>\$50,041</b>	<b>\$66,721</b>	<b>\$617,167</b>
<b>Potable Water</b>								
<b>Savannah Parkway</b>								
SP 3-W	Savannah Pkwy - 16" Zone 4	\$209,658	\$18,597	\$228,255	\$0	\$34,238	\$45,651	\$308,144
SP 3-W	Savannah Pkwy - 24" Zone 3	\$467,699	\$41,485	\$509,184	\$0	\$76,378	\$101,837	\$687,399
<b>Subtotal Savannah Parkway</b>		<b>\$677,358</b>	<b>\$60,082</b>	<b>\$737,439</b>	<b>\$0</b>	<b>\$110,616</b>	<b>\$147,488</b>	<b>\$995,543</b>
<b>Non-Potable Water</b>								
<b>Placerville Road</b>								
PRC 3 - NP	Placerville Road - 12"	\$395,561	\$35,086	\$430,648	\$0	\$64,597	\$86,130	\$581,374
PRC 3 - NP	Placerville Road - 12"	\$234,939	\$20,839	\$255,779	\$0	\$38,367	\$51,156	\$345,301
<b>Subtotal Placerville Road</b>								
<b>Subtotal Non-Potable Water</b>		<b>\$630,501</b>	<b>\$55,925</b>	<b>\$686,426</b>	<b>\$0</b>	<b>\$102,964</b>	<b>\$137,285</b>	<b>\$926,675</b>

**Table B-10**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**ECIC Village 3 Reimbursement Agreement Facilities Constructed**

SPIF Improvement	SPIF Nexus Study FY 2019-2020 Update Costs [1]							Total
	SPIF Nexus Study Construction	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [2]	Soft Costs	Contingency		
<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>Storm Drain</b>								
<b>Savannah Parkway</b>								
SP 3-SD	Savannah Pkwy - 24" SD	\$424,983	\$37,696	\$462,679	\$0	\$69,402	\$92,536	\$624,617
SP 3-SD	Savannah Pkwy - 36" SD	\$101,124	\$8,970	\$110,094	\$0	\$16,514	\$22,019	\$148,627
<b>Subtotal Savannah Parkway</b>		<b>\$526,107</b>	<b>\$46,666</b>	<b>\$572,773</b>	<b>\$0</b>	<b>\$85,916</b>	<b>\$114,555</b>	<b>\$773,244</b>
<b>Total Facilities</b>		<b>\$3,385,002</b>	<b>\$300,250</b>	<b>\$3,685,252</b>	<b>\$166,802</b>	<b>\$552,788</b>	<b>\$737,050</b>	<b>\$5,141,893</b>

wrsr detail

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

[1] Costs provided to EPS were escalated to FY 2022/23.

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

**Table B-11**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**ECIC Village 5 & 6 Backbone Facilities Reimbursement Analysis**

<b>ECIC Village 5 &amp; 6                  Reimbursement Analysis</b>
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Item	Phase 2 Construction Plan			Allocation of Remaining Reimburse. Amount
	Alder Creek Parkway	Total	Percentage of Total	
<b>SPIF Infrastructure Fee Reimbursement</b>				
Initial Reimbursement Amount	-	\$369,004		
Remaining Reimbursement Amount [1]	-	\$0		
Less SPIF Infrastructure Fee Payments	-	\$0		
<b>Net Remaining Reimbursement Amount</b>	<b>-</b>	<b>\$0</b>		
<b>SPIF Facility Cost Estimate [2]</b>				
<b>Phase 1 Roadways</b>				
Rough Grading	\$0	\$0	0.0%	\$0
Backbone Roadways	\$369,004	\$369,004	100.0%	\$0
Railroad Crossings	\$0	\$0	0.0%	\$0
City Fiber Optic & Traffic Control System	\$0	\$0	0.0%	\$0
Signalized Intersections & Improvements	\$0	\$0	0.0%	\$0
Open Space Vehicular Access Barrier	\$0	\$0	0.0%	\$0
Off-Site Roadway Improvements	\$0	\$0	0.0%	\$0
<b>Subtotal Phase 1 Roadways</b>	<b>\$369,004</b>	<b>\$369,004</b>	<b>100.0%</b>	<b>\$0</b>
<b>Dry Utility System</b>	\$0	\$0	0.0%	\$0
<b>Potable Water System</b>	\$0	\$0	0.0%	\$0
<b>Off-Site Water System</b>	\$0	\$0	0.0%	\$0
<b>Recycled Water System</b>	\$0	\$0	0.0%	\$0
<b>Sanitary Sewer System</b>	\$0	\$0	0.0%	\$0
<b>Storm Drain System</b>	\$0	\$0	0.0%	\$0
<b>Habitat Mitigation</b>	\$0	\$0	0.0%	\$0
<b>Total Phase 2 Costs</b>	<b>\$369,004</b>	<b>\$369,004</b>	<b>100.0%</b>	<b>\$0</b>

mic tnhc

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

[1] Remaining reimbursement amount current as of July 15, 2023.

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

**Table B-12**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**ECIC Village 5 & 6 Backbone Facilities Constructed**

	SPIF Nexus Study FY 2019-2020 Update Costs [1]							
	SPIF Nexus Study Construction	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [2]	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 Roadways</b>								
<b>Alder Creek Parkway</b>								
ACP 8	Alder Creek Parkway	\$251,067	\$22,270	\$273,337	\$0	\$41,000	\$54,667	\$369,004
<b>Total Facilities</b>		<b>\$251,067</b>	<b>\$22,270</b>	<b>\$273,337</b>	<b>\$0</b>	<b>\$41,000</b>	<b>\$54,667</b>	<b>\$369,004</b>

wrsr detail

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

[1] Costs provided to EPS were escalated to FY 2022/23.

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

**Table B-13**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Eagle Parcel 61 & 77 Facilities Reimbursement Analysis**

**Eagle Parcel 61 & 77 Backbone Facilities  
Reimbursement Analysis**

Item	Phase 2 Construction Plan			Percentage of Total	Allocation of Remaining Reimburse. Amount
	Alder Creek Parkway	Alder Creek Parkway East Bidwell Street	Total		
<b>SPIF Infrastructure Fee Reimbursement</b>					
Initial Reimbursement Amount	-	-	\$15,922,750		
Remaining Reimbursement Amount [1]	-	-	\$24,415,437		
Less SPIF Infrastructure Fee Payments	-	-	\$0		
<b>Net Remaining Reimbursement Amount</b>	-	-	<b>\$24,415,437</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%	\$6,116,075
Backbone Roadways	\$6,205,724	\$337,180	\$6,542,904	26.8%	\$6,542,904
Railroad Crossings	\$0	\$0	\$0	0.0%	\$0
City Fiber Optic & Traffic Control System	\$59,064	\$0	\$59,064	0.2%	\$59,064
Signalized Intersections & Improvements	\$763,891	\$0	\$763,891	3.1%	\$763,891
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>\$13,481,934</b>
<b>Dry Utility System</b>	\$1,574,525	\$0	\$1,574,525	6.4%	\$1,574,525
<b>Potable Water System</b>	\$1,230,075	\$167,808	\$1,397,883	5.7%	\$1,397,883
<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%	\$1,254,275
<b>Sanitary Sewer System</b>	\$2,704,043	\$0	\$2,704,043	11.1%	\$2,704,043
<b>Storm Drain System</b>	\$3,412,574	\$35,581	\$3,448,155	14.1%	\$3,448,155
<b>Habitat Mitigation [5]</b>	\$554,622	\$0	\$554,622	2.3%	\$554,622
<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>\$24,415,437</b>

mic tnhc

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

[1] Remaining reimbursement amount current as of July 15, 2023.

**Table B-14  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2023 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>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
ACP 5-GD	Blasting	\$100,908	\$0	\$100,908	\$0	\$15,136	\$0	\$116,044

**Table B-14  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2023 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	
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-14**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 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>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-14**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 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>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-14**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 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-14**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Eagle Parcel 61 & 77 Backbone Facilities Constructed**

	Construction Make-Up Costs (2023/24\$)							
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	Total	
<b>SPIF Improvement</b>								
<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 CertaLo	\$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-14**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 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-14**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 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-14**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Eagle Parcel 61 & 77 Backbone Facilities Constructed**

	<b>Construction Make-Up Costs (2023/24\$)</b>						
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	Total
<b>SPIF Improvement</b>							
<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>

wrsr detail

Source: SPIF Nexus Study FY 2019-2020 Update; MacKay & Soms; 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-15  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2023 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	-	-						\$0	
Remaining Reimbursement Amount [1]	-	-						\$8,390,969	
Less SPIF Infrastructure Fee Payments	-	-						\$0	
<b>Net Remaining Reimbursement Amount</b>	-	-						<b>\$14,089,599</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%	\$3,864,292
Backbone Roadways	\$272,722	\$561,508	\$0	\$632,814	\$0	\$0	\$1,467,044	10.3%	\$1,447,987
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%	\$18,592
Signalized Intersections & Improvements	\$1,246,849	\$0	\$0	\$0	\$0	\$0	\$1,246,849	8.7%	\$1,230,652
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>\$6,561,523</b>
<b>Dry Utility System</b>	\$0	\$0	\$0	\$858,771	\$0	\$0	\$858,771	6.0%	\$847,616
<b>Potable Water System</b>	\$66,181	\$0	\$545,734	\$848,069	\$0	\$0	\$1,459,984	10.2%	\$1,441,019
<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%	\$870,135
<b>Sanitary Sewer System</b>	0	\$0	\$92,975	\$24,150	\$0	\$0	\$117,125	0.8%	\$115,604
<b>Storm Drain System</b>	\$449,070	\$593,851	\$145,907	\$319,876	\$0	\$2,090,187	\$3,598,891	25.2%	\$3,552,141
<b>Habitat Mitigation</b>	\$0	\$0	\$0	\$0	\$0	\$710,794	\$710,794	5.0%	\$701,561
<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>\$14,089,599</b>

mic tnhc

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

[1] Remaining reimbursement amount current as of July 15, 2023.



**Table B-16**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Gragg Ranch Recovery LLC White Rock Springs Ranch (WRSR) Backbone Facilities Constructed**

SPIF Improvement	Construction True-Up Costs (2023/24\$)					Total
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	Soft Costs	Contingency	
<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-16**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Gragg Ranch Recovery LLC White Rock Springs Ranch (WRSR) 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-16**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Gragg Ranch Recovery LLC White Rock Springs Ranch (WRSR) 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>
<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

**Table B-16**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Gragg Ranch Recovery LLC White Rock Springs Ranch (WRSR) 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>ACP 7-RD</b>	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-16**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Gragg Ranch Recovery LLC White Rock Springs Ranch (WRSR) 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-16**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Gragg Ranch Recovery LLC White Rock Springs Ranch (WRSR) 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

**Signalized Intersections & Improvements**

**INTX No. 5**

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-16**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Gragg Ranch Recovery LLC White Rock Springs Ranch (WRSR) 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-16**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Gragg Ranch Recovery LLC White Rock Springs Ranch (WRSR) 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-16**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Gragg Ranch Recovery LLC White Rock Springs Ranch (WRSR) 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-16**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Gragg Ranch Recovery LLC White Rock Springs Ranch (WRSR) 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-16**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Gragg Ranch Recovery LLC White Rock Springs Ranch (WRSR) 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-16**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Gragg Ranch Recovery LLC White Rock Springs Ranch (WRSR) Backbone Facilities Constructed**

SPIF Improvement	Construction True-Up Costs (2023/24\$)					Total	
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	Soft Costs	Contingency		
<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 (comp)	\$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>

wrsr detail

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-17  
 Folsom Plan Area Specific Plan  
 Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment  
 Toll Brothers at Folsom Ranch Phase 1 Backbone Facilities Reimbursement Analysis

<b>Toll at Folsom Ranch                  Phase 2                  Reimbursement Analysis</b>
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Item	Phase 2 Construction Plan				Percentage of Total	Allocation of Remaining Reimburse. Amount
	Mangini Parkway	East Bidwell Street	Basins	Total		
<b>SPIF Infrastructure Fee Reimbursement</b>						
Initial Reimbursement Amount	-	-		\$24,638,648		
Remaining Reimbursement Amount [1]	-	-		(\$3,749,670)		
Less SPIF Infrastructure Fee Payments	-	-		\$0		
<b>Net Remaining Reimbursement Amount</b>	-	-		<b>(\$3,749,670)</b>		
<b>SPIF Facility Cost Estimate [4]</b>						
<b>Roadways</b>						
Rough Grading	\$2,229,817	\$64,639	\$0	\$2,294,456	9.3%	(\$349,185)
Backbone Roadways	\$10,291,370	\$1,864,517	\$0	\$12,155,887	49.3%	(\$1,849,962)
Railroad Crossings	\$0	\$0	\$0	\$0	0.0%	\$0
City Fiber Optic & Traffic Control System	\$103,342	\$25,605	\$0	\$128,947	0.5%	(\$19,624)
Signalized Intersections & Improvements	\$720,334	\$0	\$0	\$720,334	2.9%	(\$109,625)
Open Space Vehicular Access Barrier	\$19,375	\$11,151	\$0	\$30,526	0.1%	(\$4,646)
Off-Site Roadway Improvements	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Subtotal Phase 1 Roadways</b>	<b>\$13,364,238</b>	<b>\$1,965,912</b>	<b>\$0</b>	<b>\$15,330,150</b>	<b>62.2%</b>	<b>(\$2,333,042)</b>
<b>Dry Utility System</b>	\$1,223,053	\$323,002	\$0	\$1,546,055	6.3%	(\$235,289)
<b>Potable Water System</b>	\$1,181,309	\$388,055	\$0	\$1,569,364	6.4%	(\$238,836)
<b>Off-Site Water System</b>	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Recycled Water System</b>	\$519,776	\$0	\$0	\$519,776	2.1%	(\$79,103)
<b>Sanitary Sewer System</b>	\$596,718	\$0	\$0	\$596,718	2.4%	(\$90,812)
<b>Storm Drain System</b>	\$1,459,275	\$312,786	\$3,073,790	\$4,845,851	19.7%	(\$737,473)
<b>Habitat Mitigation [5]</b>	\$230,734	\$0	\$0	\$230,734	0.9%	(\$35,115)
<b>Total Phase 2 Costs</b>	<b>\$18,575,103</b>	<b>\$2,989,755</b>	<b>\$3,073,790</b>	<b>\$24,638,648</b>	<b>162.2%</b>	<b>(\$3,749,670)</b>

mic tnhc

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

[1] Remaining reimbursement amount current as of July 15, 2023.

**Table B-18**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Toll Brothers at Folsom Ranch Backbone Phase 1 Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)							Total
	SPIF		Construction Cost	SMUD		Soft Costs	Contingency	
	Nexus Study Costs	SPIF Escalation		Contract Cost [1]				
<i>Assumption</i>		0.00%		50%	15%	20%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*15%	F = C*10%	G = C+D+E+F	
<b>Backbone Roadway Rough Grading</b>								
<b>Mangini Parkway</b>								
MP 3-GD	Clearing & Grubbing (Sta 169+50 to Sta 191+80)	\$8,062	\$0	\$8,062	\$0	\$1,209	\$1,612	\$10,884
MP 3-GD	Rough Grade Excavation (Sta 169+50 to Sta 191+80)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MP 3-GD	Rough Grade Import (Sta 169+50 to Sta 191+80)	\$789,894	\$0	\$789,894	\$0	\$118,484	\$157,979	\$1,066,357
MP 3-GD	Erosion Control (Sta 169+50 to Sta 191+80)	\$40,311	\$0	\$40,311	\$0	\$6,047	\$8,062	\$54,420
MP 4-GD	Clearing & Grubbing (Sta 191+80 to Sta 216+10)	\$15,120	\$0	\$15,120	\$0	\$2,268	\$3,024	\$20,412
MP 4-GD	Rough Grade Excavation (Sta 191+80 to Sta 216+10)	\$99,120	\$0	\$99,120	\$0	\$14,868	\$19,824	\$133,812
MP 4-GD	Rough Grade Import (Sta 191+80 to Sta 216+10)	\$621,152	\$0	\$621,152	\$0	\$93,173	\$124,230	\$838,555
MP 4-GD	Erosion Control (Sta 191+80 to Sta 216+10)	\$78,057	\$0	\$78,057	\$0	\$11,709	\$15,611	\$105,377
<b>Subtotal Mangini Parkway</b>		<b>\$1,651,716</b>	<b>\$0</b>	<b>\$1,651,716</b>	<b>\$0</b>	<b>\$247,757</b>	<b>\$330,343</b>	<b>\$2,229,817</b>

**Table B-18**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Toll Brothers at Folsom Ranch Backbone Phase 1 Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)							Total
	SPIF		Construction Cost	SMUD		Soft Costs	Contingency	
	Nexus Study Costs	SPIF Escalation		Contract Cost [1]				
<i>Assumption</i>		0.00%		50%	15%	20%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*15%	F = C*10%	G = C+D+E+F	
<b>East Bidwell Street</b>								
EBS 1A-GD	Clearing & Grubbing (Sta 100+60 to Sta 109+50)	\$3,575	\$0	\$3,575	\$0	\$536	\$715	\$4,826
EBS 1A-GD	Rough Grade Excavation (Sta 100+60 to Sta 109+50)	\$26,432	\$0	\$26,432	\$0	\$3,965	\$5,286	\$35,683
EBS 1A-GD	Erosion Control (Sta 100+60 to Sta 109+50)	\$17,874	\$0	\$17,874	\$0	\$2,681	\$3,575	\$24,130
<b>Subtotal East Bidwell Street</b>		<b>\$47,881</b>	<b>\$0</b>	<b>\$47,881</b>	<b>\$0</b>	<b>\$7,182</b>	<b>\$9,576</b>	<b>\$64,639</b>
<b>Subtotal Backbone Roadway Rough Grading</b>		<b>\$1,699,597</b>	<b>\$0</b>	<b>\$1,699,597</b>	<b>\$0</b>	<b>\$254,940</b>	<b>\$339,919</b>	<b>\$2,294,456</b>
<b>Backbone Roadways</b>								
<b>Mangini Parkway</b>								
MP 3-RW	Mangini Parkway (Sta 169+50 to Sta 191+80)	\$464,749	\$0	\$464,749	\$0	\$69,712	\$92,950	\$627,411
BR3	Alder Creek Bridge (250' x 70')	\$5,782,000	\$0	\$5,782,000	\$0	\$867,300	\$1,156,400	\$7,805,700
MP 4-RW	Mangini Parkway (Sta 191+80 to Sta 216+10)	\$994,463	\$0	\$994,463	\$0	\$149,169	\$198,893	\$1,342,525
CUL 8	12' Wide x 6' High Box Culvert	\$101,185	\$0	\$101,185	\$0	\$15,178	\$20,237	\$136,600
CUL 8	12' Wide x 6' High Box Culvert Inlet/Outlet Structure	\$280,840	\$0	\$280,840	\$0	\$42,126	\$56,168	\$379,134
<b>Subtotal Mangini Parkway</b>		<b>\$7,623,237</b>	<b>\$0</b>	<b>\$7,623,237</b>	<b>\$0</b>	<b>\$1,143,485</b>	<b>\$1,524,647</b>	<b>\$10,291,370</b>
<b>East Bidwell Street</b>								
EBS 1A-RW	East Bidwell Street (Sta 100+60 to Sta 109+50)	\$512,110	\$0	\$512,110	\$0	\$76,816	\$102,422	\$691,348
EBS 1-RW	Traffic Signal and Appurtenances (Regency Parkway)	\$7,599	\$0	\$7,599	\$0	\$1,140	\$1,520	\$10,259
EBS 1B-RW	East Bidwell Street (Sta 109+50 to Sta 123+80)	\$308,511	\$0	\$308,511	\$0	\$46,277	\$61,702	\$416,490
EBS 1-RW	Retaining Wall (Wetland Preservation)	\$552,904	\$0	\$552,904	\$0	\$82,936	\$110,581	\$746,420
<b>Subtotal East Bidwell Street</b>	Oak Avenue Parkway (Sta 100+30 to Sra 119+00)	<b>\$1,381,124</b>	<b>\$0</b>	<b>\$1,381,124</b>	<b>\$0</b>	<b>\$207,169</b>	<b>\$276,225</b>	<b>\$1,864,517</b>
<b>Subtotal Backbone Roadways</b>		<b>\$9,004,360</b>	<b>\$0</b>	<b>\$9,004,360</b>	<b>\$0</b>	<b>\$1,350,654</b>	<b>\$1,800,872</b>	<b>\$12,155,887</b>

**Table B-18**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Toll Brothers at Folsom Ranch Backbone Phase 1 Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)							Total
	SPIF Nexus Study 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*15%	F = C*10%	G = C+D+E+F	
<b>City Fiber Optic &amp; Traffic Control</b>								
<b>Mangini Parkway</b>								
MP 3-FO	Mangini Parkway (Sta 169+50 to Sta 191+80)	\$21,125	\$0	\$21,125	\$0	\$3,169	\$4,225	\$28,519
MP 4-FO	Mangini Parkway (Sta 191+80 to Sta 216+10)	\$55,425	\$0	\$55,425	\$0	\$8,314	\$11,085	\$74,823
<b>Subtotal Mangini Parkway</b>		<b>\$76,550</b>	<b>\$0</b>	<b>\$76,550</b>	<b>\$0</b>	<b>\$11,482</b>	<b>\$15,310</b>	<b>\$103,342</b>
<b>East Bidwell Street</b>								
EBS 1A-FO	East Bidwell Street (Sta 100+60 to Sta 109+50)	\$18,967	\$0	\$18,967	\$0	\$2,845	\$3,793	\$25,605
<b>Subtotal East Bidwell Street</b>		<b>\$18,967</b>	<b>\$0</b>	<b>\$18,967</b>	<b>\$0</b>	<b>\$2,845</b>	<b>\$3,793</b>	<b>\$25,605</b>
<b>Subtotal City Fiber Optic and Traffic Control</b>		<b>\$95,517</b>	<b>\$0</b>	<b>\$95,517</b>	<b>\$0</b>	<b>\$14,327</b>	<b>\$19,103</b>	<b>\$128,947</b>
<b>Signalized Intersections &amp; Improvements</b>								
<b>Mangini Parkway</b>								
INTX 13	Portion of East Bidwell Street / Mangini Parkway (4-V)	\$533,581	\$0	\$533,581	\$0	\$80,037	\$106,716	\$720,334
<b>Subtotal Signalized Intersections &amp; Improvements</b>		<b>\$533,581</b>	<b>\$0</b>	<b>\$533,581</b>	<b>\$0</b>	<b>\$80,037</b>	<b>\$106,716</b>	<b>\$720,334</b>
<b>Open Space Vehicle Access Barrier</b>								
<b>Mangini Parkway</b>								
MP 3	Mangini Parkway (Sta 169+50 to Sta 191+80)	\$6,092	\$0	\$6,092	\$0	\$914	\$1,218	\$8,224
MP 4	Mangini Parkway (Sta 191+80 to Sta 216+10)	\$8,260	\$0	\$8,260	\$0	\$1,239	\$1,652	\$11,151
<b>Subtotal Mangini Parkway</b>		<b>\$14,352</b>	<b>\$0</b>	<b>\$14,352</b>	<b>\$0</b>	<b>\$2,153</b>	<b>\$2,870</b>	<b>\$19,375</b>
<b>East Bidwell Street</b>								
EBS 1	East Bidwell Street (Sta 100+60 to Sta 123+80)	\$8,260	\$0	\$8,260	\$0	\$1,239	\$1,652	\$11,151
<b>Subtotal Open Space Vehicle Access Barrier</b>		<b>\$22,612</b>	<b>\$0</b>	<b>\$22,612</b>	<b>\$0</b>	<b>\$3,392</b>	<b>\$4,522</b>	<b>\$30,526</b>



**Table B-18**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Toll Brothers at Folsom Ranch Backbone Phase 1 Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)							Total
	SPIF	SPIF	Construction	SMUD	Soft Costs	Contingency		
	Nexus Study Costs	Escalation	Cost	Contract Cost [1]				
<i>Assumption</i>		0.00%		50%	15%	20%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*15%	F = C*10%	G = C+D+E+F	
<b>Dry Utilities</b>								
<b>Mangini Parkway</b>								
MP 3-DU	Mangini Parkway (Sta 169+50 to Sta 191+80)	\$182,443	\$0	\$182,443	\$91,221	\$27,366	\$36,489	\$337,519
MP 4-DU	Mangini Parkway (Sta 191+80 to Sta 216+10)	\$478,667	\$0	\$478,667	\$239,334	\$71,800	\$95,733	\$885,534
<b>Subtotal Mangini Parkway</b>		<b>\$661,110</b>	<b>\$0</b>	<b>\$661,110</b>	<b>\$330,555</b>	<b>\$99,166</b>	<b>\$132,222</b>	<b>\$1,223,053</b>
<b>East Bidwell Street</b>		\$174,596	\$0	\$174,596	\$87,298	\$26,189	\$34,919	\$323,002
<b>Subtotal Dry Utilities</b>		<b>\$835,706</b>	<b>\$0</b>	<b>\$835,706</b>	<b>\$417,853</b>	<b>\$125,356</b>	<b>\$167,141</b>	<b>\$1,546,055</b>
<b>Potable Water</b>								
<b>Mangini Parkway</b>								
MP 3-W	Mangini Parkway (Sta 169+50 to Sta 191+80)	\$245,219	\$0	\$245,219	\$0	\$36,783	\$49,044	\$331,045
MP 4-W	Mangini Parkway (Sta 191+80 to Sta 216+10)	\$629,825	\$0	\$629,825	\$0	\$94,474	\$125,965	\$850,264
<b>Subtotal Mangini Parkway</b>		<b>\$875,044</b>	<b>\$0</b>	<b>\$875,044</b>	<b>\$0</b>	<b>\$131,257</b>	<b>\$175,009</b>	<b>\$1,181,309</b>
<b>East Bidwell Street</b>								
EBS 1A-W	East Bidwell Street (Sta 100+60 to Sta 109+50)	\$110,271	\$0	\$110,271	\$0	\$16,541	\$22,054	\$148,866
EBS 1B-W	East Bidwell Street (Sta 109+50 to Sta 123+80)	\$177,177	\$0	\$177,177	\$0	\$26,577	\$35,435	\$239,189
<b>Subtotal Mangini Parkway</b>		<b>\$287,448</b>	<b>\$0</b>	<b>\$287,448</b>	<b>\$0</b>	<b>\$43,117</b>	<b>\$57,490</b>	<b>\$388,055</b>
<b>Subtotal Potable Water</b>		<b>\$1,162,492</b>	<b>\$0</b>	<b>\$1,162,492</b>	<b>\$0</b>	<b>\$174,374</b>	<b>\$232,498</b>	<b>\$1,569,364</b>
<b>Non-Potable Water</b>								
<b>Mangini Parkway</b>								
MP 3-NP	Mangini Parkway (Sta 169+50 to Sta 191+80)	\$107,896	\$0	\$107,896	\$0	\$16,184	\$21,579	\$145,660
MP 4-NP	Mangini Parkway (Sta 191+80 to Sta 216+10)	\$277,123	\$0	\$277,123	\$0	\$41,568	\$55,425	\$374,116
<b>Subtotal Mangini Parkway</b>		<b>\$385,019</b>	<b>\$0</b>	<b>\$385,019</b>	<b>\$0</b>	<b>\$57,753</b>	<b>\$77,004</b>	<b>\$519,776</b>
<b>Subtotal Non-Potable Water</b>		<b>\$385,019</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Table B-18**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Toll Brothers at Folsom Ranch Backbone Phase 1 Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)							Total
	SPIF		Construction Cost	SMUD		Soft Costs	Contingency	
	Nexus Study Costs	SPIF Escalation		Contract Cost [1]				
<i>Assumption</i>		0.00%		50%	15%	20%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*15%	F = C*10%	G = C+D+E+F	
<b>Sanitary Sewer System</b>								
<b>Mangini Parkway</b>								
MP 3-SS	Mangini Parkway (Sta 169+50 to Sta 191+80)	\$85,181	\$0	\$85,181	\$0	\$12,777	\$17,036	\$114,995
MP 4-SS	Mangini Parkway (Sta 191+80 to Sta 216+10)	\$356,832	\$0	\$356,832	\$0	\$53,525	\$71,366	\$481,723
<b>Subtotal Mangini Parkway</b>		<b>\$442,013</b>	<b>\$0</b>	<b>\$442,013</b>	<b>\$0</b>	<b>\$66,302</b>	<b>\$88,403</b>	<b>\$596,718</b>
<b>Subtotal Sewer</b>		<b>\$442,013</b>	<b>\$0</b>	<b>\$442,013</b>	<b>\$0</b>	<b>\$66,302</b>	<b>\$88,403</b>	<b>\$596,718</b>
<b>Storm Drain</b>								
<b>Pipelines- Mangini Parkway</b>								
MP 3-SD	Mangini Parkway (Sta 169+50 to Sta 191+80)	\$41,094	\$0	\$41,094	\$0	\$6,164	\$8,219	\$55,476
MP 3-SD	Mangini Parkway (Sta 169+50 to Sta 191+80)	\$87,597	\$0	\$87,597	\$0	\$13,140	\$17,519	\$118,256
MP 3-SD	Mangini Parkway (Sta 169+50 to Sta 191+80)	\$54,062	\$0	\$54,062	\$0	\$8,109	\$10,812	\$72,983
MP 3-SD	Mangini Parkway (Sta 169+50 to Sta 191+80)	\$166,336	\$0	\$166,336	\$0	\$24,950	\$33,267	\$224,553
MP 3-SD	72" Storm Drain Outfall Structure to HMB #18	\$44,398	\$0	\$44,398	\$0	\$6,660	\$8,880	\$59,937
MP 3-SD	72" Storm Drain Pipe Extended to HMB #18	\$97,107	\$0	\$97,107	\$0	\$14,566	\$19,421	\$131,094
MP 4-SD	Mangini Parkway (Sta 191+80 to Sta 216+10)	\$106,864	\$0	\$106,864	\$0	\$16,030	\$21,373	\$144,266
MP 4-SD	Mangini Parkway (Sta 191+80 to Sta 216+10)	\$483,489	\$0	\$483,489	\$0	\$72,523	\$96,698	\$652,710
<b>Subtotal Mangini Parkway</b>		<b>\$1,080,945</b>	<b>\$0</b>	<b>\$1,080,945</b>	<b>\$0</b>	<b>\$162,142</b>	<b>\$216,189</b>	<b>\$1,459,275</b>

**Table B-18**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Toll Brothers at Folsom Ranch Backbone Phase 1 Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)							Total
	SPIF Nexus Study 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*15%	F = C*10%	G = C+D+E+F	
<b>East Bidwell Street</b>								
EBS 1A-SD	East Bidwell Street (Sta 100+60 to Sta 109+50)	\$231,693	\$0	\$231,693	\$0	\$34,754	\$46,339	\$312,786
<b>Subtotal East Bidwell Street</b>		<b>\$231,693</b>	<b>\$0</b>	<b>\$231,693</b>	<b>\$0</b>	<b>\$34,754</b>	<b>\$46,339</b>	<b>\$312,786</b>
<b>Detention Basins</b>								
DB #5		\$1,047,471	\$0	\$1,047,471	\$0	\$157,121	\$209,494	\$1,414,086
HMB #18		\$1,229,410	\$0	\$1,229,410	\$0	\$184,412	\$245,882	\$1,659,704
<b>Subtotal Detention Basins</b>		<b>\$2,276,881</b>	<b>\$0</b>	<b>\$2,276,881</b>	<b>\$0</b>	<b>\$341,532</b>	<b>\$455,376</b>	<b>\$3,073,790</b>
<b>Subtotal Storm Drain</b>		<b>\$3,589,519</b>	<b>\$0</b>	<b>\$3,589,519</b>	<b>\$0</b>	<b>\$538,428</b>	<b>\$717,904</b>	<b>\$4,845,851</b>
<b>Habitat</b>								
Wetland Mitigation	0.609 Acres	\$94,319	\$0	\$94,319	\$0	\$14,148	\$18,864	\$127,330
Swainson's Hawk	8.56 Acres	\$55,239	\$0	\$55,239	\$0	\$8,286	\$11,048	\$74,572
Oak Trees								
Woodlands	0.192 Acres	\$991	\$0	\$991	\$0	\$149	\$198	\$1,338
Individual Trees	5 Individuals	\$20,366	\$0	\$20,366	\$0	\$3,055	\$4,073	\$27,494
<b>Subtotal Habitat</b>		<b>\$170,915</b>	<b>\$0</b>	<b>\$170,915</b>	<b>\$0</b>	<b>\$25,637</b>	<b>\$34,183</b>	<b>\$230,734</b>
<b>Total Facilities</b>		<b>\$17,941,330</b>	<b>\$0</b>	<b>\$17,941,330</b>	<b>\$417,853</b>	<b>\$2,691,199</b>	<b>\$3,588,266</b>	<b>\$24,638,648</b>

*wrsr detail*

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

**Table B-19  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment  
Toll Brothers at Folsom Ranch Backbone Facilities Reimbursement Analysis**

<b>Toll at Folsom Ranch Phase 1 Reimbursement Analysis</b>
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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]	-	-					\$24,411,051		
Less SPIF Infrastructure Fee Payments	-	-					\$0		
<b>Net Remaining Reimbursement Amount</b>	-	-					<b>\$24,411,051</b>		
<b>SPIF Facility Cost Estimate [4]</b>									
<b>Roadways</b>									
Rough Grading	\$3,907,525	\$705,004	\$0	\$0	\$0	\$0	\$4,612,529	18.9%	\$4,612,529
Backbone Roadways	\$5,118,843	\$666,160	\$0	\$0	\$0	\$0	\$5,785,003	23.7%	\$5,785,003
Railroad Crossings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
City Fiber Optic & Traffic Control System	\$109,845	\$72,587	\$0	\$0	\$0	\$0	\$182,432	0.7%	\$182,432
Signalized Intersections & Improvements	\$1,020,660	\$0	\$0	\$0	\$0	\$0	\$1,020,660	4.2%	\$1,020,660
Open Space Vehicular Access Barrier	\$24,064	\$0	\$0	\$0	\$0	\$0	\$24,064	0.1%	\$24,064
Off-Site Roadway Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
Trail	\$0	\$0	\$331,853	\$0	\$0	\$0	\$331,853	1.4%	\$331,853
<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>\$0</b>	<b>\$11,956,541</b>	<b>49.0%</b>	<b>\$11,956,541</b>
<b>Dry Utility System</b>	<b>\$1,373,338</b>	<b>\$804,322</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,177,660</b>	<b>8.9%</b>	<b>\$2,177,660</b>
<b>Potable Water System</b>	<b>\$2,195,462</b>	<b>\$385,126</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,580,588</b>	<b>10.6%</b>	<b>\$2,580,588</b>
<b>Off-Site Water System</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$0</b>
<b>Recycled Water System</b>	<b>\$1,192,951</b>	<b>\$319,016</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,511,967</b>	<b>6.2%</b>	<b>\$1,511,967</b>
<b>Sanitary Sewer System</b>	<b>\$0</b>	<b>\$288,225</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$288,225</b>	<b>1.2%</b>	<b>\$288,225</b>
<b>Storm Drain System</b>	<b>\$1,886,644</b>	<b>\$1,930,370</b>	<b>\$0</b>	<b>\$1,842,628</b>	<b>143,309</b>	<b>\$0</b>	<b>\$5,802,951</b>	<b>23.8%</b>	<b>\$5,802,951</b>
<b>Habitat Mitigation [5]</b>	<b>\$93,119</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$93,119</b>	<b>0.4%</b>	<b>\$93,119</b>
<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>\$0</b>	<b>\$24,411,051</b>	<b>149.0%</b>	<b>\$24,411,051</b>

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

[1] Remaining reimbursement amount current as of July 15, 2023.

**Table B-20**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 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><i>Subtotal Mangini Parkway</i></b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,894,463</b>	<b>\$0</b>	<b>\$434,169</b>	<b>\$578,893</b>	<b>\$3,907,525</b>
<b><i>Oak Avenue Parkway</i></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><i>Subtotal Oak Avenue Parkway</i></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>

**Table B-20  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2023 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 Roadways</b>								
<b><i>Mangini Parkway</i></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><i>Subtotal Mangini Parkway</i></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><i>Oak Avenue Parkway</i></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><i>Subtotal Oak Avenue Par</i></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>
<b>City Fiber Optic &amp; Traffic Control</b>								
<b><i>Mangini Parkway</i></b>								
MP2	Mangini Parkway (Sta 150+20 to Sta 169+50)(Condu	\$55,198	\$0	\$55,198	\$0	\$8,280	\$11,040	\$74,517
MP3	Mangini Parkway (Sta 169+50 to Sta 182+40)(Condu	\$26,169	\$0	\$26,169	\$0	\$3,925	\$5,234	\$35,328
	<b><i>Subtotal Mangini Parkway</i></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)(Cr	\$53,768	\$0	\$53,768	\$0	\$8,065	\$10,754	\$72,587
	<b><i>Subtotal Oak Avenue Parkway</i></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>

**Table B-20  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2023 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>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>									
<b>Class 1 Trail</b>			<b>\$245,817</b>	<b>\$0</b>	<b>\$245,817</b>	<b>\$0</b>	<b>\$36,873</b>	<b>\$49,163</b>	<b>\$331,853</b>
<b>Dry Utilities</b>									
<b><i>Mangini Parkway</i></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>

**Table B-20  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2023 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>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>
<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>



**Table B-20**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 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>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>
<b>Storm Drain</b>								
<b>Pipelines- Mangini Parkway</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>
<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>

**Table B-20**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 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>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>
<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>

**Table B-20**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 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>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>

wrsr detail

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

**Table B-21**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**CMB Phase 1E Backbone Facilities Reimbursement Analysis**

<b>CMB Phase 1E Reimbursement Analysis</b>
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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]	-		\$544,350		
Less SPIF Infrastructure Fee Payments	-		\$0		
<b>Net Remaining Reimbursement Amount</b>	-		<b>\$544,350</b>		
<b>SPIF Facility Cost Estimate [2]</b>					
<b>Phase 1 Roadways</b>					
Rough Grading	\$5,551	\$0	\$5,551	0.3%	\$1,864
Backbone Roadways	\$435,967	\$0	\$435,967	26.9%	\$146,417
Railroad Crossings	\$0	\$0	\$0	0.0%	\$0
City Fiber Optic & Traffic Control System	\$56,102	\$0	\$56,102	3.5%	\$18,842
Signalized Intersections & Improvements	\$500,719	\$0	\$500,719	30.9%	\$168,163
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>\$335,286</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%	\$209,064
<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>\$544,350</b>

mic thhc

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

[1] Remaining reimbursement amount current as of July 15, 2023.  
 [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-22**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Gragg Ranch Recovery LLC White Rock Springs Ranch (WRSR) Backbone Facilities Constructec**

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>								
<i>East Bidwell Street</i>								
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>								
<i>East Bidwell Street</i>								
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>								
<i>East Bidwell Street</i>								
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>								
<i>East Bidwell Street</i>								
EBW & Southpointe	Traffic Signal & Appurtnances (Regency Pkw	\$340,684	\$30,219	\$370,903	\$0	\$55,635	\$74,181	\$500,719
<b>Storm Drain</b>								
<i>Hydromodification Basin</i>								
	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>

wrsr detail

Source: SPIF Nexus Study FY 2019-20 Update; MacKay & Soms; 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-23**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Russell Ranch Phase 2 Backbone Facilities Reimbursement Analysis**

<b>Russell Ranch Phase 2 Reimbursement Analysis</b>
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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	-	-	-	-	-	-	-	\$17,357,506		
Remaining Reimbursement Amount [1]	-	-	-	-	-	-	-	\$17,357,506		
Less SPIF Infrastructure Fee Payments	-	-	-	-	-	-	-	\$0		
<b>Net Remaining Reimbursement Amount</b>	-	-	-	-	-	-	-	<b>\$17,357,506</b>		
<b>SPIF Facility Cost Estimate</b>										
<b>Phase 1 Roadways</b>										
Rough Grading	\$963,343	\$0	\$0	\$0	\$0	\$0	\$0	\$963,343	5.6%	\$963,343
Backbone Roadways	\$3,363,909	\$325,237	\$0	\$0	\$0	\$0	\$0	\$3,689,146	21.3%	\$3,689,146
Railroad Crossings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
City Fiber Optic & Traffic Control System	\$109,509	\$0	\$0	\$0	\$0	\$0	\$0	\$109,509	0.6%	\$109,509
Signalized Intersections & Improvements	\$1,027,333	\$0	\$0	\$0	\$0	\$0	\$0	\$1,027,333	5.9%	\$1,027,333
Open Space Vehicular Access Barrier	\$99,917	\$0	\$0	\$0	\$0	\$0	\$0	\$99,917	0.6%	\$99,917
Off-Site Roadway Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Subtotal Phase 1 Roadways</b>	<b>\$5,564,011</b>	<b>\$325,237</b>						<b>\$5,889,248</b>	<b>33.9%</b>	<b>\$5,889,248</b>
<b>Dry Utility System</b>	<b>\$1,284,383</b>	<b>\$30,567</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,314,950</b>	<b>7.6%</b>	<b>\$1,314,950</b>
<b>Potable Water System</b>	<b>\$799,232</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$799,232</b>	<b>4.6%</b>	<b>\$799,232</b>
<b>Off-Site Water System</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$0</b>
<b>Recycled Water System</b>	<b>\$288,387</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$288,387</b>	<b>1.7%</b>	<b>\$288,387</b>
<b>Sanitary Sewer System</b>	<b>\$419,373</b>	<b>\$0</b>	<b>\$76,047</b>	<b>\$2,571,765</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,067,185</b>	<b>17.7%</b>	<b>\$3,067,185</b>
<b>Storm Drain System</b>	<b>\$2,319,184</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,174,301</b>	<b>\$1,109,301</b>	<b>\$0</b>	<b>\$5,602,786</b>	<b>32.3%</b>	<b>\$5,602,786</b>
<b>Habitat Mitigation</b>	<b>\$395,718</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$395,718</b>	<b>2.3%</b>	<b>\$395,718</b>
<b>Total Phase 2 Costs</b>	<b>\$11,070,288</b>	<b>\$355,804</b>	<b>\$76,047</b>	<b>\$2,571,765</b>	<b>\$2,174,301</b>	<b>\$1,109,301</b>	<b>\$0</b>	<b>\$17,357,506</b>	<b>100.0%</b>	<b>\$17,357,506</b>

mic tnhc

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

[1] Reflects reimbursement balance as of July 15, 2023.

**Table B-24**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Russell Ranch Phase 2 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><i>Empire Ranch Road</i></b>								
ERR 1-GD	Mobilization	\$12,770	\$0	\$12,770	\$0	\$1,916	\$0	\$14,686
ERR 1-GD	Clearing & Grubbing	\$5,375	\$0	\$5,375	\$0	\$806	\$0	\$6,181
ERR 1-GD	Tree Removal	\$8,250	\$0	\$8,250	\$0	\$1,238	\$0	\$9,488
ERR 1-GD	Rough Grade Import	\$304,950	\$0	\$304,950	\$0	\$45,743	\$0	\$350,693
ERR 1-GD	Erosion Control	\$2	\$0	\$2	\$0	\$0	\$0	\$2
ERR 2-GD	Mobilization	\$8,760	\$0	\$8,760	\$0	\$1,314	\$0	\$10,074
ERR 2-GD	Clearing & Grubbing	\$3,688	\$0	\$3,688	\$0	\$553	\$0	\$4,241
ERR 2-GD	Rough Grade Import	\$385,200	\$0	\$385,200	\$0	\$57,780	\$0	\$442,980
ERR 2-GD	Erosion Control	\$1	\$0	\$1	\$0	\$0	\$0	\$2
CCO #1	Over Excavation of Unsuitable Material	\$12,417	\$0	\$12,417	\$0	\$1,862	\$0	\$14,279
CCO #2	Plug & Drain Detail	\$96,276	\$0	\$96,276	\$0	\$14,441	\$0	\$110,717
<b><i>Subtotal Empire Ranch Road</i></b>		<b>\$837,689</b>	<b>\$0</b>	<b>\$837,689</b>	<b>\$0</b>	<b>\$125,653</b>	<b>\$0</b>	<b>\$963,343</b>
<b>Backbone Roadways</b>								
<b><i>Empire Ranch Road</i></b>								
ERR 1-GD	Mobilization	\$48,000	\$0	\$48,000	\$0	\$7,200	\$0	\$55,200
ERR 1-GD	Clearing & Grubbing	\$1,750	\$0	\$1,750	\$0	\$263	\$0	\$2,013
ERR 1-RD	Subgrade Preparation	\$44,049	\$0	\$44,049	\$0	\$6,607	\$0	\$50,657
ERR 1-RD	3" Asphalt Concrete (Type 'B') (598 SF)	\$1,218	\$0	\$1,218	\$0	\$183	\$0	\$1,401
ERR 1-RD	10.5" Aggregate Base (Class 2)(598 SF)	\$1,548	\$0	\$1,548	\$0	\$232	\$0	\$1,780
ERR 1-RD	5.5" Asphalt Concrete (Type 'B')(65,017 SF)	\$243,663	\$0	\$243,663	\$0	\$36,549	\$0	\$280,212
ERR 1-RD	16" Aggregate Base (Class 2)(65,017 SF)	\$256,628	\$0	\$256,628	\$0	\$38,494	\$0	\$295,122
ERR 1-RD	Modified Type 2 Vertical Curb	\$84,420	\$0	\$84,420	\$0	\$12,663	\$0	\$97,083
ERR 1-RD	Modified Type 5 Median Curb	\$64,883	\$0	\$64,883	\$0	\$9,732	\$0	\$74,615
ERR 1-RD	Curb Ramps	\$10,000	\$0	\$10,000	\$0	\$1,500	\$0	\$11,500
ERR 1-RD	Sidewalk with 6" AB	\$76,950	\$0	\$76,950	\$0	\$11,543	\$0	\$88,493
ERR 1-RD	Median Landscaping	\$319,457	\$0	\$319,457	\$0	\$47,919	\$0	\$367,375
ERR 1-RD	Concrete Survey Monument	\$1,250	\$0	\$1,250	\$0	\$188	\$0	\$1,438
ERR 1-RD	Stripping & Signs	\$44,640	\$0	\$44,640	\$0	\$6,696	\$0	\$51,336
ERR 1-RD	Streetlight Conduit & Pull Boxes	\$55,870	\$0	\$55,870	\$0	\$8,381	\$0	\$64,251

**Table B-24**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Russell Ranch Phase 2 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	
	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<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	
ERR 1-RD	Streetlights	\$139,750	\$0	\$139,750	\$0	\$20,963	\$0	\$160,713
ERR 1-RD	Streetlight Service Pedestal	\$12,500	\$0	\$12,500	\$0	\$1,875	\$0	\$14,375
ERR 1-RD	4" Schedule 80 Sleeves	\$6,640	\$0	\$6,640	\$0	\$996	\$0	\$7,636
ERR 1-RD	6" Schedule 80 Sleeves	\$8,300	\$0	\$8,300	\$0	\$1,245	\$0	\$9,545
ERR 1-RD	26.5-ft Pipe Gate	\$9,500	\$0	\$9,500	\$0	\$1,425	\$0	\$10,925
ERR 2-RD	Mobilization	\$30,000	\$0	\$30,000	\$0	\$4,500	\$0	\$34,500
ERR 2-RD	Clearing & Grubbing	\$1,100	\$0	\$1,100	\$0	\$165	\$0	\$1,265
ERR 2-RD	Subgrade Preparation	\$33,329	\$0	\$33,329	\$0	\$4,999	\$0	\$38,328
ERR 2-RD	5.5" Asphalt Concrete (Type 'B')(49,484 SF)	\$185,451	\$0	\$185,451	\$0	\$27,818	\$0	\$213,269
ERR 2-RD	16" Aggregate Base (Class 2)(49,484 SF)	\$195,320	\$0	\$195,320	\$0	\$29,298	\$0	\$224,618
ERR 2-RD	Modified Type 1 Rolled Curb	\$1,176	\$0	\$1,176	\$0	\$176	\$0	\$1,352
ERR 2-RD	Modified Type 2 Vertical Curb	\$64,204	\$0	\$64,204	\$0	\$9,631	\$0	\$73,835
ERR 2-RD	Modified Type 5 Median Curb	\$50,370	\$0	\$50,370	\$0	\$7,556	\$0	\$57,926
ERR 2-RD	Curb Ramps	\$7,500	\$0	\$7,500	\$0	\$1,125	\$0	\$8,625
ERR 2-RD	Sidewalk with 6" AB	\$53,505	\$0	\$53,505	\$0	\$8,026	\$0	\$61,531
ERR 2-RD	Median Landscaping	\$250,851	\$0	\$250,851	\$0	\$37,628	\$0	\$288,479
ERR 2-RD	Concrete Survey Monument	\$1,250	\$0	\$1,250	\$0	\$188	\$0	\$1,438
ERR 2-RD	Stripping & Signs	\$33,306	\$0	\$33,306	\$0	\$4,996	\$0	\$38,302
ERR 2-RD	Streetlight Conduit & Pull Boxes	\$44,400	\$0	\$44,400	\$0	\$6,660	\$0	\$51,060
ERR 2-RD	Streetlights	\$118,250	\$0	\$118,250	\$0	\$17,738	\$0	\$135,988
ERR 2-RD	4" Schedule 80 Sleeves	\$3,600	\$0	\$3,600	\$0	\$540	\$0	\$4,140
ERR 2-RD	6" Schedule 80 Sleeves	\$4,500	\$0	\$4,500	\$0	\$675	\$0	\$5,175
CCO #2	Remove Waddles & DI Protection	\$2,555	\$0	\$2,555	\$0	\$383	\$0	\$2,938
CCO #2	Additional Grading Outside Limits	\$2,822	\$0	\$2,822	\$0	\$423	\$0	\$3,245
CCO #3	AC & AB Trucking Fuel Surcharge	\$17,941	\$0	\$17,941	\$0	\$2,691	\$0	\$20,632
CCO #4	26.5-Ft Pipe Gate	\$9,500	\$0	\$9,500	\$0	\$1,425	\$0	\$10,925
CCO #4	Added Bollards per RFI 17	\$28,000	\$0	\$28,000	\$0	\$4,200	\$0	\$32,200
CCO #4	Added Type III Arrows per RFI 13	\$1,475	\$0	\$1,475	\$0	\$221	\$0	\$1,696
CCO #4	Added Stop Legend per RFI 13	\$225	\$0	\$225	\$0	\$34	\$0	\$259
CCO #4	Replace 24-inch Crosswalk Striping	\$750	\$0	\$750	\$0	\$113	\$0	\$863
CCO #4	Credit for Barricades not Installed	(\$4,960)	\$0	(\$4,960)	\$0	(\$744)	\$0	(\$5,704)
CCO #4	Add Barricades not in Contract	\$6,600	\$0	\$6,600	\$0	\$990	\$0	\$7,590
CCO #4	Add Sidewalk Barricades	\$4,675	\$0	\$4,675	\$0	\$701	\$0	\$5,376
CCO #4	Fix Concrete Damaged By SMUD	\$1,541	\$0	\$1,541	\$0	\$231	\$0	\$1,772



**Table B-24**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Russell Ranch Phase 2 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	
CCO #5	Additional Grading Outside Limits	\$6,677	\$0	\$6,677	\$0	\$1,002	\$0	\$7,679
CCO #5	Median Work on Rough Horse Way	\$4,465	\$0	\$4,465	\$0	\$670	\$0	\$5,135
CCO #5	AC Driveway	\$20,602	\$0	\$20,602	\$0	\$3,090	\$0	\$23,692
CCO #6	Signing & Stripping per RFI 15 REV1	\$30,324	\$0	\$30,324	\$0	\$4,549	\$0	\$34,873
<b>Subtotal Empire Ranch Road</b>		<b>\$2,642,320</b>	<b>\$0</b>	<b>\$2,642,320</b>	<b>\$0</b>	<b>\$396,348</b>	<b>\$0</b>	<b>\$3,038,672</b>
<b>Mangini Parkway Class 1 Trail</b>								
CL-1 T	Subgrade Preparation	\$22,804	\$0	\$22,804	\$0	\$3,421	\$0	\$26,224
CL-1 T	3" Asphalt Concrete (Type 'B')	\$83,685	\$0	\$83,685	\$0	\$12,553	\$0	\$96,238
CL-1 T	8" Aggregate Base (Class 2)	\$80,960	\$0	\$80,960	\$0	\$12,144	\$0	\$93,104
CL-1 T	4" Decomposed Granite Shoulder	\$81,494	\$0	\$81,494	\$0	\$12,224	\$0	\$93,718
CL-1 T	4" Dashed Yellow Stripe	\$8,841	\$0	\$8,841	\$0	\$1,326	\$0	\$10,167
CL-1 T	Trail Stop Bar & Marking	\$900	\$0	\$900	\$0	\$135	\$0	\$1,035
CL-1 T	10-ft Bike Path (6" PCC/6"AB) Mangini Pkwy	\$4,131	\$0	\$4,131	\$0	\$620	\$0	\$4,751
<b>Subtotal Mangini Parkway Class 1 Trail</b>		<b>\$282,814</b>	<b>\$0</b>	<b>\$282,814</b>	<b>\$0</b>	<b>\$42,422</b>	<b>\$0</b>	<b>\$325,237</b>
<b>Subtotal Backbone Roadways</b>		<b>\$2,925,134</b>	<b>\$0</b>	<b>\$2,925,134</b>	<b>\$0</b>	<b>\$438,770</b>	<b>\$0</b>	<b>\$3,363,909</b>
<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	\$0	\$48,200	\$0	\$7,230	\$0	\$55,430
ERR 2-FO	Empire Ranch Road (129+30 to 145+60)	\$40,750	\$0	\$40,750	\$0	\$6,113	\$0	\$46,863
FHD 1-FO	Empire Ranch Road (129+30 to 145+60)	\$6,275	\$0	\$6,275	\$0	\$941	\$0	\$7,216
<b>Subtotal Empire Ranch Road</b>		<b>\$95,225</b>	<b>\$0</b>	<b>\$95,225</b>	<b>\$0</b>	<b>\$14,284</b>	<b>\$0</b>	<b>\$109,509</b>
<b>Signalized Intersections &amp; Improvements</b>								
<b>Intx. No 15 - Mangini Parkway and Empire Ranch Road</b>								
MP/ERR	Mobilization	\$22,000	\$0	\$22,000	\$0	\$3,300	\$0	\$25,300
MP/ERR	Clearing & Grubbing	\$775	\$0	\$775	\$0	\$116	\$0	\$891
MP/ERR	Subgrade Preparation	\$29,258	\$0	\$29,258	\$0	\$4,389	\$0	\$33,647
MP/ERR	Grind & Overlay	\$2,226	\$0	\$2,226	\$0	\$334	\$0	\$2,560

**Table B-24**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Russell Ranch Phase 2 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	
MP/ERR	4" Asphalt Concrete (Type 'B')(950 SF)	\$2,589	\$0	\$2,589	\$0	\$388	\$0	\$2,978
MP/ERR	12" Aggregate Base (Class 2)(950 SF)	\$2,812	\$0	\$2,812	\$0	\$422	\$0	\$3,234
MP/ERR	5.5" Asphalt Concrete (Type 'B')(43,255 SF)	\$162,110	\$0	\$162,110	\$0	\$24,316	\$0	\$186,426
MP/ERR	16" Aggregate Base (Class 2)(43,255 SF)	\$170,732	\$0	\$170,732	\$0	\$25,610	\$0	\$196,342
MP/ERR	Modified Type 2 Vertical Curb	\$50,260	\$0	\$50,260	\$0	\$7,539	\$0	\$57,799
MP/ERR	Modified Type 5 Median Curb	\$38,939	\$0	\$38,939	\$0	\$5,841	\$0	\$44,780
MP/ERR	Curb Ramps	\$10,000	\$0	\$10,000	\$0	\$1,500	\$0	\$11,500
MP/ERR	Sidewalk with 6" AB	\$49,433	\$0	\$49,433	\$0	\$7,415	\$0	\$56,847
MP/ERR	Median Landscaping	\$169,311	\$0	\$169,311	\$0	\$25,397	\$0	\$194,708
MP/ERR	Concrete Survey Monument	\$1,250	\$0	\$1,250	\$0	\$188	\$0	\$1,438
MP/ERR	Stripping & Signs	\$29,927	\$0	\$29,927	\$0	\$4,489	\$0	\$34,416
MP/ERR	Streetlight Conduit & Pull Boxes	\$33,300	\$0	\$33,300	\$0	\$4,995	\$0	\$38,295
MP/ERR	Streetlights	\$86,000	\$0	\$86,000	\$0	\$12,900	\$0	\$98,900
MP/ERR	Streetlight Service Pedestal	\$12,500	\$0	\$12,500	\$0	\$1,875	\$0	\$14,375
MP/ERR	2-3" Signal Conduit	\$8,750	\$0	\$8,750	\$0	\$1,313	\$0	\$10,063
MP/ERR	4" Schedule 80 Sleeves	\$4,960	\$0	\$4,960	\$0	\$744	\$0	\$5,704
MP/ERR	6" Schedule 80 Sleeves	\$6,200	\$0	\$6,200	\$0	\$930	\$0	\$7,130
<b>Subtotal Signalized Intersections &amp; Improvements</b>		<b>\$893,331</b>	<b>\$0</b>	<b>\$893,331</b>	<b>\$0</b>	<b>\$134,000</b>	<b>\$0</b>	<b>\$1,027,333</b>
<b>Open Space Vehicular Access Barrier</b>								
<i>Empire Ranch Road</i>								
ERR 1	Empire Ranch Road (109+75 to 129+30)	\$49,644	\$0	\$49,644	\$0	\$7,447	\$0	\$57,091
ERR 2	Empire Ranch Road (129+30 to 145+60)	\$37,240	\$0	\$37,240	\$0	\$5,586	\$0	\$42,826
<b>Subtotal Open Space Vehicular Access Barrier</b>		<b>\$86,884</b>	<b>\$0</b>	<b>\$86,884</b>	<b>\$0</b>	<b>\$13,033</b>	<b>\$0</b>	<b>\$99,917</b>
<b>Class 1 Trail</b>								
<b>Subtotal Class 1 Trail</b>		<b>\$282,814</b>	<b>\$0</b>	<b>\$282,814</b>	<b>\$0</b>	<b>\$42,422</b>	<b>\$0</b>	<b>\$325,237</b>

**Table B-24**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Russell Ranch Phase 2 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>Dry Utilities</b>								
<b>Empire Ranch Road</b>								
ERR 1-DU	Empire Ranch Road (109+75 to 129+30)	\$666,791	\$0	\$666,791	\$0	\$100,019	\$0	\$766,809
ERR 2-DU	Empire Ranch Road (129+30 to 145+60)	\$450,065	\$0	\$450,065	\$0	\$67,510	\$0	\$517,574
<b>Subtotal Empire Ranch Road</b>		<b>\$1,116,855</b>	<b>\$0</b>	<b>\$1,116,855</b>	<b>\$0</b>	<b>\$167,528</b>	<b>\$0</b>	<b>\$1,284,383</b>
<b>Mangini Parkway</b>								
MP 8-DU	Mangini Parkway (Sta 300+25 to Sta 301+30)	\$26,580	\$0	\$26,580	\$0	\$3,987	\$0	\$30,567
<b>Subtotal Dry Utilities</b>		<b>\$1,143,435</b>	<b>\$0</b>	<b>\$1,143,435</b>	<b>\$0</b>	<b>\$171,515</b>	<b>\$0</b>	<b>\$1,314,950</b>
<b>Potable Water</b>								
<b>Empire Ranch Road</b>								
ERR 1-W	8" Water Main PVC C-900 CL235	\$72,384	\$0	\$72,384	\$0	\$10,858	\$0	\$83,242
ERR 1-W	12" Water Main PVC C-900 CL235	\$167,440	\$0	\$167,440	\$0	\$25,116	\$0	\$192,556
ERR 1-W	8" Gate Valve	\$14,250	\$0	\$14,250	\$0	\$2,138	\$0	\$16,388
ERR 1-W	12" Butterfly Valve	\$12,750	\$0	\$12,750	\$0	\$1,913	\$0	\$14,663
ERR 1-W	Fire Hydrant (6" Lead)	\$28,500	\$0	\$28,500	\$0	\$4,275	\$0	\$32,775
ERR 1-W	Fire Hydrant (8" Lead)	\$43,500	\$0	\$43,500	\$0	\$6,525	\$0	\$50,025
ERR 1-W	4" Blow-Off Valve	\$5,250	\$0	\$5,250	\$0	\$788	\$0	\$6,038
ERR 2-W	8" Water Main PVC C-900 CL235	\$28,512	\$0	\$28,512	\$0	\$4,277	\$0	\$32,789
ERR 2-W	12" Water Main PVC C-900 CL235	\$16,510	\$0	\$16,510	\$0	\$2,477	\$0	\$18,987
ERR 2-W	16" Water Main PVC C-905 CL235	\$208,936	\$0	\$208,936	\$0	\$31,340	\$0	\$240,276
ERR 2-W	8" Gate Valve	\$5,700	\$0	\$5,700	\$0	\$855	\$0	\$6,555
ERR 2-W	12" Butterfly Valve	\$8,500	\$0	\$8,500	\$0	\$1,275	\$0	\$9,775
ERR 2-W	16" Butterfly Valve	\$15,000	\$0	\$15,000	\$0	\$2,250	\$0	\$17,250
ERR 2-W	Fire Hydrant (6" Lead)	\$19,000	\$0	\$19,000	\$0	\$2,850	\$0	\$21,850
ERR 2-W	Fire Hydrant (8" Lead)	\$43,500	\$0	\$43,500	\$0	\$6,525	\$0	\$50,025
ERR 2-W	4" Blow-Off Valve	\$5,250	\$0	\$5,250	\$0	\$788	\$0	\$6,038
<b>Subtotal Potable Water</b>		<b>\$694,982</b>	<b>\$0</b>	<b>\$694,982</b>	<b>\$0</b>	<b>\$104,247</b>	<b>\$0</b>	<b>\$799,232</b>

**Table B-24**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Russell Ranch Phase 2 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>Non-Potable Water</b>								
<b><i>Empire Ranch Road</i></b>								
ERR 1-NP	6" Water Main PVC C-900 CL235	\$98,568	\$0	\$98,568	\$0	\$14,785	\$0	\$113,353
ERR 1-NP	8" Water Main PVC C-900 CL235	\$2,112	\$0	\$2,112	\$0	\$317	\$0	\$2,429
ERR 1-NP	6" Gate Valve	\$7,350	\$0	\$7,350	\$0	\$1,103	\$0	\$8,453
ERR 1-NP	8" Gate Valve	\$2,850	\$0	\$2,850	\$0	\$428	\$0	\$3,278
ERR 1-NP	4" Blow-Off Valve	\$4,500	\$0	\$4,500	\$0	\$675	\$0	\$5,175
ERR 1-NP	2" Irrigation Service	\$9,300	\$0	\$9,300	\$0	\$1,395	\$0	\$10,695
ERR 2-NP	8" Water Main PVC C-900 CL235	\$104,640	\$0	\$104,640	\$0	\$15,696	\$0	\$120,336
ERR 2-NP	8" Gate Valve	\$2,850	\$0	\$2,850	\$0	\$428	\$0	\$3,278
ERR 2-NP	2" Irrigation Service	\$18,600	\$0	\$18,600	\$0	\$2,790	\$0	\$21,390
<b>Subtotal Non-Potable Water</b>		<b>\$250,770</b>	<b>\$0</b>	<b>\$250,770</b>	<b>\$0</b>	<b>\$37,616</b>	<b>\$0</b>	<b>\$288,387</b>
<b>Sanitary Sewer</b>								
<b><i>Empire Ranch Road Pipeline</i></b>								
ERR 1-SS	8" Sanitary Sewer Pipe PVC SDR 26	\$110,968	\$0	\$110,968	\$0	\$16,645	\$0	\$127,613
ERR 1-SS	48" Sanitary Sewer Manhole	\$31,500	\$0	\$31,500	\$0	\$4,725	\$0	\$36,225
ERR 1-SS	48" Sanitary Sewer Manhole w/Epoxy	\$16,500	\$0	\$16,500	\$0	\$2,475	\$0	\$18,975
ERR 1-SS	60" Sanitary Sewer Manhole W/Epoxy	\$20,000	\$0	\$20,000	\$0	\$3,000	\$0	\$23,000
ERR 2-SS	8" Sanitary Sewer Pipe PVC SDR 26	\$143,704	\$0	\$143,704	\$0	\$21,556	\$0	\$165,260
ERR 2-SS	48" Sanitary Sewer Manhole	\$42,000	\$0	\$42,000	\$0	\$6,300	\$0	\$48,300
<b>Subtotal Empire Ranch Road</b>		<b>\$364,672</b>	<b>\$0</b>	<b>\$364,672</b>	<b>\$0</b>	<b>\$54,701</b>	<b>\$0</b>	<b>\$419,373</b>
<b><i>Folsom Heights Drive (10+00 to 12+82)</i></b>								
FH 1-SS	8" Sanitary Sewer Pipe PVC SDR 26	\$33,968	\$0	\$33,968	\$0	\$5,095	\$0	\$39,063
FH 1-SS	10" Sanitary Sewer Pipe PVC SDR 26	\$5,160	\$0	\$5,160	\$0	\$774	\$0	\$5,934
FH 1-SS	48" Sanitary Sewer Manhole	\$10,500	\$0	\$10,500	\$0	\$1,575	\$0	\$12,075
FH 1-SS	48" Sanitary Sewer Manhole w/Epoxy	\$16,500	\$0	\$16,500	\$0	\$2,475	\$0	\$18,975
<b>Subtotal Folsom Heights Drive</b>		<b>\$66,128</b>	<b>\$0</b>	<b>\$66,128</b>	<b>\$0</b>	<b>\$9,919</b>	<b>\$0</b>	<b>\$76,047</b>

**Table B-24**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Russell Ranch Phase 2 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>Russell Ranch Sanitary Sewer Lift Station</b>								
ERR 1-SSLS	Lift Station	\$1,957,900	\$0	\$1,957,900	\$0	\$293,685	\$0	\$2,251,585
ERR 1-SSLS	6" Fused PVC C900 DR 25 Force Main	\$187,600	\$0	\$187,600	\$0	\$28,140	\$0	\$215,740
ERR 1-SSLS	6" Fused PVC C900 DR 25 Force Main	\$69,800	\$0	\$69,800	\$0	\$10,470	\$0	\$80,270
ERR 1-SSLS	CO No. 1-Additional Keypad & Dual Goose N	\$1,117	\$0	\$1,117	\$0	\$168	\$0	\$1,285
ERR 1-SSLS	Lupton Excavation CO-SMUD Transformer P	\$19,900	\$0	\$19,900	\$0	\$2,985	\$0	\$22,885
	<b>Subtotal Russell Ranch Sanitary Sewer Lift Station</b>	<b>\$2,236,317</b>	<b>\$0</b>	<b>\$2,236,317</b>	<b>\$0</b>	<b>\$335,448</b>	<b>\$0</b>	<b>\$2,571,765</b>
	<b>Subtotal Sanitary Sewer</b>	<b>\$2,667,117</b>	<b>\$0</b>	<b>\$2,667,117</b>	<b>\$0</b>	<b>\$400,068</b>	<b>\$0</b>	<b>\$3,067,185</b>
<b>Storm Drain</b>								
<b>Empire Ranch Road Pipeline</b>								
ERR 1-SD	12" RCP CL III Storm Drain Pipeline	\$75,800	\$0	\$75,800	\$0	\$11,370	\$0	\$87,170
ERR 1-SD	18" RCP CL III Storm Drain Pipeline	\$25,320	\$0	\$25,320	\$0	\$3,798	\$0	\$29,118
ERR 1-SD	24" RCP CL III Storm Drain Pipeline	\$15,340	\$0	\$15,340	\$0	\$2,301	\$0	\$17,641
ERR 1-SD	36" RCP CL III Storm Drain Pipeline	\$232,200	\$0	\$232,200	\$0	\$34,830	\$0	\$267,030
ERR 1-SD	42" RCP CL III Storm Drain Pipeline	\$56,000	\$0	\$56,000	\$0	\$8,400	\$0	\$64,400
ERR 1-SD	48" RCP CL III Storm Drain Pipeline	\$260,400	\$0	\$260,400	\$0	\$39,060	\$0	\$299,460
ERR 1-SD	54" RCP CL III Storm Drain Pipeline	\$34,300	\$0	\$34,300	\$0	\$5,145	\$0	\$39,445
ERR 1-SD	Type 'B' Drain Inlet	\$41,850	\$0	\$41,850	\$0	\$6,278	\$0	\$48,128
ERR 1-SD	Type 'GOL-7' Drain Inlet	\$31,400	\$0	\$31,400	\$0	\$4,710	\$0	\$36,110
ERR 1-SD	Type 'F' Drain Inlet	\$16,250	\$0	\$16,250	\$0	\$2,438	\$0	\$18,688
ERR 1-SD	60-inch Storm Drain Manhole	\$30,750	\$0	\$30,750	\$0	\$4,613	\$0	\$35,363
ERR 1-SD	72-inch Storm Drain Manhole	\$69,750	\$0	\$69,750	\$0	\$10,463	\$0	\$80,213
ERR 1-SD	84-inch Storm Drain Manhole	\$20,250	\$0	\$20,250	\$0	\$3,038	\$0	\$23,288
ERR 1-SD	96-inch Storm Drain Manhole	\$33,250	\$0	\$33,250	\$0	\$4,988	\$0	\$38,238
ERR 1-SD	8-ft x 8-ft Junction box	\$55,000	\$0	\$55,000	\$0	\$8,250	\$0	\$63,250
ERR 1-SD	18" Grouted Cobble Outfall Structure	\$40,000	\$0	\$40,000	\$0	\$6,000	\$0	\$46,000
ERR 1-SD	24" Grouted Cobble Outfall Structure	\$40,000	\$0	\$40,000	\$0	\$6,000	\$0	\$46,000
ERR 2-SD	12" RCP CL III Storm Drain Pipeline	\$75,500	\$0	\$75,500	\$0	\$11,325	\$0	\$86,825
ERR 2-SD	15" RCP CL III Storm Drain Pipeline	\$9,870	\$0	\$9,870	\$0	\$1,481	\$0	\$11,351
ERR 2-SD	18" RCP CL III Storm Drain Pipeline	\$15,480	\$0	\$15,480	\$0	\$2,322	\$0	\$17,802

**Table B-24**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Russell Ranch Phase 2 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	
ERR 2-SD	24" RCP CL III Storm Drain Pipeline	\$23,270	\$0	\$23,270	\$0	\$3,491	\$0	\$26,761
ERR 2-SD	30" RCP CL III Storm Drain Pipeline	\$293,300	\$0	\$293,300	\$0	\$43,995	\$0	\$337,295
ERR 2-SD	36" RCP CL III Storm Drain Pipeline	\$29,925	\$0	\$29,925	\$0	\$4,489	\$0	\$34,414
ERR 2-SD	48-inch Storm Drain Manhole	\$13,900	\$0	\$13,900	\$0	\$2,085	\$0	\$15,985
ERR 2-SD	60-inch Storm Drain Manhole	\$51,250	\$0	\$51,250	\$0	\$7,688	\$0	\$58,938
ERR 2-SD	72-inch Storm Drain Manhole	\$27,900	\$0	\$27,900	\$0	\$4,185	\$0	\$32,085
ERR 2-SD	84-inch Storm Drain Manhole	\$20,250	\$0	\$20,250	\$0	\$3,038	\$0	\$23,288
ERR 2-SD	Type 'B' Drain Inlet	\$37,200	\$0	\$37,200	\$0	\$5,580	\$0	\$42,780
ERR 2-SD	Type 'GOL-7' Drain Inlet	\$39,250	\$0	\$39,250	\$0	\$5,888	\$0	\$45,138
ERR 2-SD	Type 'F' Drain Inlet	\$26,000	\$0	\$26,000	\$0	\$3,900	\$0	\$29,900
ERR 2-SD	24" Grouted Cobble Outfall Structure	\$40,000	\$0	\$40,000	\$0	\$6,000	\$0	\$46,000
CCO #2	Remove & Replace 16-inch Pipe	\$14,940	\$0	\$14,940	\$0	\$2,241	\$0	\$17,181
CCO #2	Screened Rock Piles	\$17,701	\$0	\$17,701	\$0	\$2,655	\$0	\$20,356
CCO #2	Handle Excess Underground Spoils	\$203,081	\$0	\$203,081	\$0	\$30,462	\$0	\$233,543
<b>Subtotal Empire Ranch Road</b>		<b>\$2,016,677</b>	<b>\$0</b>	<b>\$2,016,677</b>	<b>\$0</b>	<b>\$302,501</b>	<b>\$0</b>	<b>\$2,319,184</b>
<b>Hydro-modification Basin No. 27</b>								
HMB 27	Mobilization	\$3,710	\$0	\$3,710	\$0	\$557	\$0	\$4,267
HMB 27	Clearing & Grubbing	\$1,563	\$0	\$1,563	\$0	\$234	\$0	\$1,797
HMB 27	Tree Removal	\$24,750	\$0	\$24,750	\$0	\$3,713	\$0	\$28,463
HMB 27	Rough Grade Excavation	\$37,450	\$0	\$37,450	\$0	\$5,618	\$0	\$43,068
HMB 27	Rough Grade Import	\$85,600	\$0	\$85,600	\$0	\$12,840	\$0	\$98,440
HMB 27	Subgrade Preparation	\$17,499	\$0	\$17,499	\$0	\$2,625	\$0	\$20,124
HMB 27	Basin Finish Grading	\$37,200	\$0	\$37,200	\$0	\$5,580	\$0	\$42,780
HMB 27	24" RCP CL III Storm Drain Pipeline	\$2,250	\$0	\$2,250	\$0	\$338	\$0	\$2,588
HMB 27	30" RCP CL III Storm Drain Pipeline	\$65,500	\$0	\$65,500	\$0	\$9,825	\$0	\$75,325
HMB 27	48" RCP CL III Storm Drain Pipeline w/30' CE	\$44,175	\$0	\$44,175	\$0	\$6,626	\$0	\$50,801
HMB 27	54" RCP CL III Storm Drain Pipeline	\$284,000	\$0	\$284,000	\$0	\$42,600	\$0	\$326,600
HMB 27	30" Storm Drain Outfall Structure- Drain 'Q'	\$80,000	\$0	\$80,000	\$0	\$12,000	\$0	\$92,000
HMB 27	48" Storm Drain Outfall Structure - Drain 'O'	\$100,000	\$0	\$100,000	\$0	\$15,000	\$0	\$115,000
HMB 27	54" Storm Drain Outfall Structure - Drain 'M'	\$75,000	\$0	\$75,000	\$0	\$11,250	\$0	\$86,250
HMB 27	60-inch Storm Drain Manhole	\$22,500	\$0	\$22,500	\$0	\$3,375	\$0	\$25,875
HMB 27	96-inch Storm Drain Manhole	\$29,500	\$0	\$29,500	\$0	\$4,425	\$0	\$33,925

**Table B-24**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Russell Ranch Phase 2 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	
HMB 27	8'x8' Storm Drain Junction Box	\$130,000	\$0	\$130,000	\$0	\$19,500	\$0	\$149,500
HMB 27	9'x9' Storm Drain Junction Box	\$80,000	\$0	\$80,000	\$0	\$12,000	\$0	\$92,000
HMB 27	Detention Basin Outlet Control Structure - La	\$425,000	\$0	\$425,000	\$0	\$63,750	\$0	\$488,750
HMB 27	12-ft Wide Concrete Access Ramp (Conc. Or	\$42,500	\$0	\$42,500	\$0	\$6,375	\$0	\$48,875
HMB 27	12-ft Wide Concrete Access Ramp (AB Only)	\$4,608	\$0	\$4,608	\$0	\$691	\$0	\$5,299
HMB 27	12-ft Wide Basin Access Road (3"AC)	\$51,030	\$0	\$51,030	\$0	\$7,655	\$0	\$58,685
HMB 27	12-ft Wide Basin Access Road (7.5" AB)	\$46,280	\$0	\$46,280	\$0	\$6,942	\$0	\$53,222
HMB 27	Drainage Structure Rim & Frame Top out	\$3,650	\$0	\$3,650	\$0	\$548	\$0	\$4,198
HMB 27	Concrete Spillway (Conc. Only)	\$75,000	\$0	\$75,000	\$0	\$11,250	\$0	\$86,250
HMB 27	Concrete Spillway (AB Only)	\$6,624	\$0	\$6,624	\$0	\$994	\$0	\$7,618
HMB 27	Removable Bollards	\$10,500	\$0	\$10,500	\$0	\$1,575	\$0	\$12,075
HMB 27	Post & Cable Barrier	\$16,604	\$0	\$16,604	\$0	\$2,491	\$0	\$19,095
HMB 27	Rock Lined Swale	\$9,900	\$0	\$9,900	\$0	\$1,485	\$0	\$11,385
HMB 27	Grouted Cobble Overside Ditch	\$20,196	\$0	\$20,196	\$0	\$3,029	\$0	\$23,225
HMB 27	Detention Basin Planting (Hydro-Seeding)	\$3,050	\$0	\$3,050	\$0	\$457	\$0	\$3,507
HMB 27	Erosion Control (Construction SWPPP)	\$26,136	\$0	\$26,136	\$0	\$3,920	\$0	\$30,056
HMB 27	75% Share CCO # 1 Rip Rap at Outfalls & St	\$28,920	\$0	\$28,920	\$0	\$4,338	\$0	\$33,258
<b>Subtotal HMB 27</b>		<b>\$1,890,695</b>	<b>\$0</b>	<b>\$1,890,695</b>	<b>\$0</b>	<b>\$283,604</b>	<b>\$0</b>	<b>\$2,174,301</b>
<b>Storm Drain Detention Basin No. 11</b>								
DB # 11	Mobilization	\$4,160	\$0	\$4,160	\$0	\$624	\$0	\$4,784
DB # 11	Clearing & Grubbing	\$1,750	\$0	\$1,750	\$0	\$263	\$0	\$2,013
DB # 11	Import	\$214,000	\$0	\$214,000	\$0	\$32,100	\$0	\$246,100
DB # 11	Subgrade Preparation	\$4,838	\$0	\$4,838	\$0	\$726	\$0	\$5,564
DB # 11	Basin Finish Grading	\$47,830	\$0	\$47,830	\$0	\$7,175	\$0	\$55,005
DB # 11	12" RCP CL III Storm Drain Pipeline	\$5,100	\$0	\$5,100	\$0	\$765	\$0	\$5,865
DB # 11	48" RCP CL III Storm Drain Pipeline w/60' CE	\$122,550	\$0	\$122,550	\$0	\$18,383	\$0	\$140,933
DB # 11	Type 'A' Drain Inlet	\$4,250	\$0	\$4,250	\$0	\$638	\$0	\$4,888
DB # 11	Twin 48-inch Storm Drain Outfall Structure	\$130,000	\$0	\$130,000	\$0	\$19,500	\$0	\$149,500
DB # 11	Detention Basin Outlet Control Structure - La	\$275,000	\$0	\$275,000	\$0	\$41,250	\$0	\$316,250
DB # 11	AC Dike	\$11,966	\$0	\$11,966	\$0	\$1,795	\$0	\$13,761
DB # 11	12-ft Wide Concrete Access Ramp (Conc. Or	\$75,000	\$0	\$75,000	\$0	\$11,250	\$0	\$86,250
DB # 11	12-ft Wide Concrete Access Ramp (AB Only)	\$8,870	\$0	\$8,870	\$0	\$1,331	\$0	\$10,201

**Table B-24**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Russell Ranch Phase 2 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	
DB # 11	12-ft Wide Basin Access Road (3"AC)	\$9,240	\$0	\$9,240	\$0	\$1,386	\$0	\$10,626
DB # 11	12-ft Wide Basin Access Road (7.5" AB)	\$8,360	\$0	\$8,360	\$0	\$1,254	\$0	\$9,614
DB # 11	Detention Basin Planting (Hydro-Seeding)	\$2,820	\$0	\$2,820	\$0	\$423	\$0	\$3,243
DB # 11	Erosion Control (Construction SWPPP)	\$29,273	\$0	\$29,273	\$0	\$4,391	\$0	\$33,664
DB # 11	25% Share CCO # 1 Rip Rap at Outfalls & S	\$9,600	\$0	\$9,600	\$0	\$1,440	\$0	\$11,040
<b>Subtotal Detention Basin 11</b>		<b>\$964,607</b>	<b>\$0</b>	<b>\$964,607</b>	<b>\$0</b>	<b>\$144,691</b>	<b>\$0</b>	<b>\$1,109,301</b>
<b>Subtotal Storm Drain</b>		<b>\$4,871,978</b>	<b>\$0</b>	<b>\$4,871,978</b>	<b>\$0</b>	<b>\$730,797</b>	<b>\$0</b>	<b>\$5,602,786</b>
<b>Habitat Mitigation</b>								
Seasonal Wetland (Floodplain Mosaic) (0.02 acres)		\$3,000	\$0	\$3,000	\$0	\$450	\$0	\$3,450
Seasonal Wetland (Floodplain Mosaic) (0.27 acres)		\$40,500	\$0	\$40,500	\$0	\$6,075	\$0	\$46,575
Intermittent Drainage (0.07 acres)		\$6,650	\$0	\$6,650	\$0	\$998	\$0	\$7,648
SWHA Credits (45.93 acres)		\$293,952	\$0	\$293,952	\$0	\$44,093	\$0	\$338,045
<b>Subtotal Storm Drain</b>		<b>\$344,102</b>	<b>\$0</b>	<b>\$344,102</b>	<b>\$0</b>	<b>\$51,615</b>	<b>\$0</b>	<b>\$395,718</b>
<b>Total Facilities</b>		<b>\$14,810,647</b>	<b>\$0</b>	<b>\$14,810,647</b>	<b>\$0</b>	<b>\$2,221,597</b>	<b>\$0</b>	<b>\$17,032,269</b>

wrsr detail

Source: SPIF Nexus Study FY 2019-2020 Update; MacKay & 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-25  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment  
Russell Ranch Phase 3 Backbone Facilities Reimbursement Analysis**

<b>Russell Ranch Phase 3 Reimbursement Analysis</b>
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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	-					-	\$1,271,299		
Remaining Reimbursement Amount [1]	-					-	\$1,271,299		
Less SPIF Infrastructure Fee Payments	-					-	\$0		
<b>Net Remaining Reimbursement Amount</b>	-					-	<b>\$1,271,299</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	\$199,558	\$71,518	\$0	\$0	\$0	\$271,076	\$271,076	21.3%	\$271,076
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>\$199,558</b>	<b>\$71,518</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$271,076</b>	<b>\$271,076</b>	<b>21.3%</b>	<b>\$271,076</b>
<b>Dry Utility System</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Potable Water System</b>	\$0	\$0	\$397,638	\$0	\$130,608	\$528,246	\$528,246	41.6%	\$528,246
<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	\$364,493	\$0	\$364,493	\$364,493	28.7%	\$364,493
<b>Storm Drain System</b>	\$0	\$0	\$0	\$107,484	\$0	\$107,484	\$107,484	8.5%	\$107,484
<b>Habitat Mitigation</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Total Phase 2 Costs</b>	<b>\$199,558</b>	<b>\$71,518</b>	<b>\$397,638</b>	<b>\$471,977</b>	<b>\$130,608</b>	<b>\$1,271,299</b>	<b>\$1,271,299</b>	<b>100.0%</b>	<b>\$1,271,299</b>

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

[1] Reflects reimbursement balance as of July 15, 2023.

**Table B-26**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Russell Ranch Phase 3 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>Backbone Roadways</b>								
<b>Scenic Vista Court (Sta 34+15 to Sta 36+45)</b>								
SVC-1-RW	Subgrade Preparation	\$11,092	\$0	\$11,092	\$0	\$1,664	\$0	\$12,755
SVC-1-RW	3" AC over 10.5" AB	\$64,511	\$0	\$64,511	\$0	\$9,677	\$0	\$74,188
SVC-1-RW	Mountable Curb & Gutter	\$14,697	\$0	\$14,697	\$0	\$2,205	\$0	\$16,902
SVC-1-RW	Modified Type 2 Vertical Curb & Gutter	\$1,817	\$0	\$1,817	\$0	\$273	\$0	\$2,090
SVC-1-RW	5-Ft Wide Conc. Sidewalk with 6"AB	\$27,433	\$0	\$27,433	\$0	\$4,115	\$0	\$31,547
SVC-1-RW	Street Name Sign on Post	\$450	\$0	\$450	\$0	\$68	\$0	\$518
SVC-1-RW	Stop Sign on Street Name Post	\$450	\$0	\$450	\$0	\$68	\$0	\$518
SVC-1-RW	Streetlights	\$27,300	\$0	\$27,300	\$0	\$4,095	\$0	\$31,395
SVC-1-RW	1-Inch Water Service	\$13,725	\$0	\$13,725	\$0	\$2,059	\$0	\$15,784
SVC-1-RW	2-Inch Irrigation Service	\$6,250	\$0	\$6,250	\$0	\$938	\$0	\$7,188
SVC-1-RW	2 Combination Air/Vacuum Relief Valve	\$5,500	\$0	\$5,500	\$0	\$825	\$0	\$6,325
SVC-1-RW	CCO #1 Item 13: Concrete Materials Price Inc	\$303	\$0	\$303	\$0	\$45	\$0	\$348
	<b>Subtotal Scenic Vista Court</b>	<b>\$173,528</b>	<b>\$0</b>	<b>\$173,528</b>	<b>\$0</b>	<b>\$26,029</b>	<b>\$0</b>	<b>\$199,558</b>
<b>Russell Ranch Road (15+80 to 180+00)</b>								
RRR-RD	Subgrade Preparation	\$4,392	\$0	\$4,392	\$0	\$659	\$0	\$5,051
RRR-RD	3" AC over 10.5" AB	\$24,577	\$0	\$24,577	\$0	\$3,687	\$0	\$28,263
RRR-RD	Modified Type 2 Vertical Curb	\$8,418	\$0	\$8,418	\$0	\$1,263	\$0	\$9,681
RRR-RD	5-Ft Wide Conc. Sidewalk with 6"AB	\$7,293	\$0	\$7,293	\$0	\$1,094	\$0	\$8,387
RRR-RD	Streetlights	\$13,650	\$0	\$13,650	\$0	\$2,048	\$0	\$15,698
RRR-RD	4" Schedule 80 Sleeves	\$2,500	\$0	\$2,500	\$0	\$375	\$0	\$2,875
RRR-RD	6" Schedule 80 Sleeves	\$1,250	\$0	\$1,250	\$0	\$188	\$0	\$1,438
RRR-RD	CCO #1 Item 13: Concrete Materials Price Inc	\$109	\$0	\$109	\$0	\$16	\$0	\$125
	<b>Subtotal Russell Ranch Road</b>	<b>\$62,189</b>	<b>\$0</b>	<b>\$62,189</b>	<b>\$0</b>	<b>\$9,328</b>	<b>\$0</b>	<b>\$71,518</b>
	<b>Subtotal Backbone Roadways</b>	<b>\$235,716</b>	<b>\$0</b>	<b>\$235,716</b>	<b>\$0</b>	<b>\$35,357</b>	<b>\$0</b>	<b>\$271,076</b>

**Table B-26**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Russell Ranch Phase 3 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>Placerville Road Corridor (Sta 52+40 to Sta 78+30)</b>								
PRC-4-W	16" Water Main PVC C-905 CL 235	\$201,825	\$0	\$201,825	\$0	\$30,274	\$0	\$232,099
PRC-4-W	16" Butterfly Valves	\$25,000	\$0	\$25,000	\$0	\$3,750	\$0	\$28,750
PRC-4-W	6" Blow-Off Valve	\$5,650	\$0	\$5,650	\$0	\$848	\$0	\$6,498
PRC-4-W	2" Combination Air/Vacuum Relief Valve	\$11,000	\$0	\$11,000	\$0	\$1,650	\$0	\$12,650
PRC-4-W	CCO #1 Item 11: Water Materials Price Increase	\$49,157	\$0	\$49,157	\$0	\$7,374	\$0	\$56,531
PRC-4-W	CCO #1 Item 6: Relocate Existing Fiber Optic	\$53,139	\$0	\$53,139	\$0	\$7,971	\$0	\$61,110
	<b>Subtotal Placerville Road</b>	<b>\$345,771</b>	<b>\$0</b>	<b>\$345,771</b>	<b>\$0</b>	<b>\$51,866</b>	<b>\$0</b>	<b>\$397,638</b>
<b>Zone 4 Storage Tank - Site Preparation &amp; Utility Extensions</b>								
	Mobilization/Demobilization (2% of Total)	\$1,145	\$0	\$1,145	\$0	\$172	\$0	\$1,317
	Clearing & Grubbing	\$422	\$0	\$422	\$0	\$63	\$0	\$485
	Pad Construction (Portion)	\$42,800	\$0	\$42,800	\$0	\$6,420	\$0	\$49,220
	Dry Utility Service	\$4,500	\$0	\$4,500	\$0	\$675	\$0	\$5,175
	1-Inch Metered Water Service	\$1,525	\$0	\$1,525	\$0	\$229	\$0	\$1,754
	2-Inch Non-Potable Irrigation Service	\$6,250	\$0	\$6,250	\$0	\$938	\$0	\$7,188
	Reseeding (Hydro-Seeding)	\$1,764	\$0	\$1,764	\$0	\$265	\$0	\$2,029
	CCO # 1 Item No.4: City Fiber Optic Conduit to Zone 4 Tank Site	\$55,165	\$0	\$55,165	\$0	\$8,275	\$0	\$63,440
	<b>Subtotal Z4 Storage Tank</b>	<b>\$113,571</b>	<b>\$0</b>	<b>\$113,571</b>	<b>\$0</b>	<b>\$17,036</b>	<b>\$0</b>	<b>\$130,608</b>
	<b>Subtotal Potable Water</b>	<b>\$459,342</b>	<b>\$0</b>	<b>\$459,342</b>	<b>\$0</b>	<b>\$68,901</b>	<b>\$0</b>	<b>\$528,246</b>

**Table B-26**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Russell Ranch Phase 3 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>Sanitary Sewer</b>								
<b>Westwood Drive (WWD 2-SS) Sanitary Sewer</b>								
WWD 2-SS	8" PVC SDR 26	\$1,800	\$0	\$1,800	\$0	\$270	\$0	\$2,070
WWD 2-SS	12" PVC SDR 26	\$134,000	\$0	\$134,000	\$0	\$20,100	\$0	\$154,100
WWD 2-SS	60" Sewer Manhole	\$54,000	\$0	\$54,000	\$0	\$8,100	\$0	\$62,100
WWD 2-SS	60" Epoxy Lined Sewer Manhole with	\$19,250	\$0	\$19,250	\$0	\$2,888	\$0	\$22,138
WWD 2-SS	8" Sewer Mahole Inside Drop Connections	\$7,000	\$0	\$7,000	\$0	\$1,050	\$0	\$8,050
WWD 2-SS	Adjust SSMH Rim to Grade	\$14,000	\$0	\$14,000	\$0	\$2,100	\$0	\$16,100
WWD 2-SS	CCO #1 Item 7: 100-Yr Storm Repairs	\$51,696	\$0	\$51,696	\$0	\$7,754	\$0	\$59,450
WWD 2-SS	CCO # 1 Item 10: Sewer Materials Price Incre	\$13,637	\$0	\$13,637	\$0	\$2,046	\$0	\$15,683
WWD 2-SS	Westwood Dr. SS False Bottoms, Re-TV SS	\$21,567	\$0	\$21,567	\$0	\$3,235	\$0	\$24,802
<b>Subtotal Sanitary Sewer</b>		<b>\$316,949</b>	<b>\$0</b>	<b>\$316,949</b>	<b>\$0</b>	<b>\$47,542</b>	<b>\$0</b>	<b>\$364,493</b>
<b>Storm Drain</b>								
<b>Westwood Drive (WWD 2-SS) Sanitary Sewer</b>								
WWD 2-SD	24" RCP CL III	\$7,360	\$0	\$7,360	\$0	\$1,104	\$0	\$8,464
WWD 2-SD	60" RCP CL III	\$5,504	\$0	\$5,504	\$0	\$826	\$0	\$6,330
WWD 2-SD	8'x8' Junction Box	\$77,800	\$0	\$77,800	\$0	\$11,670	\$0	\$89,470
WWD 2-SD	Adjust Rim to Grade	\$2,800	\$0	\$2,800	\$0	\$420	\$0	\$3,220
<b>Subtotal Storm Drain</b>		<b>\$93,464</b>	<b>\$0</b>	<b>\$93,464</b>	<b>\$0</b>	<b>\$14,020</b>	<b>\$0</b>	<b>\$107,484</b>
<b>Total Improvements</b>		<b>\$1,105,471</b>	<b>\$0</b>	<b>\$1,105,471</b>	<b>\$0</b>	<b>\$165,821</b>	<b>\$0</b>	<b>\$1,271,299</b>

wrsr detail

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-27**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Elliott 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]	-	-	\$1,990,185		
Less SPIF Infrastructure Fee Payments	-	-	\$0		
<b>Net Remaining Reimbursement Amount</b>	-	-	<b>\$1,990,185</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%	\$382,007
Railroad Crossings	\$215,050	\$0	\$215,050	10.8%	\$215,050
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>\$597,057</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%	\$1,393,128
<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>\$1,990,185</b>

mic tnhc

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

[1] Reflects reimbursement balance as of July 15, 2023.

**Table B-28**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 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	\$0	\$173
WWD 3-RW	Mountable Curb & Gutter	\$2,162	\$0	\$2,162	\$0	\$324	\$0	\$2,486
WWD 3-RW	Modified Type 2 Vertical Curb	\$12,580	\$0	\$12,580	\$0	\$1,887	\$0	\$14,467
WWD 3-RW	Sidewalk (6" PCC) with 6"AB	\$18,885	\$0	\$18,885	\$0	\$2,833	\$0	\$21,718
WWD 3-RW	Sidewalk Curb Ramps	\$5,000	\$0	\$5,000	\$0	\$750	\$0	\$5,750
WWD 3-RW	4" AC over 8.5" AB	\$102,048	\$0	\$102,048	\$0	\$15,307	\$0	\$117,355
WWD 3-RW	2-4" & 2-6" Schedule 80 Sleeves	\$14,040	\$0	\$14,040	\$0	\$2,106	\$0	\$16,146
WWD 3-RW	Sidewalk Barricades	\$7,200	\$0	\$7,200	\$0	\$1,080	\$0	\$8,280
WWD 3-RW	Future RxR Crossing Signal Conduit	\$8,000	\$0	\$8,000	\$0	\$1,200	\$0	\$9,200
WWD 3-RW	Future RxR Crossing Signal Pull Boxes	\$7,525	\$0	\$7,525	\$0	\$1,129	\$0	\$8,654
WWD 3-RW	"No Passing Zone" Centerline Stripe (Detail 2	\$1,804	\$0	\$1,804	\$0	\$271	\$0	\$2,075
WWD 3-RW	"Bike Lane Line" Detail 39	\$775	\$0	\$775	\$0	\$116	\$0	\$891
WWD 3-RW	"Dashed Bike Lane Line" Detail 39A	\$62	\$0	\$62	\$0	\$9	\$0	\$71
WWD 3-RW	12" Stop Limit Line	\$205	\$0	\$205	\$0	\$31	\$0	\$236
WWD 3-RW	24" Stop Limit Line	\$340	\$0	\$340	\$0	\$51	\$0	\$391
WWD 3-RW	Continental Cross Walk	\$1,107	\$0	\$1,107	\$0	\$166	\$0	\$1,273
WWD 3-RW	"Stop Sign" on Post	\$1,640	\$0	\$1,640	\$0	\$246	\$0	\$1,886
WWD 3-RW	"Stop Sign" on Street Name Sign Post	\$155	\$0	\$155	\$0	\$23	\$0	\$178
WWD 3-RW	"Stop Sign" on Streetlight Post	\$285	\$0	\$285	\$0	\$43	\$0	\$328
WWD 3-RW	Removable Bollards	\$12,900	\$0	\$12,900	\$0	\$1,935	\$0	\$14,835
WWD 3-RW	"Do Not Stop of Tracks" Sign on Post	\$820	\$0	\$820	\$0	\$123	\$0	\$943
WWD 3-RW	"Railroad Warning" Sign on Post (W10-1)	\$410	\$0	\$410	\$0	\$62	\$0	\$472
WWD 3-RW	"Railroad Warning" Sign on Post (W10-2)	\$820	\$0	\$820	\$0	\$123	\$0	\$943
WWD 3-RW	"Trail Warning" Sign on Post	\$410	\$0	\$410	\$0	\$62	\$0	\$472
WWD 3-RW	"Arrow" Sign on Trail Warning Sign Post	\$155	\$0	\$155	\$0	\$23	\$0	\$178
WWD 3-RW	"Yield to Peds" Sign on Another Sign Post	\$310	\$0	\$310	\$0	\$47	\$0	\$357
WWD 3-RW	Street Name Sign on Post	\$410	\$0	\$410	\$0	\$62	\$0	\$472
WWD 3-RW	Railroad Crossing Pavement Markings	\$861	\$0	\$861	\$0	\$129	\$0	\$990
WWD 3-RW	Bike Trail "Stop" Pavement Markings	\$203	\$0	\$203	\$0	\$30	\$0	\$233
WWD 3-RW	"Bike Trail" Pavement Marking	\$86	\$0	\$86	\$0	\$13	\$0	\$99
WWD 3-RW	"Stop" Pavement Marking	\$406	\$0	\$406	\$0	\$61	\$0	\$467
WWD 3-RW	Thru/Left Turn Arrow Pavement Marking	\$92	\$0	\$92	\$0	\$14	\$0	\$106
WWD 3-RW	Thru/Right Turn Arrow Pavement Marking	\$166	\$0	\$166	\$0	\$25	\$0	\$191
WWD 3-RW	Right/Left Turn Arrow Pavement Marking	\$166	\$0	\$166	\$0	\$25	\$0	\$191
WWD 3-RW	Traffic Control	\$130,000	\$0	\$130,000	\$0	\$19,500	\$0	\$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>\$0</b>	<b>\$382,007</b>

**Table B-28**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 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>

*wrsr detail*

Source: Mackay and 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-29**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**ECIC (Mangini Phase 2 Villages 7 & 10)**

<b>ECIC (Mangini Phase 2) Reimbursement Analysis</b>
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Item	Phase 2 Construction Plan			Percentage of Total	Allocation of Remaining Reimburse. Amount
	East Bidwell Street	Savannah Parkway	Total		
<b>SPIF Infrastructure Fee Reimbursement</b>					
Initial Reimbursement Amount [1]	-	-	\$3,885,683		
Remaining Reimbursement Amount	-	-	\$6,595,350		
Less SPIF Infrastructure Fee Payments	-	-	\$0		
<b>Net Remaining Reimbursement Amount</b>	-	-	<b>\$6,595,350</b>		
<b>SPIF Facility Cost Estimate [2]</b>					
<b>Phase 1 Roadways</b>					
Rough Grading	\$0	\$913,835	\$913,835	23.9%	\$1,577,546
Backbone Roadways	\$67,335	\$726,086	\$793,421	20.8%	\$1,369,677
Railroad Crossings	\$0	\$0	\$0	0.0%	\$0
City Fiber Optic & Traffic Control System	\$0	\$0	\$0	0.0%	\$0
Signalized Intersections & Improvements	\$0	\$567,309	\$567,309	14.8%	\$979,341
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>\$67,335</b>	<b>\$2,207,230</b>	<b>\$2,274,565</b>	<b>59.5%</b>	<b>\$3,926,564</b>
<b>Dry Utility System</b>	\$0	\$384,568	\$384,568	10.1%	\$663,877
<b>Potable Water System</b>	\$0	\$334,938	\$334,938	8.8%	\$578,201
<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	\$214,360	\$214,360	5.6%	\$370,048
<b>Storm Drain System</b>	\$0	\$612,098	\$612,098	16.0%	\$1,056,660
<b>Habitat Mitigation</b>	\$0	\$0	\$0	0.0%	\$0
<b>Total Phase 2 Costs</b>	<b>\$67,335</b>	<b>\$3,753,194</b>	<b>\$3,820,529</b>	<b>100.0%</b>	<b>\$6,595,350</b>

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

[1] Reflects reimbursement balance as of July 15, 2023.

[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-30**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**ECIC (Mangini Phase 2 Villages 7 & 10) Detail**

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	
	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<i>Assumption</i>		8.87%		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 Roadway Rough Grading</b>								
<b>Savannah Parkway</b>								
SP 4-GD	Savannah Pkwy Clearing (Phase 2A)	\$7,920	\$703	\$8,623	\$0	\$1,293	\$0	\$9,916
SP 4-GD	Savannah Pkwy Rough Grade (Phase 2A)	\$682,375	\$60,527	\$742,902	\$0	\$111,435	\$0	\$854,337
SP 4-GD	Savannah Pkwy Erosion Control (Phase 2A)	\$39,602	\$3,513	\$43,115	\$0	\$6,467	\$0	\$49,582
<b>Subtotal Savannah Parkway</b>		<b>\$729,898</b>	<b>\$64,742</b>	<b>\$794,639</b>	<b>\$0</b>	<b>\$119,196</b>	<b>\$0</b>	<b>\$913,835</b>
<b>Backbone Roadways</b>								
<b>East Bidwell Street</b>								
EBS 2B	East Bidwell Street (Sta 136+30 to 136+58)	\$22,288	\$1,977	\$24,265	\$0	\$3,640	\$0	\$27,904
EBS 3A	East Bidwell Street (Sta 148+58 to 151+13)	\$31,495	\$2,794	\$34,288	\$0	\$5,143	\$0	\$39,431
<b>Subtotal East Bidwell Street</b>		<b>\$53,782</b>	<b>\$4,770</b>	<b>\$58,553</b>	<b>\$0</b>	<b>\$8,783</b>	<b>\$0</b>	<b>\$67,335</b>
<b>Savannah Parkway</b>								
SP 4	Savannah Parkway (Sta 116+00 to 120+50)	\$313,834	\$27,837	\$341,671	\$0	\$51,251	\$0	\$392,921
CUL 10	Twin 60" culverts	\$185,249	\$16,432	\$201,681	\$0	\$30,252	\$0	\$231,933
CUL 10	Twin 60" culverts Inlet/Outlet Headwalls	\$80,856	\$7,172	\$88,028	\$0	\$13,204	\$0	\$101,232
<b>Subtotal East Bidwell Street</b>		<b>\$579,939</b>	<b>\$51,441</b>	<b>\$631,379</b>	<b>\$0</b>	<b>\$94,707</b>	<b>\$0</b>	<b>\$726,086</b>

**Table B-30  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment  
ECIC (Mangini Phase 2 Villages 7 & 10) Detail**

SPIF Improvement	SPIF Nexus Study FY 2019-2020 Update Costs							Total
	SPIF Nexus Study Construction	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency		
<i>Assumption</i>		8.87%		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>Signalized Intersections and Improvements</b>								
Intx 11	Traffic Signal - E Bidwell & Savannah	\$332,894	\$29,528	\$362,421	\$0	\$54,363	\$0	\$416,785
Intx 12	Westwood & Savannah Surface Improvemen	\$120,227	\$10,664	\$130,891	\$0	\$19,634	\$0	\$150,524
<b>Subtotal Intersections</b>		<b>\$453,120</b>	<b>\$40,192</b>	<b>\$493,312</b>	<b>\$0</b>	<b>\$73,997</b>	<b>\$0</b>	<b>\$567,309</b>
<b>Dry Utilities</b>								
SP 4-DU	Savannah Pkwy	\$214,083	\$18,989	\$233,072	\$116,536	\$34,961	\$0	\$384,568
<b>Subtotal Dry Utilities</b>		<b>\$214,083</b>	<b>\$18,989</b>	<b>\$233,072</b>	<b>\$116,536</b>	<b>\$34,961</b>	<b>\$0</b>	<b>\$384,568</b>
<b>Potable Water System</b>								
SP 4-W	Savannah Pkwy - 18" Zone 3	\$267,521	\$23,729	\$291,251	\$0	\$43,688	\$0	\$334,938
<b>Sanitary Sewer System</b>								
SP 4-SS	Savannah Pkwy - 8"	\$171,214	\$15,187	\$186,400	\$0	\$27,960	\$0	\$214,360
<b>Storm Drain System</b>								
SP 4-SD	Savannah Pkwy - 60" SD	\$488,894	\$43,365	\$532,259	\$0	\$79,839	\$0	\$612,098
<b>Total Facilities</b>		<b>\$2,958,451</b>	<b>\$262,415</b>	<b>\$3,220,865</b>	<b>\$116,536</b>	<b>\$483,130</b>	<b>\$0</b>	<b>\$3,820,529</b>

wrsr detail

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



## APPENDIX C:

### Reimbursement Agreement Balances

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Table C-1  
City of Folsom  
SPIF Credit/Reimbursement Tracking  
Infrastructure Reimbursement Agreements Summary (as of July 15, 2023)

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
<b>Mangini Improvement Company</b>	MIC Only Ph.1 SPIF Backbone Facilities	\$18,733,788	\$2,949,704	\$21,683,492	(\$0)	\$0	(\$0)	6/11/2018	Nexus Study Update	July 2020
	MIC/TNHC Shared Ph. 1 CFD No. 18 Backbone Facilities	\$3,383,460	\$0	\$3,383,460	\$6,759	\$0	\$6,759	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
<b>Russell Ranch TNHC [1]</b>	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	\$4,177,206	\$0	\$0	\$0	7/18/2018	Nexus Study Update	July 2020
<b>Lennar Homes of California, Inc. [1]</b>	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
	TNHC Russell Ranch Ph. 1 Backbone Facilities	\$36,081,804	\$0	\$36,081,804	<b>\$21,542,096</b>	<b>\$0</b>	<b>\$21,542,096</b>	7/18/2018	Nexus Study Update	July 2020
<b>East Carpenter Improvement Company</b>	ECIC/Enclave Shared Costs	\$5,237,338	\$561,794	\$5,799,132	(\$106)	\$0	(\$106)	12/4/2019	True-Up Approved	September 2020
	<b>Mangini Phase 2A, Villages 7 and 10</b>	<b>\$0</b>	<b>\$3,885,683</b>	<b>\$3,885,683</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>4/18/2021</b>	-	-
	<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>\$4,572,552</b>	<b>\$4,572,552</b>	<b>9/15/2022</b>		
	<b>Mangini Ranch Phase 2C, Village 5 &amp; 6 Backbone</b>	<b>\$0</b>	<b>\$338,940</b>	<b>\$338,940</b>	<b>\$0</b>	<b>\$369,004</b>	<b>\$369,004</b>	<b>9/15/2022</b>		
<b>Eagle Entities (Eagle Commercial, Eagle Office)</b>	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>\$24,415,437</b>	<b>\$0</b>	<b>\$24,415,437</b>	<b>11/10/2021</b>	2023 SPIF Adjustment	August 2023
	<b>Parcel 85A Backbone Facilities</b>	<b>\$7,286,071</b>	<b>\$825,275</b>	<b>\$8,111,345</b>	<b>\$12,656,078</b>	<b>\$1,433,521</b>	<b>\$14,089,599</b>	<b>5/26/2022</b>	2023 SPIF Adjustment	August 2023
<b>Gragg Ranch Recovery Acquisition</b>	WRSP Backbone Improvements	\$10,999,824	\$0	\$10,999,824	\$0	\$0	\$0	6/25/2019	True Up	July 2020
<b>Arcadian Improvement Company, LLC</b>	Mangini Ranch Phase 1C Backbone	\$6,415,623	\$631,301	\$7,046,924	\$0	\$0	\$0	6/3/2022	-	-
<b>CMB Improvement Company, LLC</b>	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>\$544,350</b>	<b>\$544,350</b>	<b>9/15/2022</b>		
<b>Toll Bros.</b>	<b>Folsom Ranch Backbone Infrastructure</b>	<b>\$7,805,700</b>	<b>\$16,832,948</b>	<b>\$24,638,648</b>	<b>(\$6,100,063)</b>	<b>\$0</b>	<b>(\$6,100,063)</b>	<b>8/16/2021</b>	2023 SPIF Adjustment	August 2023
<b>Town Center South, LLC</b>	Mangini Ranch Phase 3 Village 1-4 Backbone	\$0	\$2,654,679	\$2,654,679	\$0	\$0	\$0	5/18/2022	-	-
<b>Elliot Homes, Inc.</b>	<b>Broadstone Estates Backbone Infrastructure and Zone 4<sup>1</sup></b>	<b>\$1,097,145</b>	<b>-</b>	<b>\$1,097,145</b>	<b>\$1,194,462</b>	<b>\$0</b>	<b>\$1,194,462</b>	<b>11/16/2022</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.

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	<b>\$21,683,492</b>	<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	<b>\$18,958,700</b>	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	<b>\$18,888,700</b>	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	<b>\$18,733,788</b>	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	<b>\$19,346,383</b>	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	<b>\$19,830,043</b>	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	<b>\$19,361,833</b>	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	<b>\$19,276,633</b>	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	<b>\$15,885,953</b>	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	<b>\$15,770,933</b>	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	<b>\$12,614,093</b>	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	<b>\$12,507,593</b>	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	<b>\$12,789,014</b>	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	<b>\$10,275,234</b>	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	<b>\$10,190,034</b>	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	<b>\$16,174,751</b>	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	<b>\$15,883,046</b>	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	<b>\$13,999,984</b>	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	<b>\$13,953,931</b>	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	<b>\$12,340,949</b>	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	<b>\$12,294,895</b>	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	<b>\$12,694,479</b>	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	<b>\$11,979,471</b>	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	<b>\$12,643,134</b>	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	<b>\$10,805,294</b>	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	<b>\$10,755,854</b>	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	<b>\$10,657,646</b>	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	<b>\$10,653,526</b>	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	<b>\$9,852,248</b>	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	<b>\$9,757,488</b>	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	<b>\$5,328,028</b>	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	<b>\$5,216,788</b>	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	<b>\$3,942,550</b>	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	

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. 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	\$6,759		7/1/2022
FY 2023-2024 Adjustment [2]	8.87%	\$6,759	\$0	\$6,759	\$600	\$0	\$600	<b>\$7,359</b>	<b>\$0</b>	<b>\$7,359</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	<b>PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits</b>	<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>	10/29/19
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)	\$0	\$702,207	\$702,207	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)	\$0	\$94,760	\$94,760	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)	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	MPA (152 MU)	3/9/2023

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-17 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	\$597,320	<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)	\$553,720	Village 6	01/29/19
Cert. No. 1 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Infrastructure Fee Credits	\$553,720	(\$553,720)	\$0	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	\$5,025,274	<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)	\$4,344,335	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)	\$2,639,101	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)	\$2,586,781	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)	\$2,517,887	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	\$2,517,887	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)	\$1,656,712	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)	\$1,630,552	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)	\$734,930	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)	\$708,770	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)	\$502,527	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	\$502,527	Village 7	03/13/19
FY 2018-2019 Adjustment [4] [5]	3.27%	\$502,527	\$164,326	\$666,853	TNHC Russell Ranch	07/01/18 (Retroactive)
FY 2019-2020 Adjustment [4]	2.50%	\$666,853	\$16,671	\$683,524	TNHC Russell Ranch	07/01/19
FY 2020-2021 Adjustment [4]	2.25%	\$683,524	\$15,379	\$698,903	TNHC Russell Ranch	07/01/20
City Cash Reimbursement	SPIF Infrastructure Fee Cash Reimbursement	\$698,903	(\$12,604)	\$686,299	TNHC Russell Ranch	October 2020
Assignment and Assumption Agreement [6]	Assignment of Reimbursements to Lennar Homes of California, Inc.	\$686,299	(\$686,299)	\$0	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	\$1,691,731	<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)	\$1,604,570	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)	\$1,454,581	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)	\$1,448,117	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)	\$1,367,317	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)	\$1,283,285	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)	\$1,200,178	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)	\$1,056,538	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)	\$951,134	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)	\$818,622	Village 5	03/21/19
FY 2018-2019 Adjustment [4] [5]	3.27%	\$818,622	\$55,320	\$873,942	TNHC Russell Ranch	07/01/18 (Retroactive)
FY 2019-2020 Adjustment [4]	2.50%	\$873,942	\$21,849	\$895,791	TNHC Russell Ranch	07/01/19
FY 2020-2021 Adjustment [4]	2.25%	\$895,791	\$20,155	\$915,946	TNHC Russell Ranch	07/01/20
City Cash Reimbursement	Set-Aside Cash Reimbursement	\$915,946	(\$414,850)	\$501,096	TNHC Russell Ranch	October 2020
Assignment and Assumption Agreement [6]	Assignment of Reimbursements to Lennar Homes of California, Inc.	\$501,096	(\$501,096)	\$0	Lennar Homes	12/18/20
<b>FPA SPIF Parkland Dedication Credit Agreement</b>	<b>TNHC Russell Ranch Neighborhood Park, Large Lot 22</b>	5.26	0.00	5.26	<b>TNHC Russell Ranch</b>	07/18/18
Cert. No. 1 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	5.26	(0.63)	4.63	Village 6	02/19/19
Cert. No. 2 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	4.63	(0.76)	3.87	Village 1	03/13/19
Cert. No. 2 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits (Shortfall)	3.87	(0.03)	3.84	Village 1	03/13/19
Cert. No. 3 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	3.84	(0.37)	3.47	Village 2	03/13/19
Cert. No. 4 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	3.47	(0.38)	3.09	Village 3	03/13/19
Cert. No. 5 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	3.09	(0.60)	2.49	Village 7	03/13/19
Cert. No. 6 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	2.49	(1.66)	0.83	Village 4	03/21/19
Cert. No. 7 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	0.83	(0.76)	0.07	Village 8	03/21/19
Cert. No. 8 to Transfer Parkland Dedication Acreage Credits [7]	Transfer Parkland Dedication to Credits	\$0	(\$0)	\$0	Village 5	03/21/19

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

<b>Russell Ranch TNHC</b>
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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)</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 & Soms; 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-17 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.



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> FY 2022-2023 Adjustment [2]	<b>ECIC/Enclave Shared Costs</b> 5.54%	\$5,237,338 (\$100)	\$561,794 \$0	\$5,799,132 (\$100)	\$0 (\$6)	\$0 \$0	\$0 (\$6)	\$5,237,338 (\$106)	\$561,794 \$0	\$5,799,132 (\$106)	ECIC ECIC	12/04/19 07/01/22
<b>FPA SPIF Parkland Dedication Credit Agreement</b>	<b>Mangini Ranch Phase 2, Lot 14</b>					Acres						
Cert. No. 1 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	5.65	-	5.65	0.00	-	0.00	5.65	0.00	5.65	ECIC	12/04/19
Cert. No. 2 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. 3 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. 4 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. 5 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
	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> 2021 Valuation Update [5]	<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
Cert. No. 1 to C&T Fee Reimbursements as Credits	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
	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>											
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	\$0	\$0	\$0	\$3,885,683	\$3,885,683	Mangini Ph. 2C, V. 3 (Beazer)	04/18/21
2022 Valuation Update	5.54%	\$0	\$3,713,560	\$3,713,560	\$0	(\$172,123)	(\$172,123)	\$0	\$3,713,560	\$3,713,560	ECIC	04/29/22
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	07/01/22
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	Spanos Alder Creek Apartments (265 MHD)	
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>											
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	\$0	\$0	\$0	\$4,722,965	\$4,722,965	ECIC Phase 2C Village 3	09/15/22
FY 2023-2024 Adjustment [2]	8.87%	\$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
		\$0	\$4,200,011	\$4,200,011	\$0	\$372,541	\$0	\$0	\$4,572,552	\$4,572,552		
<b>FPA SPIF Fee Reimbursement Agreement (2022)</b>	<b>Mangini Ranch Phase 2C, Village 5 &amp; 6 Backbone</b>											
FY 2023-2024 Adjustment [2]	8.87%	\$0	\$338,940	\$338,940	\$0	\$0	\$0	\$0	\$338,940	\$338,940	ECIC Phase 2C Village 5 & 6	09/15/22
		\$0	\$338,940	\$338,940	\$0	\$30,064	\$0	\$0	\$369,004	\$369,004		

Source: City of Folsom; EPS.

ecic reimbursements

[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-17 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%, respectfully. 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>												
FY 2019-2020 Adjustment [2]	2.50%	\$214,300	\$0	\$214,300	\$0	\$0	\$0	\$214,300	\$0	\$214,300	Eagle/Enclave	07/18/18	
Cert. No. 1 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$214,300	\$0	\$214,300	\$5,358	\$0	\$5,358	\$219,658	\$0	\$219,658	Eagle/Enclave	07/01/19	
		\$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>												
30-Percent Retention for Punch-List/Warranty	Set-Aside until True-Up Process	\$3,292,143	\$1,365,605	\$4,657,748	\$0	\$0	\$0	\$3,292,143	\$1,365,605	\$4,657,748	Eagle/Enclave	01/08/20	
Cert. No. 1 to C&T Fee Reimbursements as Credits	Non-PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$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	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 Public Lands Fee Credits	\$873,802	\$0	\$873,802	(\$1,021,017)	\$0	(\$1,021,017)	\$873,802	\$0	\$873,802	KB Home (Enclave Builder)	03/23/20	
Receive 30-Percent of Retained Costs	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	
FY 2020-2021 Adjustment [2]	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	
SPIF True-Up [4]	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	
FY 2021-2022 Adjustment [2]	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	
Cert No. 2 to Convert & Apply Fee Reimb. as Fee Credits [1]	Cert No. 2 to Convert & Apply Fee Reimb. as Fee Credits [1]	\$4,601,482	\$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. 3 to Convert & Apply Fee Reimb. as Fee Credits [1]	Non-PFR Compliant Reimburse. Conv. + Transfer To Infrastructure Fee C	\$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	
		\$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>												
2021 Valuation Update [6]	Based on \$399,000 per acre	\$192,587	\$0	\$192,587	\$0	\$0	\$0	\$192,587	\$0	\$192,587	Eagle	11/30/20	
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	\$0	\$0	\$0	\$183,540	\$0	\$183,540	Eagle	07/01/21	
		\$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>												
FY 2022-2023 Adjustment [2]	5.54%	\$15,922,750	\$0	\$15,922,750	\$0	\$0	\$0	\$15,922,750	\$0	\$15,922,750	Eagle	11/10/21	
FY 2023-2024 Adjustment [2]	8.87%	\$15,922,750	\$0	\$15,922,750	\$882,120	\$0	\$882,120	\$16,804,870	\$0	\$16,804,870	Eagle	07/01/22	
Construction True-Up	August 2023 SPIF Adjustment	\$16,804,870	\$0	\$16,804,870	\$1,490,592	\$0	\$1,490,592	\$18,295,462	\$0	\$18,295,462	Eagle	07/01/23	
		\$18,295,462	\$0	\$18,295,462	\$0	\$0	\$0	\$24,415,437	\$0	\$24,415,437	Eagle	August 2023	
<b>FPA SPIF Infrastructure Fee Reimbursement Agreement</b>	<b>Parcel 65A Backbone Facilities</b>												
Certificate No. 1 to Convert and Apply Fee Reimb. as Fee Credits	Non-PFR Compliant Reimburse. Conv. + Transfer To Infrastructure Fee C	\$7,286,071	\$825,275	\$8,111,345	\$0	\$0	\$0	\$7,286,071	\$825,275	\$8,111,345	Eagle	05/26/22	
Certificate No. 1 to Convert and Apply Fee Reimb. as Fee Credits	Non-PFR Compliant Reimburse. Conv. + Transfer To Public Lands Fee C	\$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	07/01/23	
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	07/01/22	
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	\$8,371,797	\$763,451	\$9,135,248	\$0	\$0	\$0	\$12,656,078	\$1,433,521	\$14,089,599	Eagle	August 2023	

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-17 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.

Key:  
C&T - Credit and Transfer

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

Gragg Ranch

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
<b>FPA SPIF Parkland Dedication Credit Agreement</b>	<b>WRSP Lot 11 (5.50 Acres)</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	0.00	-	0.00	5.50	0.00	<b>5.50</b>	WRSP Village 1	07/11/19
Cert. No. 1B 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. 2 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>	\$1,860,973	\$0	<b>\$1,860,973</b>	<b>City of Folsom</b>	<b>July 2020</b>
City Cash Reimbursement	SPIF Infrastructure Fee Cash Reimbursement	\$1,860,973	(\$26,934)	<b>\$1,834,039</b>	City of Folsom	October 2020
FY 2021-2022 Adjustment [2]	3.25%	\$1,834,039	\$59,606	<b>\$1,893,645</b>	City of Folsom	07/01/21
FY 2022-2023 Adjustment [2]	5.54%	\$1,893,645	\$104,908	<b>\$1,998,553</b>	City of Folsom	07/01/22
FY 2023-2024 Adjustment [2]	8.87%	\$1,998,553	\$177,272	<b>\$2,175,825</b>	City of Folsom	07/01/23

*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-17 for details.

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

Folsom Real Estate South
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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>Acres</i>										
<b>FPA SPIF Parkland Dedication Credit Agreement</b> Cert. No. 17 to Transfer Parkland Dedication Acreage Credits	<b>Mangini Ranch Phase 2, Lot 13 Community Park East</b> Transfer Parkland Dedication to Credits	26.19	-	26.19	0.00	-	0.00	26.19	0.00	26.19	FRES	04/12/21
		0.07	-	0.07	(0.07)	-	(0.07)	0.00	0.00	0.00	MPA Apartments (152 MU Units)	03/09/23
<b>FPA SPIF Program Public Lands Fee Reimbursement Agreement (2021 Priority)</b> 2021 Valuation Update [1] 2022 Valuation Update [1] 2023 Valuation Update [1]	<b>Transit Corridor Dedication (0.61 Acres)</b> Based on \$399,000 per acre Based on \$412,000 per acre Based on \$426,667 per acre	\$255,387	\$0	\$255,387	\$0	\$0	\$0	\$255,387	\$0	<b>\$255,387</b>	FRES	03/12/21
		\$243,390	\$0	\$243,390	\$0	\$0	\$0	\$243,390	\$0	<b>\$243,390</b>	FRES	07/01/21
		\$251,320	\$0	\$251,320	\$0	\$0	\$0	\$251,320	\$0	<b>\$251,320</b>	FRES	07/01/22
		\$260,267	\$0	\$260,267	\$0	\$0	\$0	<b>\$260,267</b>	<b>\$0</b>	<b>\$260,267</b>	FRES	07/01/23
		<i>Acres</i>										
<b>FPA SPIF Parkland Dedication Credit Agreement</b> Cert. No. 1 to Transfer Parkland Dedication Acreage Credits	<b>Mangini Ranch Phase 3, Lot 10 Neighborhood Park</b> Transfer Parkland Dedication to Credits	11.06	-	11.06	0.00	-	0.00	11.06	0.00	11.06	FRES	12/09/22
		11.06	-	11.06	(1.40)	-	(1.40)	9.66	0.00	9.66	MPA Apartments (152 MU Units)	03/09/23

fres reimbursements

Source: City of Folsom; EPS.

[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-17 for details.

Key:  
C&T - Credit and Transfer

**Table C-9**  
**City of Folsom**  
**SPIF Credit/Reimbursement Tracking**  
**Lennar Homes of California, Inc.**

Lennar 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		
<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	<b>\$708,604</b>	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	<b>\$517,382</b>	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	<b>\$169,094</b>	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	<b>\$37,254,463</b>	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	<b>\$33,151,250</b>	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	<b>\$33,031,550</b>	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	<b>\$28,895,055</b>	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	<b>\$28,795,305</b>	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	<b>\$30,390,565</b>	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	<b>\$22,448,085</b>	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	<b>\$22,250,325</b>	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	<b>\$19,844,670</b>	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	<b>\$19,786,990</b>	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	<b>\$21,542,096</b>	<b>\$0</b>	<b>\$21,542,096</b>	Lennar Homes	07/01/23

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-17 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

Table C-10  
City of Folsom  
SPIF Credit/Reimbursement Tracking  
Arcadian Improvement Company, LLC

Arcadian 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 (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)	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	AIC Mangini Ph. 1C Village 4	05/10/22

*arcadian 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-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 In	\$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 In	\$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. 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 1E	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	<b>\$0</b>	<b>\$544,350</b>	<b>\$544,350</b>		

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

Folsom Heights

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		
FPA SPIF Program Public Lands Fee Reimbursement Agreement (2021 Priority)	Water Tank Land Dedication (1.51 acres)	\$654,000	\$0	\$654,000	\$0	\$0	\$0	\$654,000	\$0	\$654,000	Folsom Heights LLC	08/23/21
	2022 Valuation Update [1]	\$622,120	\$0	\$622,120	\$0	\$0	\$0	\$622,120	\$0	\$622,120	Folsom Heights LLC	07/01/22
	FY 23-24 Land Valuation Adjustment	\$644,267	\$0	\$644,267	\$0	\$0	\$0	\$644,267	\$0	\$644,267	Folsom Heights LLC	07/01/23

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

omb reimbursements

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

Toll Bros.

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 Backbone Infrastructure</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 [2]	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>	<b>Toll</b>	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	TBD
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	TBD
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	TBD
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	TBD
FY 2023-2024 Adjustment [2]	8.87%	\$221,776	(\$0)	\$221,776	\$19,672	\$0	\$19,672	\$241,448	(\$0)	<b>\$241,447</b>	Toll	07/01/23
Construction True-Up	August 2023 SPIF Adjustment	\$241,448	(\$0)	\$241,447	\$0	\$0	\$0	<b>(\$6,100,063)</b>	<b>\$0</b>	<b>(\$6,100,063)</b>	Toll	August 2023

Source: City of Folsom; EPS.

**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 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	<b>\$2,654,679</b>	TCS Improvement Co.	05/18/22
Certificate No.1 to Convert and Apply Infrastructure Fee Reimbursements as Fee Credits Non-PFR Compliant Reimburse. Conv. To Infrastr		\$0	\$2,654,679	\$2,654,679	\$0	(\$2,654,679)	(\$2,654,679)	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	TCS Improvement Co. - MR Ph 3A V1	07/27/22
<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	<b>\$438,912</b>		
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)	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	TCS Improvement Co. - MR Ph 3A V1	07/27/22

Source: City of Folsom; EPS.

arcadian reimbursements

**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		
FPA SPIF Program Public Lands Fee Reimbursement Agreement (2021 Priority) FY 23-24 Land Valuation Adjustment	Sanitary Sewer Lift Station (0.24 acres) Based on \$426,667 per acre	\$98,880	\$0	\$98,880	\$0	\$0	\$0	\$98,880	\$0	\$98,880	West Prairie Estates, LLC	12/13/22
		\$102,400	\$0	\$0	\$0	\$0	\$0	\$102,400	\$0	\$102,400		

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	\$1,097,145	Elliott, Inc.	11/16/22
FY 2023-2024 Adjustment [2]	8.87%	\$1,097,145	\$0	\$1,097,145	\$97,317	\$0	\$97,317	\$1,194,462	\$0	\$1,194,462	Elliott, Inc.	07/01/23
Construction True-Up	August 2023 SPIF Adjustment	\$1,194,462	\$0	\$1,194,462	\$0	\$0	\$0	<b>\$1,990,185</b>	<b>\$0</b>	<b>\$1,990,185</b>	Elliott, Inc.	August 2023

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-17 for details.

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

Table C-15  
City of Folsom  
SPIF Credit/Reimbursement Tracking  
Eagle-Shops Owner LLC

Eagle-Shops Owner Co.
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Agreement	Description	Transactions									Recipient/Destination	Transaction
		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 (Eagle Parcel 85A)</b>	<b>Mangini Ranch Phase 3 Backbone</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>Eagle-Shops Owner, LLC</b>	<b>05/18/22</b>
Certificate No.1 to Convert and Transfer Infrastructure Fee Reimbursements as Fee CNon-PFR Compliant Reimburse. Conv. + Transfer To I		\$0	\$0	\$0	\$0	\$554,389	\$554,389	\$0	\$554,389	\$554,389	<b>Eagle-Shops Owner, LLC</b>	
Certificate No.1 to Convert and Transfer Infrastructure Fee Reimbursements as Fee CNon-PFR Compliant Reimburse. Conv. + Transfer To f		\$0	\$554,389	\$554,389	\$0	\$12,560	\$12,560	\$0	\$566,949	\$566,949	Eagle-Shops Owner, LLC	
FY 2022-2023 Adjustment [2]	5.54%	\$0	\$566,949	\$566,949	\$0	\$31,409	\$31,409	\$0	\$598,358	\$598,358	Eagle-Shops Owner, LLC	<b>07/01/22</b>
Certificate No. 2 to Convert and Transfer Infrastructure Fee Reimbursements as Fee Cred Reimbursements Converted to Infrastructure Fee Cred		\$0	\$598,358	\$598,358	\$0	(\$177,360)	(\$177,360)	\$0	\$420,998	\$420,998	Shops Phase 1 S1	
Certificate No. 2 to Convert and Transfer Infrastructure Fee Reimbursements as Fee Cred Reimbursements Converted to Public Lands Credits		\$0	\$420,998	\$420,998	\$0	\$0	\$0	\$0	\$420,998	\$420,998	Shops Phase 1 S1	
Certificate No. 2 to Convert and Transfer Infrastructure Fee Reimbursements as Fee Cred Reimbursements Converted to Infrastructure Fee Cred		\$0	\$420,998	\$420,998	\$0	(\$177,360)	(\$177,360)	\$0	\$243,638	\$243,638	Shops Phase 1 S2	
Certificate No. 2 to Convert and Transfer Infrastructure Fee Reimbursements as Fee Cred Reimbursements Converted to Public Lands Credits		\$0	\$243,638	\$243,638	\$0	(\$5,824)	(\$5,824)	\$0	\$237,814	\$237,814	Shops Phase 1 S2	
Certificate No. 2 to Convert and Transfer Infrastructure Fee Reimbursements as Fee Cred Reimbursements Converted to Infrastructure Fee Cred		\$0	\$237,814	\$237,814	\$0	(\$203,964)	(\$203,964)	\$0	\$33,850	\$33,850	Shops Phase 1 Pads 2	
Certificate No. 2 to Convert and Transfer Infrastructure Fee Reimbursements as Fee Cred Reimbursements Converted to Public Lands Credits		\$0	\$33,850	\$33,850	\$0	(\$5,288)	(\$5,288)	\$0	\$28,562	\$28,562	Shops Phase 1 Pads 2	
Certificate No. 2 to Convert and Transfer Infrastructure Fee Reimbursements as Fee Cred Reimbursements Converted to Infrastructure Fee Cred		\$0	\$28,562	\$28,562	\$0	(\$26,383)	(\$26,383)	\$0	\$2,179	\$2,179	Shop Phase 1 Portion of Pad 3	
Certificate No. 2 to Convert and Transfer Infrastructure Fee Reimbursements as Fee Cred Reimbursements Converted to Public Lands Credits		\$0	\$2,179	\$2,179	\$0	(\$2,144)	(\$2,144)	\$0	\$35	\$35	Shop Phase 1 Portion of Pad 3	

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-16  
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	\$5,576,136	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	\$5,885,054	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	\$2,494,463			
FY 2023-2024 Adjustment [2]	8.87%	\$1,623,646	\$870,817	\$2,494,463	\$144,017	\$77,241	\$221,259	\$1,767,663	\$946,053	\$2,713,716		07/01/23	
<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 [1]	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$183,540	\$0	\$183,540	\$0	\$0	\$0	\$183,540	\$0	\$183,540	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	\$189,520	UC Davis	07/01/22	
FY 2023-2024 Adjustment [2]	8.87%	\$189,520	\$0	\$189,520	\$16,810	\$0	\$16,810	\$206,330	\$0	\$206,330		07/01/23	

Source: City of Folsom; EPS.

**Table C-17  
City of Folsom  
SPIF Credit/Reimbursement Tracking  
Summary of SPIF Annual Escalations**

<b>Item</b>	<b>20-City</b>	<b>San Francisco</b>	<b>Average</b>
<b>July 1, 2023 Increase</b>			
2022 Average Annual CCI	13,006.84	15,051.62	14,029.23
2021 Average Annual CCI	12,133.93	13,637.65	12,885.79
<b>Percentage Change</b>	7.19%	10.37%	<b>8.87%</b>
<b>July 1, 2022 Increase</b>			
2021 Average Annual CCI	12,133.93	13,637.65	12,885.79
2020 Average Annual CCI	11,465.80	12,952.15	12,208.97
<b>Percentage Change</b>	5.83%	5.29%	<b>5.54%</b>
<b>July 1, 2021 Increase</b>			
2020 Average Annual CCI	11,465.80	12,952.15	12,208.97
2019 Average Annual CCI	11,281.40	12,367.16	11,824.28
<b>Percentage Change</b>	1.63%	4.73%	<b>3.25%</b>
<b>July 1, 2020 Increase</b>			
2019 Average Annual CCI	11,281.40	12,354.10	11,817.75
2018 Average Annual CCI	11,061.91	12,054.21	11,558.06
<b>Percentage Change</b>	1.98%	2.49%	<b>2.25%</b>
<b>July 1, 2019 Increase</b>			
2018 Average Annual CCI	11,061.91	12,054.21	11,558.06
2017 Average Annual CCI	10,736.70	11,815.18	11,275.94
<b>Percentage Change</b>	3.03%	2.02%	<b>2.50%</b>
<b>July 1, 2018 Increase</b>			
2017 Average Annual CCI	10,736.70	11,815.18	11,275.94
2016 Average Annual CCI	10,338.79	11,499.77	10,919.28
<b>Percentage Change</b>	3.85%	2.74%	<b>3.27%</b>

*cci increase*

Source: Engineering News-Record.

[1] Per Folsom Municipal Code 3.130.030, the SPIF Infrastructure Fee shall include annual percentage changes based upon averaging the Construction Cost Index (CCI) for 20-Cities and for San Francisco, as published in the Engineering News-Record for the preceding 12 months ending in December of the prior calendar year.



**Table C-18  
City of Folsom  
SPIF Credit/Reimbursement Tracking  
Land Valuation Updates [1]**

<b>Item</b>	<b>Assessed Value</b>	<b>Valuation Used</b>	<b>Comment</b>
<b>Year 1 - 2018</b>	\$436,000	\$436,000	Year 1 value
<b>Year 2 - 2019</b>	\$416,000	\$426,000	Rolling average years 1 and 2
<b>Year 3 - 2020</b>	\$404,000	\$418,667	Rolling average years 1 through 3
<b>Year 4 - 2021</b>	\$377,000	\$399,000	Rolling average years 2 through 4
<b>Year 4 - 2022</b>	\$455,000	\$412,000	Rolling average years 3 through 5
<b>Year 4 - 2022</b>	\$448,000	\$426,667	Rolling average years 4 through 6

*valuation*

Source: Integra Realty Resources; EPS.

[1] For purposes of calculating the SPIF Parkland Equalization Fee and the SPIF Public Facility Land Equalization Fee.

APPENDIX D:  
Roadways  
Construction Cost Estimates



**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 Remaining Work**  
**Construction Cost Estimate**

Item	Total Remaining Construction Budget
<b>Backbone Rough Grading Summary</b>	
Alder Creek Parkway	\$2,375,936
Oak Avenue Parkway	\$2,025,714
Empire Ranch Road	\$7,362,849
Rowberry Drive	\$846,720
Mangini Parkway	\$4,727,659
Prairie City Road	\$7,366,729
<b>Total Backbone Rough Grading</b>	<b>\$24,705,607</b>

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 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	\$13,946	35.52%	\$1,349	\$1,799	\$12,140
ACP 1-GD	Rough Grade Excavation (Sta 379+00 to Sta 389+00)	37,000	CY	1000	LF	\$9.74	\$360,523	29.73%	\$38,001	\$50,668	\$342,008
ACP 1-GD	Erosion Control (Sta 379+00 to Sta 389+00)	183,000	SF	1000	LF	\$0.20	\$35,862	35.52%	\$3,469	\$4,625	\$31,217
ACP 2-GD	Clearing & Grubbing (Sta 389+00 to Sta 400+30)	232,000	SF	1130	LF	\$0.08	\$17,680	43.97%	\$1,486	\$1,981	\$13,374
ACP 2-GD	Rough Grade Excavation (Sta 389+00 to Sta 400+30)	67,000	CY	1130	LF	\$9.74	\$652,839	71.64%	\$27,772	\$37,029	\$249,946
ACP 2-GD	Erosion Control (Sta 389+00 to Sta 400+30)	232,000	SF	1130	LF	\$0.20	\$45,464	43.97%	\$3,821	\$5,095	\$34,389
ACP 3-GD	Clearing & Grubbing (Sta 400+30 to Sta 418+40)	367,000	SF	1810	LF	\$0.08	\$27,969	46.32%	\$2,252	\$3,003	\$20,268
ACP 3-GD	Rough Grade Excavation (Sta 400+30 to Sta 418+40)	104,000	CY	1810	LF	\$9.74	\$1,013,362	71.15%	\$43,853	\$58,471	\$394,679
ACP 3-GD	Erosion Control (Sta 400+30 to Sta 418+40)	367,000	SF	1810	LF	\$0.20	\$71,920	46.32%	\$4,997	\$6,663	\$44,973
ACP 4-GD	Clearing & Grubbing (Sta 418+40 to Sta 442+00)	553,000	SF	2360	LF	\$0.08	\$42,144	81.25%	\$1,185	\$1,580	\$10,668
ACP 4-GD	Rough Grade Excavation (Sta 418+40 to Sta 442+00)	214,000	CY	2360	LF	\$9.74	\$2,085,187	81.25%	\$58,646	\$78,195	\$527,813
ACP 4-GD	Erosion Control (Sta 418+40 to Sta 442+00)	553,000	SF	2360	LF	\$0.20	\$108,369	81.25%	\$3,048	\$4,064	\$27,431
ACP 5-GD	Clearing & Grubbing (Sta 442+00 to Sta 466+70)	463,000	SF	2480	LF	\$0.08	\$35,285	81.25%	\$992	\$1,323	\$8,931
ACP 5-GD	Rough Grade Excavation (Sta 442+00 to Sta 466+70)	26,000	CY	2480	LF	\$9.74	\$253,340	81.25%	\$7,125	\$9,500	\$64,127
ACP 5-GD	Erosion Control (Sta 442+00 to Sta 466+70)	463,000	SF	2480	LF	\$0.20	\$90,732	81.25%	\$2,552	\$3,402	\$22,967
ACP 6-GD	Clearing & Grubbing (Sta 466+70 to Sta 493+50)	470,000	SF	2690	LF	\$0.08	\$35,818	81.25%	\$1,007	\$1,343	\$9,066
ACP 6-GD	Rough Grade Excavation (Sta 466+70 to Sta 493+50)	56,000	CY	2690	LF	\$9.74	\$545,656	81.25%	\$15,347	\$20,462	\$138,119
ACP 6-GD	Erosion Control (Sta 466+70 to Sta 493+50)	470,000	SF	2690	LF	\$0.20	\$92,104	81.25%	\$2,590	\$3,454	\$23,314
ACP 11B-GD	Clearing & Grubbing (Sta 563+70 to Sta 568+20)	16,000	SF	140	LF	\$0.08	\$1,219	0.00%	\$183	\$244	\$1,646
ACP 11B-GD	Rough Grade Excavation (Sta 563+70 to Sta 568+20)	30,000	CY	140	LF	\$9.74	\$292,316	0.00%	\$43,847	\$58,463	\$394,627
ACP 11B-GD	Erosion Control (Sta 563+70 to Sta 568+20)	16,000	SF	140	LF	\$0.20	\$3,135	0.00%	\$470	\$627	\$4,233

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 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</b>											
OAP 1-GD	Clearing & Grubbing (Sta 100+30 to Sta 119+00)	304,000	SF	1,880	LF	\$0.08	\$23,168	78.26%	\$755	\$1,007	\$6,799
OAP 1-GD	Rough Grade Excavation (Sta 100+30 to Sta 119+00)	60,000	CY	1,880	LF	\$9.74	\$584,632	78.26%	\$19,065	\$25,420	\$171,584
OAP 1-GD	Erosion Control (Sta 100+30 to Sta 119+00)	304,000	SF	1,880	LF	\$0.20	\$59,574	78.26%	\$1,943	\$2,590	\$17,484
OAP 2-GD	Clearing & Grubbing (Sta 119+00 to Sta 129+50)	149,000	SF	1,050	LF	\$0.08	\$11,355	83.89%	\$274	\$366	\$2,470
OAP 2-GD	Rough Grade Excavation (Sta 119+00 to Sta 129+50)	84,000	CY	1,050	LF	\$9.74	\$818,485	27.38%	\$89,158	\$118,877	\$802,418
OAP 2-GD	Erosion Control (Sta 119+00 to Sta 129+50)	149,000	SF	1,050	LF	\$0.20	\$29,199	83.89%	\$706	\$941	\$6,350
OAP 3-GD	Clearing & Grubbing (Sta 129+50 to 153+50)	371,000	SF	2,400	LF	\$0.08	\$28,274	26.42%	\$3,121	\$4,161	\$28,085
OAP 3-GD	Rough Grade Excavation (Sta 129+50 to 153+50)	56,000	CY	2,400	LF	\$9.74	\$545,656	67.86%	\$26,306	\$35,075	\$236,755
OAP 3-GD	Erosion Control (Sta 129+50 to 153+50)	371,000	SF	2,400	LF	\$0.20	\$72,703	26.42%	\$8,024	\$10,699	\$72,218
OAP 4-GD	Clearing & Grubbing (Sta 153+50 to 176+90)	393,000	SF	2,340	LF	\$0.08	\$29,950	50.38%	\$2,229	\$2,972	\$20,063
OAP 4-GD	Rough Grade Excavation (Sta 153+50 to 176+90)	35,000	CY	2,340	LF	\$9.74	\$341,035	83.33%	\$8,528	\$11,370	\$76,748
OAP 4-GD	Erosion Control (Sta 153+50 to 176+90)	393,000	SF	2,340	LF	\$0.20	\$77,015	50.38%	\$5,732	\$7,643	\$51,590
OAP 5-GD	Clearing & Grubbing (Sta 176+90 to Sta 186+20)	198,000	SF	940	LF	\$0.08	\$15,089	0.00%	\$2,263	\$3,018	\$20,371
OAP 5-GD	Rough Grade Excavation (Sta 176+90 to Sta 186+20)	35,000	CY	940	LF	\$9.74	\$341,035	0.00%	\$51,155	\$68,207	\$460,398
OAP 5-GD	Erosion Control (Sta 176+90 to Sta 186+20)	198,000	SF	940	LF	\$0.20	\$38,801	0.00%	\$5,820	\$7,760	\$52,382
<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	\$19,281	0.00%	\$2,892	\$3,856	\$26,029
ERR 3-GD	Rough Grade Excavation (Sta 145+80 to Sta 156+70)	110,000	CY	1,100	LF	\$8.99	\$989,193	0.00%	\$148,379	\$197,839	\$1,335,410
ERR 3-GD	Erosion Control (Sta 145+80 to Sta 156+70)	253,000	SF	1,100	LF	\$0.20	\$49,579	0.00%	\$7,437	\$9,916	\$66,932
ERR 4-GD	Clearing & Grubbing (Sta 156+70 to Sta 165+00)	302,000	SF	840	LF	\$0.08	\$23,015	0.00%	\$3,452	\$4,603	\$31,070
ERR 4-GD	Rough Grade Excavation (Sta 156+70 to Sta 165+00)	476,000	CY	840	LF	\$8.99	\$4,280,507	0.00%	\$642,076	\$856,101	\$5,778,685
ERR 4-GD	Erosion Control (Sta 156+70 to Sta 165+00)	302,000	SF	840	LF	\$0.20	\$59,182	0.00%	\$8,877	\$11,836	\$79,895
ERR 5-GD	Clearing & Grubbing (Sta 165+00 to Sta 170+60)	122,000	SF	560	LF	\$0.08	\$9,297	0.00%	\$1,395	\$1,859	\$12,552
ERR 5-GD	Rough Grade Excavation (Sta 165+00 to Sta 170+60)	0	CY	560	LF	\$8.99	\$0	0.00%	\$0	\$0	\$0
ERR 5-GD	Erosion Control (Sta 165+00 to Sta 170+60)	122,000	SF	560	LF	\$0.20	\$23,908	0.00%	\$3,586	\$4,782	\$32,276

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 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	\$8,764	0.00%	\$1,315	\$1,753	\$11,831
ROW 1-GD	Rough Grade Excavation (Sta 100+60 to Sta 107+50)	50,000	CY	700	LF	\$9.74	\$487,193	0.00%	\$73,079	\$97,439	\$657,711
ROW 1-GD	Erosion Control (Sta 100+60 to Sta 107+50)	115,000	SF	700	LF	\$0.20	\$22,536	0.00%	\$3,380	\$4,507	\$30,424
ROW 2-GD	Clearing & Grubbing (Sta 107+50 to Sta 113+90)	113,000	SF	640	LF	\$0.08	\$8,612	0.00%	\$1,292	\$1,722	\$11,626
ROW 2-GD	Rough Grade Excavation (Sta 107+50 to Sta 113+90)	8,000	CY	640	LF	\$9.74	\$77,951	0.00%	\$11,693	\$15,590	\$105,234
ROW 2-GD	Erosion Control (Sta 107+50 to Sta 113+90)	113,000	SF	640	LF	\$0.20	\$22,144	0.00%	\$3,322	\$4,429	\$29,895
<b>Mangini Parkway</b>											
MP 1-GD	Clearing & Grubbing (Sta 100+60 to Sta 150+20)	771,000	SF	2,920	LF	\$0.08	\$58,757	0.00%	\$8,814	\$11,751	\$79,322
MP 1-GD	Rough Grade Excavation (Sta 100+60 to Sta 150+20)	241,000	CY	2,920	LF	\$9.74	\$2,348,271	0.00%	\$352,241	\$469,654	\$3,170,166
MP 1-GD	Erosion Control (Sta 100+60 to Sta 150+20)	771,000	SF	2,920	LF	\$0.20	\$151,090	0.00%	\$22,663	\$30,218	\$203,971
MP 2-GD	Clearing & Grubbing (Sta 150+20 to Sta 169+50)	280,000	SF	1,930	LF	\$0.08	\$21,339	54.29%	\$1,463	\$1,951	\$13,168
MP 2-GD	Rough Grade Excavation (Sta 150+20 to Sta 169+50)	241,000	CY	1,930	LF	\$9.74	\$2,348,271	61.29%	\$136,352	\$181,803	\$1,227,171
MP 2-GD	Erosion Control (Sta 150+20 to Sta 169+50)	280,000	SF	1,930	LF	\$0.20	\$54,870	54.29%	\$3,762	\$5,016	\$33,860
<b>Prairie City Road</b>											
PCR 1-GD	Clearing & Grubbing (Sta 99+40 to Sta 121+80)	531,000	SF	2240	LF	\$0.08	\$40,467	0.00%	\$6,070	\$8,093	\$54,630
PCR 1-GD	Rough Grade Excavation (Sta 99+40 to Sta 121+80)	19,000	CY	2240	LF	\$9.74	\$185,133	0.00%	\$27,770	\$37,027	\$249,930
PCR 1-GD	Erosion Control (Sta 99+40 to Sta 121+80)	531,000	SF	2240	LF	\$0.20	\$104,058	0.00%	\$15,609	\$20,812	\$140,478
PCR 2-GD	Clearing & Grubbing (Sta 121+80 to Sta 143+40)	510,000	SF	2170	LF	\$0.08	\$38,867	0.00%	\$5,830	\$7,773	\$52,470
PCR 2-GD	Rough Grade Excavation (Sta 121+80 to Sta 143+40)	23,000	CY	2170	LF	\$9.74	\$224,109	0.00%	\$33,616	\$44,822	\$302,547
PCR 2-GD	Erosion Control (Sta 121+80 to Sta 143+40)	510,000	SF	2170	LF	\$0.20	\$99,943	0.00%	\$14,991	\$19,989	\$134,923
PCR 3-GD	Clearing & Grubbing (Sta 143+40 to Sta 176+30)	779,000	SF	3300	LF	\$0.08	\$59,367	0.00%	\$8,905	\$11,873	\$80,145
PCR 3-GD	Rough Grade Excavation (Sta 143+40 to Sta 176+30)	427,000	CY	3300	LF	\$9.74	\$4,160,630	0.00%	\$624,095	\$832,126	\$5,616,851
PCR 3-GD	Erosion Control (Sta 143+40 to Sta 176+30)	779,000	SF	3300	LF	\$0.20	\$152,658	0.00%	\$22,899	\$30,532	\$206,088
PCR 4-GD	Clearing & Grubbing (Sta 143+40 to Sta 176+30)	329,000	SF	1820	LF	\$0.08	\$25,073	0.00%	\$3,761	\$5,015	\$33,848
PCR 4-GD	Rough Grade Excavation (Sta 143+40 to Sta 176+30)	31,000	CY	1820	LF	\$9.74	\$302,060	0.00%	\$45,309	\$60,412	\$407,781
PCR 4-GD	Erosion Control (Sta 143+40 to Sta 176+30)	329,000	SF	1820	LF	\$0.20	\$64,473	0.00%	\$9,671	\$12,895	\$87,038

**Total Backbone Roadways Rough Grading:**

**\$24,705,607**

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 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	\$1,064.00	\$1,064,000	0.00%	\$159,600	\$212,800	\$1,436,400
ACP 2	Alder Creek Parkway (Sta 389+00 to Sta 400+30)	1,130	LF	\$1,010.00	\$1,141,300	0.00%	\$171,195	\$228,260	\$1,540,755
ACP 3	Alder Creek Parkway (Sta 400+30 to Sta 418+40)	1,360	LF	\$1,010.00	\$1,373,600	0.00%	\$206,040	\$274,720	\$1,854,360
ACP 3	Retaining Wall (Wetland Preservation)	8,000	SF	\$102.78	\$822,273	0.00%	\$123,341	\$164,455	\$1,110,069
ACP 4	Alder Creek Parkway (Sta 418+40 to Sta 442+00)	1,460	LF	\$1,010.00	\$1,474,600	0.00%	\$221,190	\$294,920	\$1,990,710
BR 2	Alder Creek Parkway Bridge - Westbound Travel Lanes (295' Long x 42' wide)	12,390	DSF	\$385.43	\$4,775,508	0.00%	\$716,326	\$955,102	\$6,446,936
BR 2	Alder Creek Parkway Bridge - Eastbound Travel Lanes (295' Long x 52' wide)	15,340	DSF	\$385.43	\$5,912,534	0.00%	\$886,880	\$1,182,507	\$7,981,921
BR 2	Retaining Wall (Wetland Preservation)	1,400	SF	\$102.78	\$143,898	42.86%	\$12,333	\$16,445	\$111,001
BR 2	Rock Slope Protection	9,500	SF	\$38.54	\$366,130	36.84%	\$34,687	\$46,250	\$312,184
ACP 5	Alder Creek Parkway (Sta 442+00 to Sta 466+70)	1,970	LF	\$1,064.00	\$2,096,080	0.00%	\$314,412	\$419,216	\$2,829,708
ACP 6	Alder Creek Parkway (Sta 466+70 to Sta 493+50)	2,020	LF	\$1,100.00	\$2,222,000	88.87%	\$37,096	\$49,462	\$333,867
Oak Avenue Parkway									
OAP 1	Oak Avenue Parkway (Sta 100+30 to Sta 119+00)	1,480	LF	\$773.00	\$1,144,040	46.21%	\$92,307	\$123,076	\$830,762
OAP 2-Ph1	Oak Avenue Parkway (Sta 119+00 to Sta 129+50)	600	LF	\$773.00	\$463,800	0.00%	\$69,570	\$92,760	\$626,130
OAP 3-Ph1	Oak Avenue Parkway (Sta 129+50 to 153+50)	2,400	LF	\$773.00	\$1,855,200	0.00%	\$278,280	\$371,040	\$2,504,520
OAP 4-Ph1	Oak Avenue Parkway (Sta 153+50 to 176+90)	1,890	LF	\$773.00	\$1,460,970	0.00%	\$219,146	\$292,194	\$1,972,310
OAP 4-Ph1	Retaining Wall (Power Line Tower Preservation)	1,250	SF	\$102.78	\$128,480	0.00%	\$19,272	\$25,696	\$173,448
OAP 5-Ph1	Oak Avenue Parkway (Sta 176+90 to Sta 186+20)	490	LF	\$773.00	\$378,770	0.00%	\$56,816	\$75,754	\$511,340
BR 1-Ph1	Alder Creek Bridge (210' Long x 130' Wide)	27,300	DSF	\$385.43	\$10,522,306	0.00%	\$1,578,346	\$2,104,461	\$14,205,113
East Bidwell Street									
EBS 1A	East Bidwell Street (Sta 100+60 to 109+50)	890	LF	\$1,064.00	\$946,960	91.96%	\$11,420	\$15,795	\$106,192
EBS 1	Traffic Signal No. 18 and Appurtenances (4-Way)	1	EA	\$385,432	\$385,432	100.00%	\$0	\$0	\$0
EBS 2A	East Bidwell Street (Sta 123+80 to 136+30) Mangini Ranch Ph 3 - Phased Frontage	1,260	LF	\$277.62	\$349,799	0.00%	\$52,470	\$69,960	\$472,229
EBS 2B	East Bidwell Street (Sta 136+30 to 144+10) Mangini Ranch Ph 3 - Phased Frontage	780	LF	\$277.62	\$216,542	0.00%	\$32,481	\$43,308	\$292,332

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 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	\$794.00	\$1,524,480	78.39%	\$49,416	\$65,888	\$444,744
ERR 3-Ph1	Empire Ranch Road (Sta 145+80 to Sta 156+70)	650	LF	\$794.00	\$516,100	0.00%	\$77,415	\$103,220	\$696,735
ERR 4-Ph1	Empire Ranch Road (Sta 156+70 to Sta 165+00)	390	LF	\$977.00	\$381,030	0.00%	\$57,155	\$76,206	\$514,391
ERR 5-Ph1	Empire Ranch Road (Sta 165+00 to Sta 170+60)	560	LF	\$977.00	\$547,120	0.00%	\$82,068	\$109,424	\$738,612
Rowberry Drive									
ROW 1	Rowberry Drive (Sta 100+60 to Sta 107+50)	250	LF	\$828.00	\$207,000	0.00%	\$31,050	\$41,400	\$279,450
ROW 2	Rowberry Drive (Sta 107+50 to Sta 113+90)	640	LF	\$828.00	\$529,920	0.00%	\$79,488	\$105,984	\$715,392
<b>Backbone Infrastructure Roadways (Continued)</b>									
Mangini Parkway									
MP 1A	Mangini Parkway (Sta 100+60 to Sta 129+70)	2,470	LF	\$621.00	\$1,533,870	0.00%	\$230,081	\$306,774	\$2,070,725
MP 1B	Mangini Parkway (Sta 129+70 to Sta 150+20)	710	LF	\$828.00	\$587,880	0.00%	\$88,182	\$117,576	\$793,638
MP 2	Mangini Parkway (Sta 150+20 to Sta 169+50)	1,480	LF	\$621.00	\$919,080	91.31%	\$11,980	\$15,974	\$107,822
MP 3	Mangini Parkway (Sta 169+50 to Sta 191+80)	2,240	LF	\$621.00	\$1,391,040	91.31%	\$18,132	\$24,176	\$163,190
MP 4	Mangini Parkway (Sta 191+80 to Sta 216+10)	1,990	LF	\$621.00	\$1,235,790	91.31%	\$16,109	\$21,478	\$144,977
MP 4	Mangini Parkway Class 1 Trail Undercrossing	1	EA	\$917,120.88	\$0	100.00%	\$0	\$0	\$0
Savannah Parkway									
SP 1	Savannah Parkway (Sta 170+20 to Sta 183+90)	930	LF	\$773.00	\$718,890	52.00%	\$51,760	\$69,013	\$465,841
SP 1	Savannah Parkway/White Rock Road Intersection	1	EA	\$1,300,000.00	\$1,300,000	0.00%	\$195,000	\$260,000	\$1,755,000
Placerville Road									
PRC-4-RW	Placerville Road (Sta 52+00 to Sta 57+30)	530	LF	\$487.00	\$258,110	0.00%	\$38,717	\$51,622	\$348,449
<b>Total Backbone Roadways</b>									<b>\$56,881,251</b>



**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 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	\$770,865	\$770,865	25.00%	\$86,722	\$115,630	\$780,501
	At-Grade Railroad Crossing (Alder Creek Pkwy; ACP 9)	1	EA	\$192,716	\$192,716	25.00%	\$21,681	\$28,907	\$195,125
	At-Grade Railroad Crossing (Grand Prairie Dr; GP 1)	1	EA	\$192,716	\$192,716	25.00%	\$21,681	\$28,907	\$195,125
	At-Grade Railroad Crossing (Mangini Parkway; MP 7-8)	1	EA	\$770,865	\$770,865	25.00%	\$86,722	\$115,630	\$780,501
<b>Total Railroad Crossings</b>									<b>\$1,951,252</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	\$70.67	\$70,668	0.00%	\$10,600	\$14,134	\$95,401
ACP 2	Alder Creek Parkway (Sta 389+00 to Sta 400+30)	1,130	LF	\$70.67	\$79,854	0.00%	\$11,978	\$15,971	\$107,803
ACP 3	Alder Creek Parkway (Sta 400+30 to Sta 418+40)	1,810	LF	\$70.67	\$127,908	0.00%	\$19,186	\$25,582	\$172,676
ACP 4	Alder Creek Parkway (Sta 418+40 to Sta 442+00)	2,360	LF	\$70.67	\$166,775	0.00%	\$25,016	\$33,355	\$225,147
ACP 5	Alder Creek Parkway (Sta 442+00 to Sta 466+70)	2,480	LF	\$70.67	\$175,255	0.00%	\$26,288	\$35,051	\$236,595
ACP 6	Alder Creek Parkway (Sta 466+70 to Sta 493+50)	2,690	LF	\$70.67	\$190,096	27.08%	\$20,793	\$27,724	\$187,134
ACP 7	Alder Creek Parkway (Sta 493+50 to Sta 506+90)	1,340	LF	\$70.67	\$94,694	36.36%	\$9,040	\$12,053	\$81,356
ACP 8	Alder Creek Parkway (Sta 506+90 to Sta 524+10)	1,730	LF	\$70.67	\$122,255	36.36%	\$11,670	\$15,561	\$105,034
ACP 9	Alder Creek Parkway (Sta 524+10 to Sta 542+20)	1,820	LF	\$70.67	\$128,615	36.36%	\$12,278	\$16,370	\$110,498
ACP 10	Alder Creek Parkway (Sta 542+20 to Sta 563+70)	2,150	LF	\$70.67	\$151,935	36.36%	\$14,504	\$19,338	\$130,534
ACP 11A	Alder Creek Parkway (Sta 563+70 to Sta 565+86)	300	LF	\$70.67	\$21,200	36.36%	\$2,024	\$2,698	\$18,214
ACP 11B	Alder Creek Parkway (Sta 566+70 to Sta 568+20)	170	LF	\$70.67	\$12,013	0.00%	\$1,802	\$2,403	\$16,218
Prairie City Road									
PCR 1	Prairie City Road (Sta 99+40 to 121+80)	2,240	LF	\$70.67	\$158,295	0.00%	\$23,744	\$31,659	\$213,699
PCR 2	Prairie City Road (Sta 121+80 to 143+40)	2,170	LF	\$70.67	\$153,349	0.00%	\$23,002	\$30,670	\$207,020
PCR 3	Prairie City Road (Sta 143+40 to 176+30)	3,300	LF	\$70.67	\$233,203	0.00%	\$34,980	\$46,641	\$314,824
PCR 4	Prairie City Road (Sta 176+30 to 194+50)	1,820	LF	\$70.67	\$128,615	0.00%	\$19,292	\$25,723	\$173,630
PCR 5	Prairie City Road (Sta 194+50 to 235+50)	4,110	LF	\$70.67	\$290,443	0.00%	\$43,567	\$58,089	\$392,099

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 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	\$70.67	\$132,855	36.36%	\$12,682	\$16,910	\$114,141
East Bidwell Street									
EBS 1A	East Bidwell Street (Sta 100+60 to 109+50)	890	LF	\$70.67	\$62,894	36.36%	\$6,004	\$8,005	\$54,035
EBS 1B	East Bidwell Street (Sta 109+50 to 123+80)	1,430	LF	\$70.67	\$101,055	36.36%	\$9,647	\$12,862	\$86,820
EBS 2A	East Bidwell Street (Sta 123+80 to 136+30)	1,260	LF	\$70.67	\$89,041	36.36%	\$8,500	\$11,333	\$76,499
EBS 2B	East Bidwell Street (Sta 136+30 to 144+10)	780	LF	\$70.67	\$55,121	36.36%	\$5,262	\$7,016	\$47,356
EBS 3A	East Bidwell Street (Sta 144+10 to 150+70)	670	LF	\$70.67	\$47,347	36.36%	\$4,520	\$6,026	\$40,678
EBS 3B	East Bidwell Street (Sta 150+70 to 157+90)	720	LF	\$70.67	\$50,881	36.36%	\$4,857	\$6,476	\$43,714
Placerville Road Corridor									
PRC 4	Placerville Road Corridor (Sta 52+40 to 78+30)	1,820	LF	\$70.67	\$128,615	36.36%	\$12,278	\$16,370	\$110,498
PRC 5	Placerville Road Corridor (Sta 26+70 to 52+40)	4,110	LF	\$70.67	\$290,443	36.36%	\$27,726	\$36,968	\$249,532
Empire Ranch Road									
ERR 1	Empire Ranch Road (Sta 105+70 to Sta 129+30)	2,370	LF	\$70.67	\$167,482	30.07%	\$17,568	\$23,424	\$158,112
ERR 2	Empire Ranch Road (Sta 129+30 to Sta 145+80)	1,650	LF	\$70.67	\$116,601	36.36%	\$11,131	\$14,841	\$100,177
ERR 3	Empire Ranch Road (Sta 145+80 to Sta 156+70)	1,100	LF	\$70.67	\$77,734	0.00%	\$11,660	\$15,547	\$104,941
ERR 4	Empire Ranch Road (Sta 156+70 to Sta 165+00)	840	LF	\$70.67	\$59,361	0.00%	\$8,904	\$11,872	\$80,137
ERR 5	Empire Ranch Road (Sta 165+00 to Sta 170+60)	560	LF	\$70.67	\$39,574	0.00%	\$5,936	\$7,915	\$53,425
Westwood Drive									
WWD 1	Westwood Drive (Sta 100+00 to Sta 113+70)	1,380	LF	\$70.67	\$97,521	36.36%	\$9,309	\$12,412	\$83,784

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 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	\$70.67	\$206,349	0.00%	\$30,952	\$41,270	\$278,571
MP 2	Mangini Parkway (Sta 150+20 to Sta 169+50)	1,930	LF	\$70.67	\$136,388	36.36%	\$13,020	\$17,360	\$117,177
MP 3	Mangini Parkway (Sta 169+50 to Sta 191+80)	2,240	LF	\$70.67	\$158,295	36.36%	\$15,111	\$20,148	\$135,998
MP 4	Mangini Parkway (Sta 191+80 to Sta 216+10)	2,440	LF	\$70.67	\$172,429	36.36%	\$16,460	\$21,947	\$148,140
Savannah Parkway									
SP 2	Savannah Parkway (Sta 154+60 to Sta 170+20)	1,560	LF	\$70.67	\$110,241	36.36%	\$10,524	\$14,032	\$94,713
SP 3	Savannah Parkway (Sta 125+00 to Sta 154+60)	2,960	LF	\$70.67	\$209,176	36.36%	\$19,968	\$26,624	\$179,711
Russell Ranch Road									
RRR 1A	Russell Ranch Road (Sta 10+00 to Sta 15+80)	580	LF	\$70.67	\$40,987	36.36%	\$3,913	\$5,217	\$35,214
RRR 1B	Russell Ranch Road (Sta 15+80 to Sta 18+00)	240	LF	\$70.67	\$16,960	0.00%	\$2,544	\$3,392	\$22,896
Scenic Vista Court									
SVC 1	Scenic Vista Court (Sta 34+10 to 36+40)	230	LF	\$70.7	\$16,254	0.00%	\$2,438	\$3,251	\$21,942
Grand Prairie Road (Zone 3 Tanks)									
GPR 1	Grand Prairie Road (Sta 11+00 to 21+00)	1,100	LF	\$70.7	\$77,734	36.36%	\$7,421	\$9,894	\$66,785
Zone 4 Tank Site									
Z4TS	Zone 4 Tank Service (Alder Creek Parkway to Zone 4 Tank Site)	1,080	LF	\$70.67	\$76,321	36.36%	\$7,286	\$9,714	\$65,570
Alder Creek Sewer Lift Station & Force Main									
SSLS	Alder Creek Parkway SSLS	470	LF	\$70.67	\$33,214	0.00%	\$4,982	\$6,643	<u>\$44,839</u>

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 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>Total City Fiber Optic &amp; Traffic Control System</b>									<b>\$5,403,286</b>
<b>Backbone Infrastructure Roadways - Signalized Intersections &amp; Improvements</b>									
INTX NO.									
1	Alder Creek Parkway / Oak Avenue Parkway (4-Way)	1	EA	\$1,910,891	\$1,910,891	0.00%	\$286,634	\$382,178	\$2,579,703
2	Alder Creek Parkway / Rowberry Drive (3-Way)	1	EA	\$1,508,356	\$1,508,356	0.00%	\$226,253	\$301,671	\$2,036,281
3	Alder Creek Parkway / Residential Street (4-Way: to Curb Returns)	1	EA	\$477,926	\$477,926	0.00%	\$71,689	\$95,585	\$645,200
4	Alder Creek Parkway / Collector Rd. (W. of East Bidwell Street) (4-Way: to Curb Returns)	1	EA	\$494,511	\$494,511	35.05%	\$48,178	\$64,237	\$433,600
6	Alder Creek Parkway / Westwood Drive (4-Way)	1	EA	\$1,697,199	\$1,697,199	77.29%	\$57,815	\$77,087	\$520,336
7	Alder Creek Parkway / Empire Ranch Road (3-Way & 1 to Curb Return)	1	EA	\$1,378,663	\$1,378,663	0.00%	\$206,799	\$275,733	\$1,861,195
8	Prairie City Road / Collector Rd. (N. of Mangini Pkwy) (3-Way to Curb Returns)	1	EA	\$642,230	\$642,230	0.00%	\$96,335	\$128,446	\$867,011
9	Prairie City Road / Mangini Parkway (3-Way to Curb Return)	1	EA	\$620,539	\$620,539	0.00%	\$93,081	\$124,108	\$837,728
10	Oak Avenue Parkway / Mangini Parkway (4-Way)	1	EA	\$2,023,648	\$2,023,648	77.10%	\$69,512	\$92,683	\$625,611
11	East Bidwell St. / Savannah Parkway (4-Way)	1	EA	\$1,566,339	\$1,566,339	100.00%	\$0	\$0	\$0
12	Westwood Drive / Savannah Parkway (3-Way)	1	EA	\$1,166,533	\$1,166,533	72.47%	\$47,997	\$64,229	\$433,373
14	Mangini Parkway / Savannah Parkway (4-Way)	1	EA	\$1,329,345	\$1,329,345	100.00%	\$0	\$0	\$0
15	Empire Ranch Road / Mangini Parkway (4-Way: One Side of St 'A' to Curb Return)	1	EA	\$1,404,943	\$1,404,943	72.57%	\$57,806	\$77,075	\$520,257
16	Mangini Parkway / High School Access (4-Way)	1	EA	\$1,052,434	\$1,052,434	0.00%	\$157,865	\$210,487	\$1,420,786
17	Oak Avenue Parkway / High School Access (4-Way)	1	EA	\$1,109,029	\$1,109,029	67.38%	\$54,265	\$72,353	\$488,383
<b>Total Signalized Intersections</b>									<b>\$13,269,462</b>

\*See Intersection Estimates for Detailed Breakdown of Costs

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 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	\$23.12	\$6,937	0.00%	\$1,041	\$1,387	\$9,365
ACP 2	Alder Creek Parkway (Sta 389+00 to Sta 400+30)	1,300	LF	\$23.12	\$30,061	0.00%	\$4,509	\$6,012	\$40,583
ACP 3	Alder Creek Parkway (Sta 400+30 to Sta 418+40)	3,350	LF	\$23.12	\$77,465	0.00%	\$11,620	\$15,493	\$104,578
ACP 4	Alder Creek Parkway (Sta 418+40 to Sta 442+00)	3,950	LF	\$23.12	\$91,340	0.00%	\$13,701	\$18,268	\$123,309
ACP 5	Alder Creek Parkway (Sta 442+00 to Sta 466+70)	550	LF	\$23.12	\$12,718	0.00%	\$1,908	\$2,544	\$17,170
Prairie City Road									
PCR 1	Prairie City Road (Sta 99+40 to 121+80)	250	LF	\$23.12	\$5,781	0.00%	\$867	\$1,156	\$7,804
PCR 2	Prairie City Road (Sta 121+80 to 143+40)	1,050	LF	\$23.12	\$24,280	0.00%	\$3,642	\$4,856	\$32,778
PCR 4	Prairie City Road (Sta 176+30 to 194+50)	350	LF	\$23.12	\$8,093	0.00%	\$1,214	\$1,619	\$10,926
Oak Avenue Parkway									
OAP 3	Oak Avenue Parkway (Sta 129+50 to 153+50)	100	LF	\$23.12	\$2,312	0.00%	\$347	\$462	\$3,122
OAP 4	Oak Avenue Parkway (Sta 153+50 to 176+90)	4,500	LF	\$23.12	\$104,058	0.00%	\$15,609	\$20,812	\$140,478
OAP 5	Oak Avenue Parkway (Sta 176+90 to Sta 186+20)	1,850	LF	\$23.12	\$42,779	0.00%	\$6,417	\$8,556	\$57,752
Empire Ranch Road									
ERR 3	Empire Ranch Road (Sta 145+80 to Sta 156+70)	100	LF	\$23.12	\$2,312	0.00%	\$347	\$462	\$3,122
Rowberry Drive									
ROW 1	Rowberry Drive (Sta 100+60 to Sta 107+50)	650	LF	\$23.12	\$15,031	0.00%	\$2,255	\$3,006	\$20,291
ROW 2	Rowberry Drive (Sta 107+50 to Sta 113+90)	650	LF	\$23.12	\$15,031	0.00%	\$2,255	\$3,006	\$20,291

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 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	\$23.12	\$48,560	0.00%	\$7,284	\$9,712	\$65,557
MP 2	Mangini Parkway (Sta 150+20 to Sta 169+50)	650	LF	\$23.12	\$15,031	13.85%	\$1,942	\$2,590	\$17,481
MP 3	Mangini Parkway (Sta 169+50 to Sta 191+80)	3,450	LF	\$23.12	\$79,778	19.74%	\$9,604	\$12,806	\$86,440
MP 7	Mangini Parkway (Sta 258+50 to Sta 269+80)	350	LF	\$23.12	\$8,093	0.00%	\$1,214	\$1,619	\$10,926
Savannah Parkway									
SP 1	Savannah Parkway (Sta 170+20 to Sta 183+90)	250	LF	\$23.12	\$5,781	0.00%	\$867	\$1,156	\$7,804
SP 2	Savannah Parkway (Sta 154+60 to Sta 170+20)	300	LF	\$23.12	\$6,937	0.00%	\$1,041	\$1,387	\$9,365
SP 3	Savannah Parkway (Sta 125+00 to Sta 154+60)	350	LF	\$23.12	\$8,093	0.00%	\$1,214	\$1,619	\$10,926
Placerville Road Utility Corridor									
PRC 1	Placerville Road (Sta 113+60 to Sta 128+80)	250	LF	\$23.12	\$5,781	0.00%	\$867	\$1,156	\$7,804
PRC 3	Placerville Road (Sta 78+30 to Sta 97+90)	200	LF	\$23.12	\$4,625	0.00%	\$694	\$925	\$6,243
PRC 4	Placerville Road (Sta 52+40 to Sta 78+30)	440	LF	\$23.12	\$10,175	0.00%	\$1,526	\$2,035	\$13,736
<b>Total Open Space Vehicular Access Barrier</b>									<b>\$827,852</b>

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 Remaining Work**  
**Construction Cost Estimate**

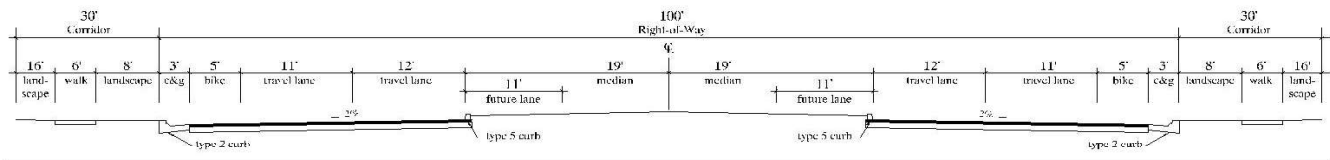
Item	Total Remaining Construction Budget
<b>Backbone Roadways Summary</b>	
Alder Creek Parkway	\$25,947,911
Oak Avenue Parkway	\$20,823,622
East Bidwell Street	\$870,753
Empire Ranch Road	\$2,394,482
Rowberry Drive	\$994,842
Mangini Parkway	\$3,280,351
Savannah Parkway	\$2,220,841
Placcerville Road	\$348,449
<b>Subtotal Backbone Roadways</b>	<b>\$56,881,251</b>
<b>Railroad Crossings</b>	<b>\$1,951,252</b>
<b>City Fiber Optic &amp; Traffic Signal Control System</b>	<b>\$5,403,286</b>
<b>Signalized Intersections &amp; Improvements</b>	<b>\$13,269,462</b>
<b>Open Space Vehicular Access Barrier</b>	<b>\$827,852</b>

**Folsom Plan Area  
 Backbone Infrastructure  
 2023 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	\$0.64	\$39.82
2	6" Asphalt Concrete over 13" Aggregate Base	56	SF	\$8.99	\$503.59
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
6	Median Landscaping & Irrigation (Future Travel Lanes)	22	SF	\$5.14	\$113.05
7	PCC Sidewalk w/6" AB	12	SF	\$8.99	\$107.91
8	Signing & Striping (4-lanes)	4	LF	\$1.93	\$7.71
9	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
<b>Subtotal</b>					<b>\$1,063.17</b>
<b>Use</b>					<b>\$1,064.00</b>

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



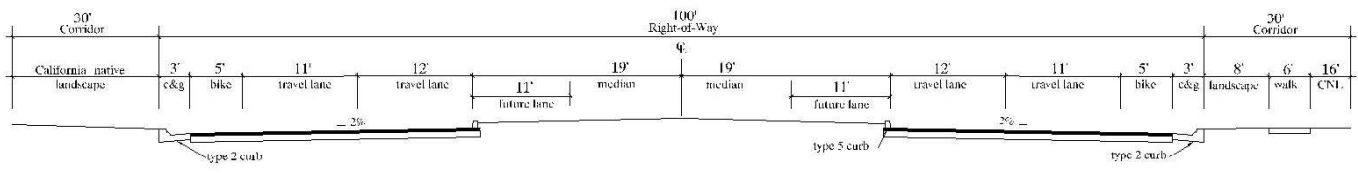


**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

**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	\$0.64	\$39.82
2	6" Asphalt Concrete over 13" Aggregate Base	56	SF	\$8.99	\$503.59
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
6	Median Landscaping & Irrigation (Future Travel Lanes)	22	SF	\$5.14	\$113.05
7	PCC Sidewalk w/6" AB	6	SF	\$8.99	\$53.96
8	Signing & Striping (4-lanes)	4	LF	\$1.93	\$7.71
9	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
				<b>Subtotal</b>	<b>\$1,009.21</b>
				<b>Use</b>	<b>\$1,010.00</b>

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

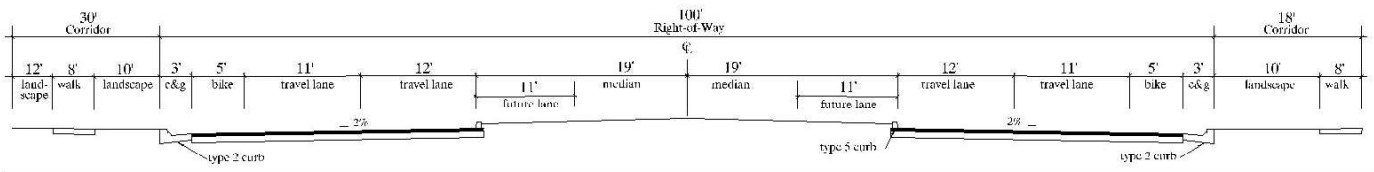


**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

**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	\$0.64	\$39.82
2	6" Asphalt Concrete over 13" Aggregate Base	56	SF	\$8.99	\$503.59
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
6	Median Landscaping & Irrigation (Future Travel Lanes)	22	SF	\$5.14	\$113.05
7	PCC Sidewalk w/6" AB	16	SF	\$8.99	\$143.88
8	Signing & Striping (4-lanes)	4	LF	\$1.93	\$7.71
9	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
<b>Subtotal</b>					<b>\$1,099.14</b>
<b>Use</b>					<b>\$1,100.00</b>

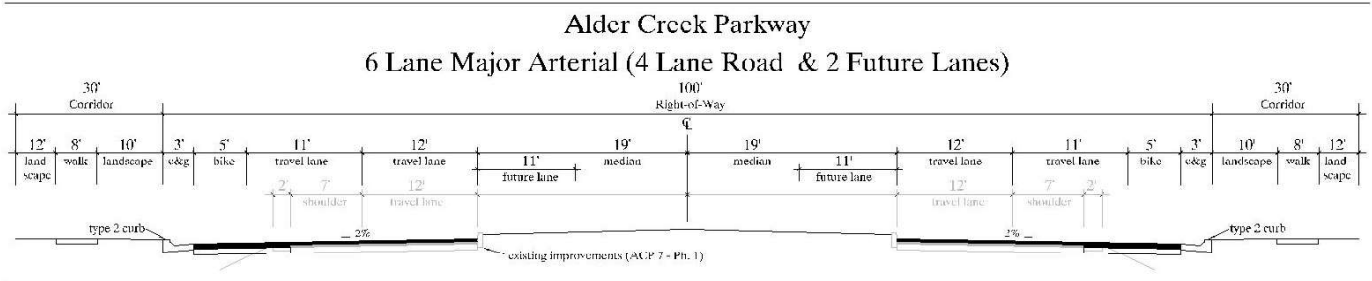
**Alder Creek Parkway  
 6 Lane Major Arterial (4 Lane Road & 2 Future Lanes)**



**Folsom Plan Area  
 Backbone Infrastructure  
 2023 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	\$0.64	\$12.85
2	2" Asphalt Concrete Paving Overlay	38	SF	\$1.93	\$73.23
3	6" Asphalt Concrete over 13" Aggregate Base	18	SF	\$8.99	\$161.87
4	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
6	Median Landscaping & Irrigation (Future Travel Lanes)	22	SF	\$5.14	\$113.05
7	PCC Sidewalk w/6" AB	16	SF	\$8.99	\$143.88
8	Signing & Striping (4-lanes)	4	LF	\$1.93	\$7.71
9	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
<b>Subtotal</b>					<b>\$756.68</b>
<b>Use</b>					<b>\$757.00</b>

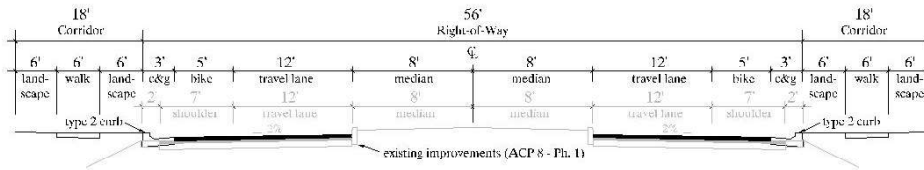


**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

**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	\$1.93	\$65.52
2	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
3	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
4	PCC Sidewalk w/6" AB	12	SF	\$8.99	\$107.91
5	Signing & Striping (2-lanes)	2	LF	\$1.93	\$3.85
6	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
<b>Subtotal</b>					<b>\$421.38</b>
<b>Use</b>					<b>\$422.00</b>

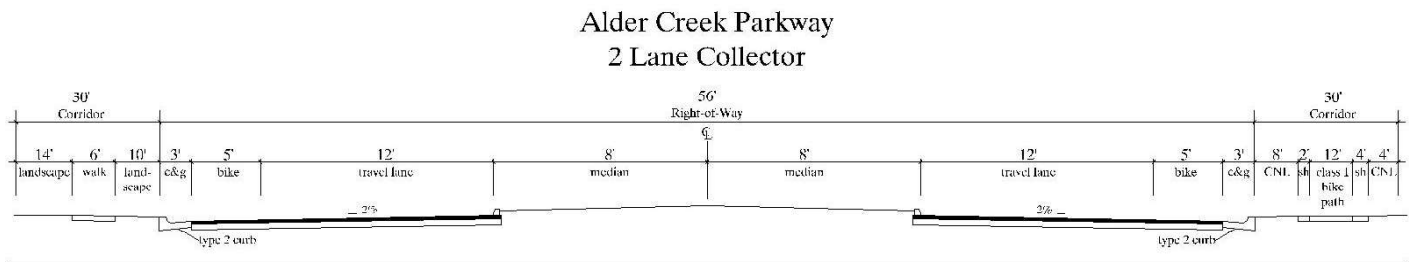
**Alder Creek Parkway  
2-lane Collector**



**Folsom Plan Area  
 Backbone Infrastructure  
 2023 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	\$0.64	\$12.85
2	4" Asphalt Concrete over 8.5" Aggregate Base	34	SF	\$5.65	\$192.11
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
6	PCC Sidewalk w/6" AB	6	SF	\$8.99	\$53.96
7	Signing & Striping (2-lanes)	2	LF	\$1.93	\$3.85
8	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
				<b>Subtotal</b>	<b>\$553.85</b>
				<b>Use</b>	<b>\$554.00</b>

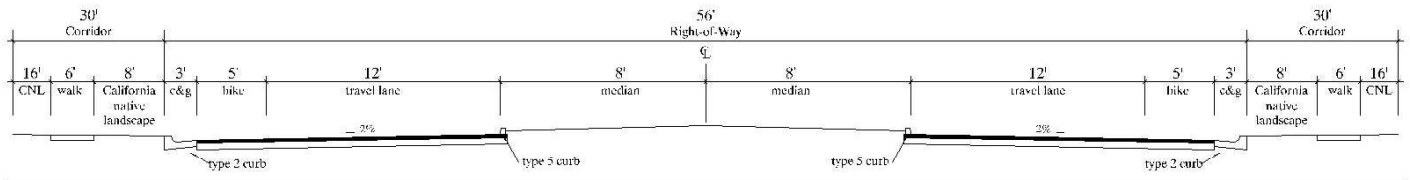


**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

**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	\$0.64	\$25.69
2	4" Asphalt Concrete over 8.5" Aggregate Base	34	SF	\$5.65	\$192.11
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
6	PCC Sidewalk w/6" AB	12	SF	\$8.99	\$107.91
7	Signing & Striping (2-lanes)	2	LF	\$1.93	\$3.85
8	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
<b>Subtotal</b>					<b>\$620.66</b>
<b>Use</b>					<b>\$621.00</b>

**Mangini Parkway  
2-lane Collector**

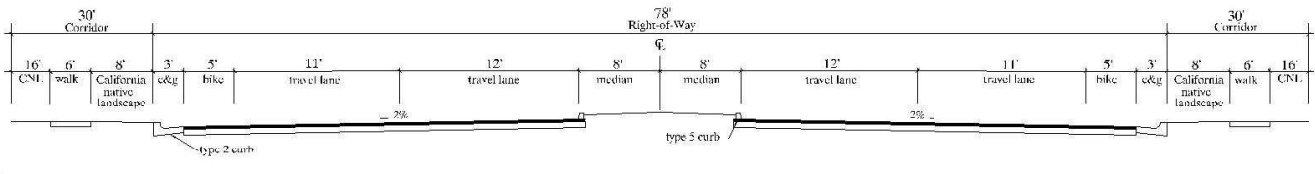


**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

**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	\$0.64	\$39.82
2	5.5" Asphalt Concrete over 11" Aggregate Base	56	SF	\$6.80	\$381.05
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
6	PCC Sidewalk w/6" AB	12	SF	\$8.99	\$107.91
7	Signing & Striping (4-lanes)	4	LF	\$1.93	\$7.71
8	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
				<b>Subtotal</b>	<b>\$827.58</b>
				<b>Use</b>	<b>\$828.00</b>

**Mangini Parkway  
4 Lane Major Arterial**

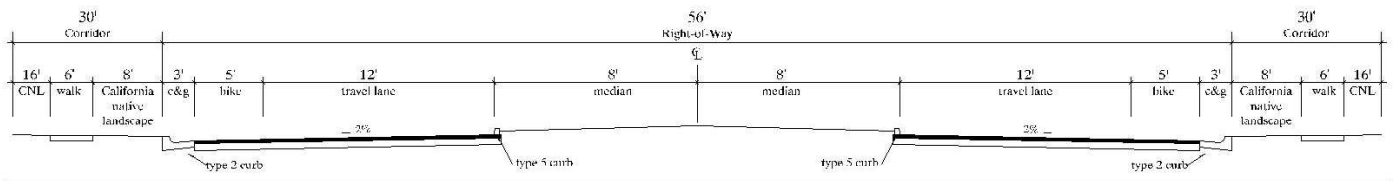


**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

**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	\$0.64	\$25.69
2	4" Asphalt Concrete over 8.5" Aggregate Base	34	SF	\$5.65	\$192.11
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
6	PCC Sidewalk w/6" AB	12	SF	\$8.99	\$107.91
7	Signing & Striping (2-lanes)	2	LF	\$1.93	\$3.85
8	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
				<b>Subtotal</b>	<b>\$620.66</b>
				<b>Use</b>	<b>\$621.00</b>

**Mangini Parkway  
 2-lane Collector**



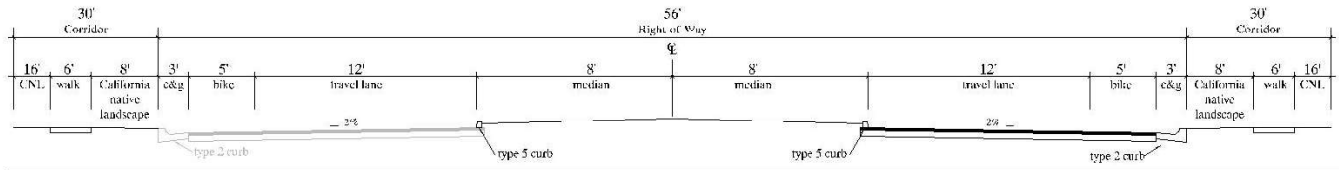


**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

**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	\$0.64	\$12.85
2	4" Asphalt Concrete over 8.5" Aggregate Base	17	SF	\$5.65	\$96.06
3	Curb & Gutter, Type 2 (Vertical Curb)	1	LF	\$32.12	\$32.12
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
6	PCC Sidewalk w/6" AB	12	SF	\$8.99	\$107.91
7	Signing & Striping (2-lanes)	2	LF	\$1.93	\$3.85
8	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
<b>Subtotal</b>					<b>\$479.64</b>
<b>Use</b>					<b>\$480.00</b>

**Mangini Parkway  
 2-lane Collector**

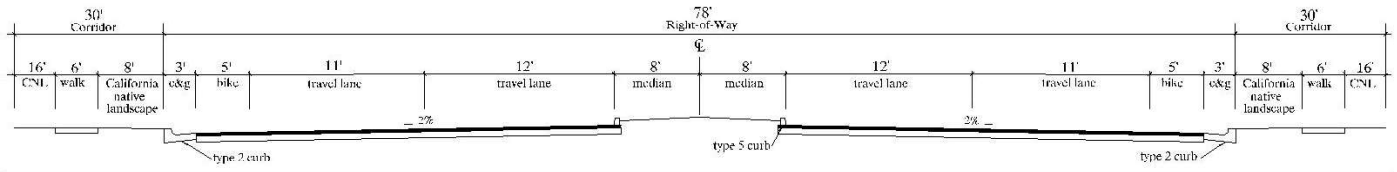


**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

**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	\$0.64	\$39.82
2	5.5" Asphalt Concrete over 11" Aggregate Base	56	SF	\$6.80	\$381.05
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
6	PCC Sidewalk w/6" AB	12	SF	\$8.99	\$107.91
7	Signing & Striping (4-lanes)	4	LF	\$1.93	\$7.71
8	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
				<b>Subtotal</b>	<b>\$827.58</b>
				<b>Use</b>	<b>\$828.00</b>

**Oak Avenue Parkway  
4 Lane Major Arterial**

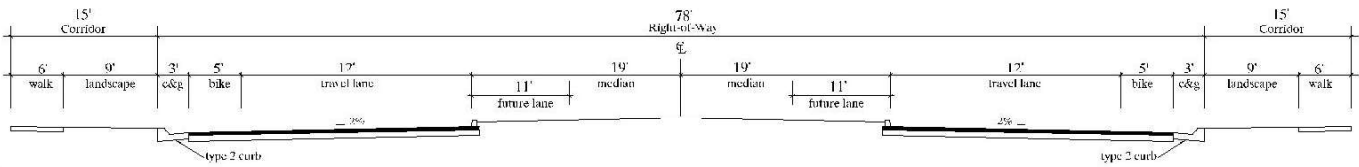


**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

**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	\$0.64	\$25.69
2	5.5" Asphalt Concrete over 11" Aggregate Base	34	SF	\$6.80	\$231.35
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
6	Median Landscaping & Irrigation (Future Travel Lanes)	22	SF	\$5.14	\$113.05
7	PCC Sidewalk w/6" AB	12	SF	\$8.99	\$107.91
8	Signing & Striping (2-lanes)	2	LF	\$1.93	\$3.85
9	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
				<b>Subtotal</b>	<b>\$772.94</b>
				<b>Use</b>	<b>\$773.00</b>

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

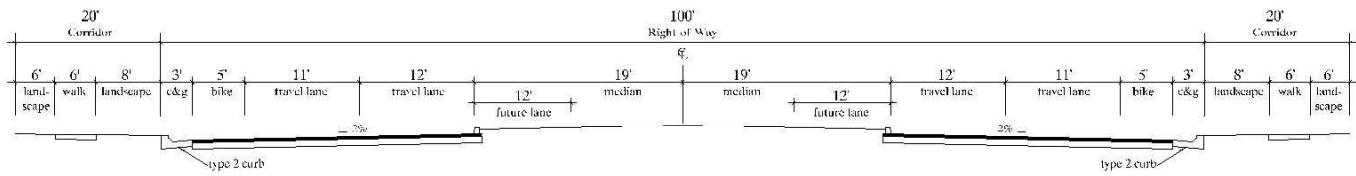


**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

**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	\$0.64	\$39.82
2	6" Asphalt Concrete over 13" Aggregate Base	56	SF	\$8.99	\$503.59
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
6	Median Landscaping & Irrigation (Future Travel Lanes)	22	SF	\$5.14	\$113.05
7	PCC Sidewalk w/6" AB	12	SF	\$8.99	\$107.91
8	Signing & Striping (4-lanes)	4	LF	\$1.93	\$7.71
9	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
				<b>Subtotal</b>	<b>\$1,063.17</b>
				<b>Use</b>	<b>\$1,064.00</b>

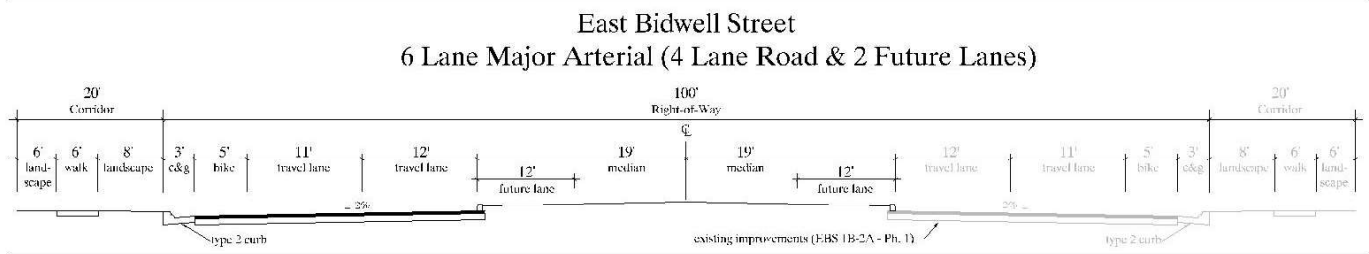
**East Bidwell Street  
6 Lane Major Arterial (4 Lane Road & 2 Future Lanes)**



**Folsom Plan Area  
Backbone Infrastructure  
2023 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)**

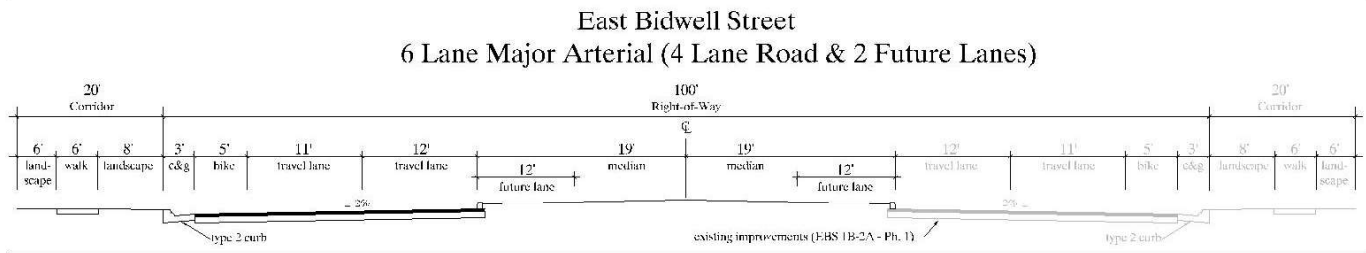
Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	31	SF	\$0.64	\$19.91
2	6" Asphalt Concrete over 13" Aggregate Base	28	SF	\$8.99	\$251.79
3	Curb & Gutter, Type 2 (Vertical Curb)	1	LF	\$32.12	\$32.12
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	14	SF	\$7.71	\$107.91
6	Median Landscaping & Irrigation (Future Travel Lanes)	23	SF	\$5.14	\$118.19
7	PCC Sidewalk w/6" AB	6	SF	\$8.99	\$53.96
8	Signing & Striping (4-lanes)	4	LF	\$1.93	\$7.71
9	Street Lights (Type A, 220' spacing, both sides)	0.5	LF	\$64.24	\$32.12
				<b>Subtotal</b>	<b>\$670.70</b>
				<b>Use</b>	<b>\$671.00</b>



**Folsom Plan Area  
Backbone Infrastructure  
2023 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)**

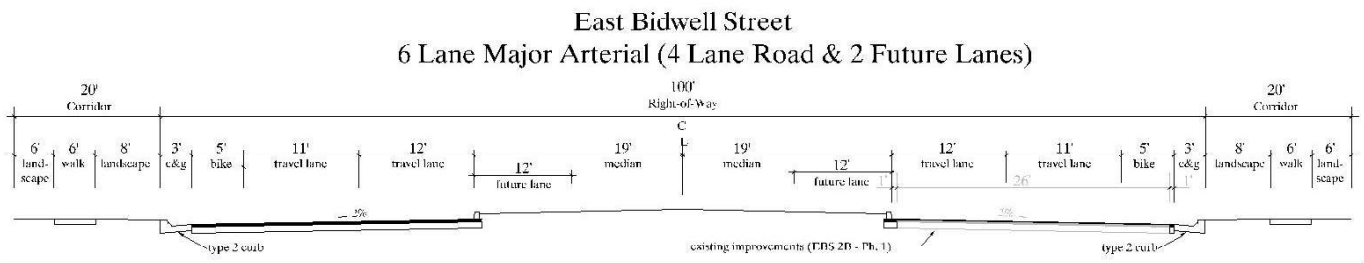
Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	31	SF	\$0.64	\$19.91
2	6" Asphalt Concrete over 13" Aggregate Base	28	SF	\$8.99	\$251.79
3	Curb & Gutter, Type 2 (Vertical Curb)	1	LF	\$32.12	\$32.12
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	14	SF	\$7.71	\$107.91
6	Median Landscaping & Irrigation (Future Travel Lanes)	23	SF	\$5.14	\$118.19
7	PCC Sidewalk w/6" AB	6	SF	\$8.99	\$53.96
8	Signing & Striping (4-lanes)	4	LF	\$1.93	\$7.71
9	Street Lights (Type A, 220' spacing, both sides)	0.5	LF	\$64.24	\$32.12
				<b>Subtotal</b>	<b>\$670.70</b>
				<b>Use</b>	<b>\$671.00</b>



**Folsom Plan Area  
Backbone Infrastructure  
2023 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	\$0.64	\$23.12
2	3" Asphalt Concrete Overlay	26	SF	\$2.83	\$73.60
3	6" Asphalt Concrete over 13" Aggregate Base	30	SF	\$8.99	\$269.78
4	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
5	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
6	Median Landscaping & Irrigation (CNL & Street Trees)	14	SF	\$7.71	\$107.91
7	Median Landscaping & Irrigation (Future Travel Lanes)	23	SF	\$5.14	\$118.19
8	PCC Sidewalk w/6" AB	12	SF	\$8.99	\$107.91
9	Signing & Striping (4-lanes)	4	LF	\$1.93	\$7.71
10	Street Lights (Type A, 220' spacing, both sides)	0.5	LF	\$64.24	\$32.12
<b>Subtotal</b>					<b>\$851.56</b>
<b>Use</b>					<b>\$852.00</b>

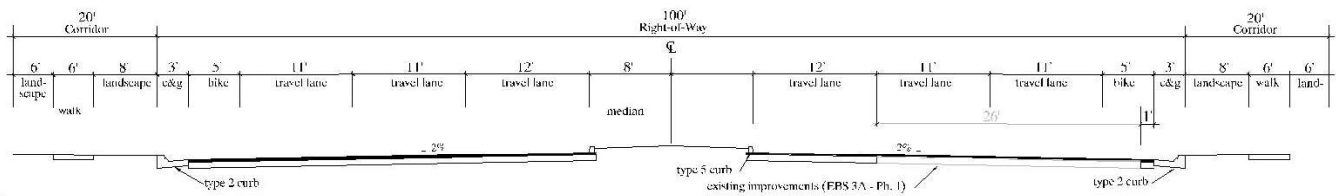


**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

**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	\$0.64	\$37.26
2	3" Asphalt Concrete Overlay	26	SF	\$2.83	\$73.60
3	6" Asphalt Concrete over 13" Aggregate Base	52	SF	\$8.99	\$467.62
4	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
5	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
6	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
7	PCC Sidewalk w/6" AB	12	SF	\$8.99	\$107.91
8	Signing & Striping (6-lanes)	6	LF	\$1.93	\$11.56
9	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
				<b>Subtotal</b>	<b>\$989.03</b>
				<b>Use</b>	<b>\$990.00</b>

**East Bidwell Street  
6 Lane Major Arterial**



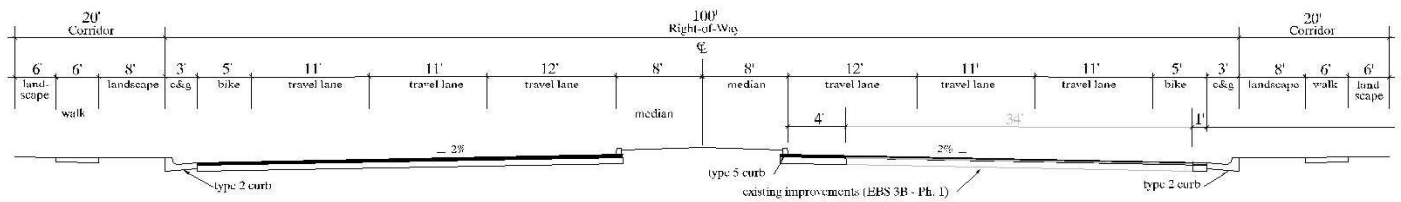


**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

**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	\$0.64	\$32.12
2	3" Asphalt Concrete Overlay	34	SF	\$2.83	\$96.24
3	6" Asphalt Concrete over 13" Aggregate Base	44	SF	\$8.99	\$395.68
4	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
5	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
6	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
7	PCC Sidewalk w/6" AB	12	SF	\$8.99	\$107.91
8	Signing & Striping (6-lanes)	6	LF	\$1.93	\$11.56
9	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
				<b>Subtotal</b>	<b>\$934.59</b>
				<b>Use</b>	<b>\$935.00</b>

**East Bidwell Street  
6 Lane Major Arterial**

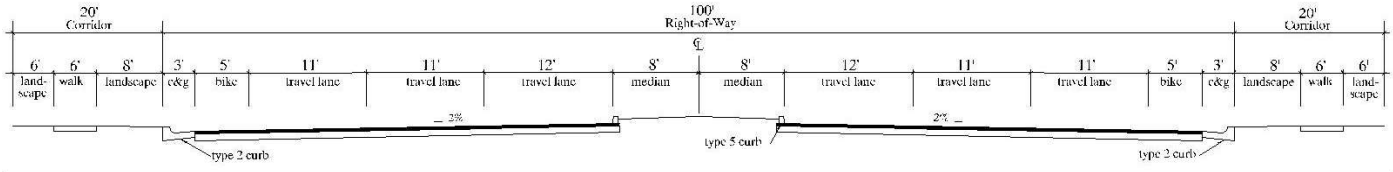


**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

**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	\$0.64	\$53.96
2	6" Asphalt Concrete over 13" Aggregate Base	78	SF	\$8.99	\$701.43
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
6	PCC Sidewalk w/6" AB	12	SF	\$8.99	\$107.91
7	Signing & Striping (6-lanes)	6	LF	\$1.93	\$11.56
8	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
<b>Subtotal</b>					<b>\$1,165.94</b>
<b>Use</b>					<b>\$1,166.00</b>

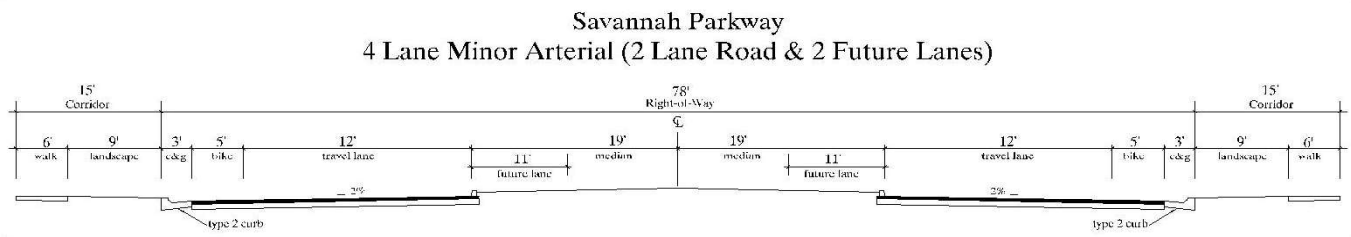
**East Bidwell Street  
6 Lane Major Arterial**



**Folsom Plan Area  
Backbone Infrastructure  
2023 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)**

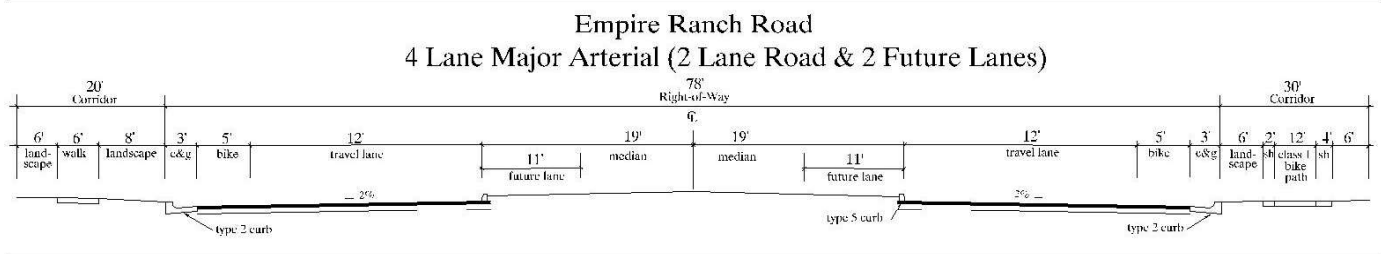
Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	40	SF	\$0.64	\$25.69
2	5.5" Asphalt Concrete over 11" Aggregate Base	34	SF	\$6.80	\$231.35
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
6	Median Landscaping & Irrigation (Future Travel Lanes)	22	SF	\$5.14	\$113.05
7	PCC Sidewalk w/6" AB	12	SF	\$8.99	\$107.91
8	Signing & Striping (2-lanes)	2	LF	\$1.93	\$3.85
9	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
<b>Subtotal</b>					<b>\$772.94</b>
<b>Use</b>					<b>\$773.00</b>



**Folsom Plan Area  
Backbone Infrastructure  
2023 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	\$0.64	\$25.69
2	6" Asphalt Concrete over 13" Aggregate Base	34	SF	\$8.99	\$305.75
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
6	Median Landscaping & Irrigation (Future Travel Lanes)	22	SF	\$5.14	\$113.05
7	PCC Sidewalk w/6" AB	6	SF	\$8.99	\$53.96
8	Signing & Striping (2-lanes)	2	LF	\$1.93	\$3.85
9	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
<b>Subtotal</b>					<b>\$793.39</b>
<b>Use</b>					<b>\$794.00</b>

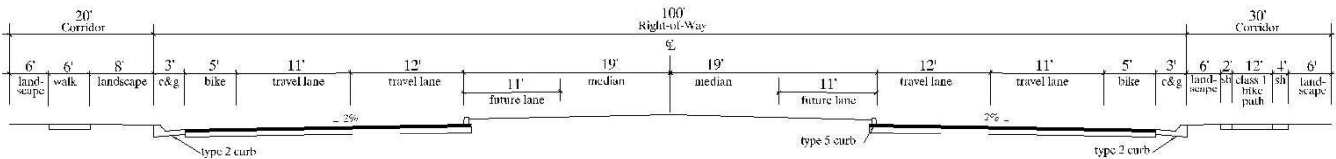


**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

**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	\$0.64	\$39.82
2	6" Asphalt Concrete over 13" Aggregate Base	56	SF	\$8.99	\$503.59
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$1.93	\$28.90
6	Median Landscaping & Irrigation (Future Travel Lanes)	22	SF	\$5.14	\$113.05
7	PCC Sidewalk w/6" AB	12	SF	\$8.99	\$107.91
8	Signing & Striping (4-lanes)	4	LF	\$1.93	\$7.71
9	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
<b>Subtotal</b>					<b>\$976.46</b>
<b>Use</b>					<b>\$977.00</b>

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

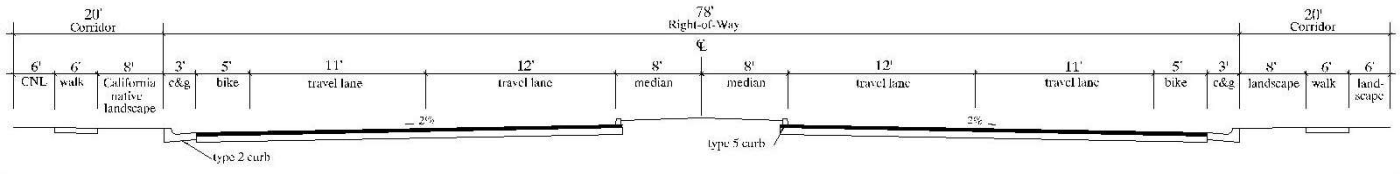


**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

**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	\$0.64	\$39.82
2	5.5" Asphalt Concrete over 11" Aggregate Base	56	SF	\$6.80	\$381.05
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
6	PCC Sidewalk w/6" AB	12	SF	\$8.99	\$107.91
7	Signing & Striping (4-lanes)	4	LF	\$1.93	\$7.71
8	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
<b>Subtotal</b>					<b>\$827.58</b>
<b>Use</b>					<b>\$828.00</b>

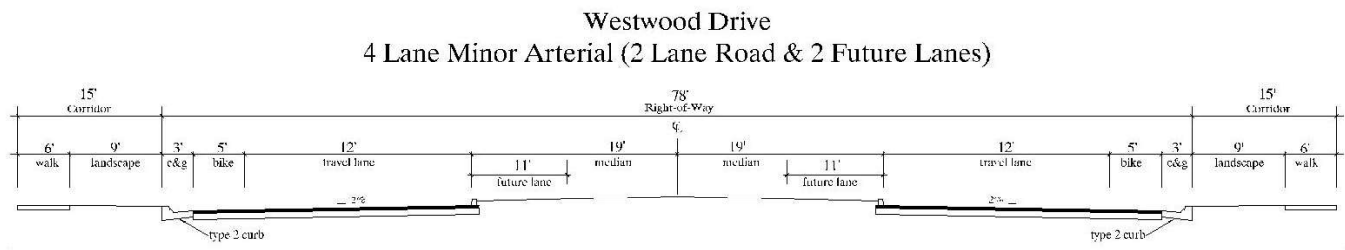
**Rowberry Road  
4 Lane Major Arterial**



**Folsom Plan Area  
Backbone Infrastructure  
2023 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	\$0.64	\$25.69
2	5.5" Asphalt Concrete over 11" Aggregate Base	34	SF	\$8.99	\$305.75
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
6	Median Landscaping & Irrigation (Future Travel Lanes)	22	SF	\$5.14	\$113.05
7	PCC Sidewalk w/6" AB	12	SF	\$8.99	\$107.91
8	Signing & Striping (2-lanes)	2	LF	\$1.93	\$3.85
9	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
				<b>Subtotal</b>	<b>\$847.35</b>
				<b>Use</b>	<b>\$848.00</b>

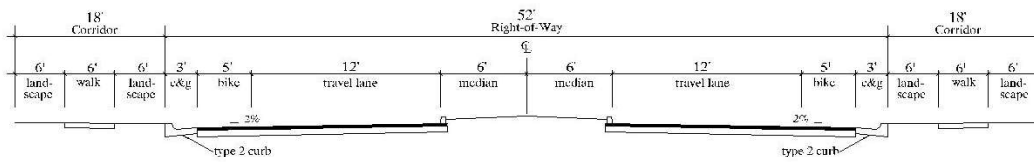


**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

**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	\$0.64	\$25.69
2	4" Asphalt Concrete over 8.5" Aggregate Base	34	SF	\$5.65	\$192.11
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	11	SF	\$7.71	\$84.79
6	PCC Sidewalk w/6" AB	12	SF	\$8.99	\$107.91
7	Signing & Striping (2-lanes)	2	LF	\$1.93	\$3.85
8	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
				<b>Subtotal</b>	<b>\$589.82</b>
				<b>Use</b>	<b>\$590.00</b>

**Westwood Drive  
2 Lane Collector**



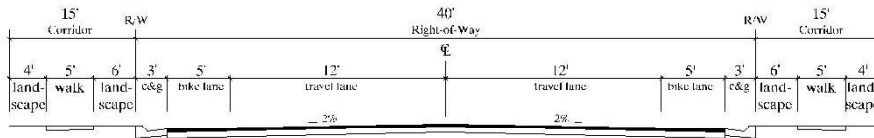


**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

**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	\$0.64	\$25.69
2	4" Asphalt Concrete over 8.5" Aggregate Base	34	SF	\$5.65	\$192.11
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	PCC Sidewalk w/6" AB	10	SF	\$8.99	\$89.93
5	Signing & Striping (2-lanes)	2	LF	\$1.93	\$3.85
6	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
<b>Subtotal</b>					<b>\$440.06</b>
<b>Use</b>					<b>\$441.00</b>

**Westwood Drive  
2 Lane Collector**

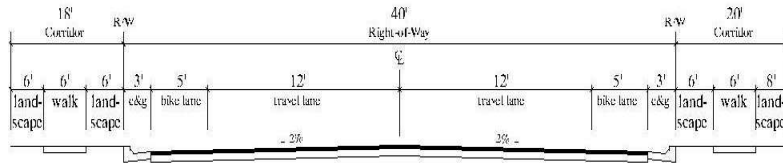


**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

**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	\$0.64	\$25.69
2	Demo Existing Roadway	22	SF	\$1.28	\$28.26
3	4" Asphalt Concrete over 8.5" Aggregate Base	34	SF	\$5.65	\$192.11
4	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
5	PCC Sidewalk w/6" AB	12	SF	\$8.99	\$107.91
6	Signing & Striping (2-lanes)	2	LF	\$1.93	\$3.85
7	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
				<b>Subtotal</b>	<b>\$486.31</b>
				<b>Use</b>	<b>\$487.00</b>

**Placerville Road  
2 Lane Local Street**

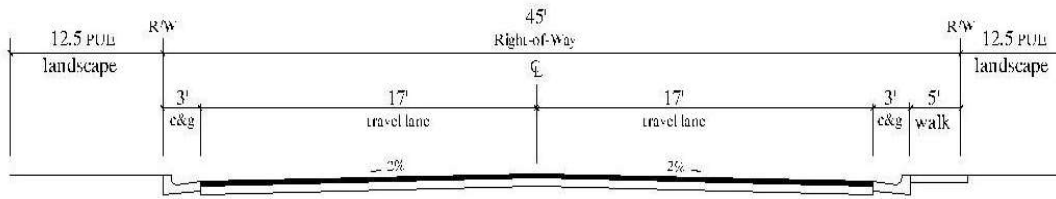


**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

**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	\$0.64	\$25.69
2	4" Asphalt Concrete over 12" Aggregate Base (1)	34	SF	\$6.68	\$227.28
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	PCC Sidewalk w/6" AB	5	SF	\$8.99	\$44.96
5	Signing & Striping (2-lanes)	2	LF	\$1.93	\$3.85
6	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
<b>Subtotal</b>					<b>\$430.27</b>
<b>Use</b>					<b>\$431.00</b>

**Russell Ranch Road  
 2 Lane Local Street**

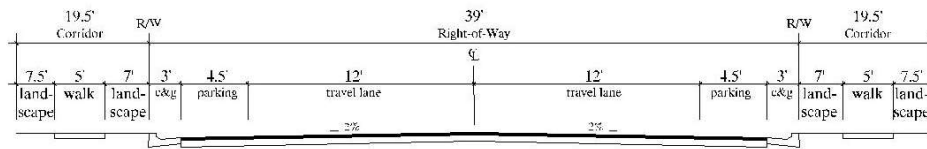


**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

**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	\$0.64	\$25.05
2	3" Asphalt Concrete over 10.5" Aggregate Base (1)	35	SF	\$4.88	\$170.71
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	PCC Sidewalk w/6" AB	10	SF	\$8.99	\$89.93
6	Signing & Striping (2-lanes)	2	LF	\$1.93	\$3.85
7	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
<b>Subtotal</b>					<b>\$465.01</b>
<b>Use</b>					<b>\$466.00</b>

**Scenic Vista Court  
 2 Lane Residential**



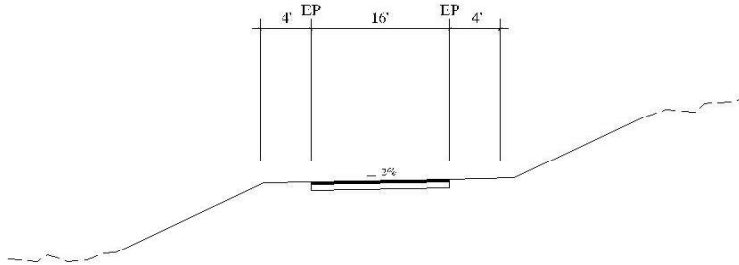
Note: (1) Pavement section is based on Geotechnical Engineering Study for Russell Ranch South Folsom California

**Folsom Plan Area  
 Backbone Infrastructure  
 2023 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	\$0.64	\$10.28
2	3" Asphalt Concrete over 7.5" Aggregate Base	16	SF	\$4.63	\$74.03
				<b>Subtotal</b>	<b>\$84.31</b>
				<b>Use</b>	<b>\$85.00</b>

Sewer Line Access Road

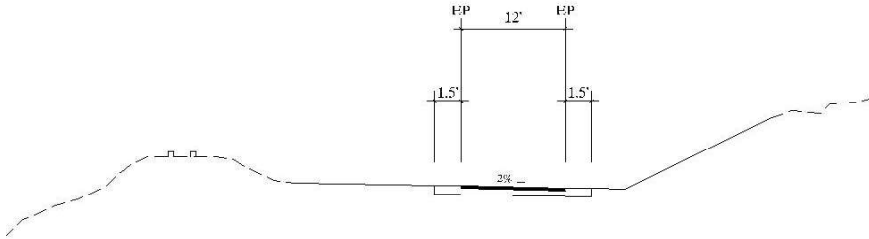


**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

**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	\$0.64	\$9.63
2	3" Asphalt Concrete over 8" Aggregate Base	12	SF	\$4.63	\$55.52
				<b>Subtotal</b>	<b>\$65.16</b>
				<b>Use</b>	<b>\$66.00</b>

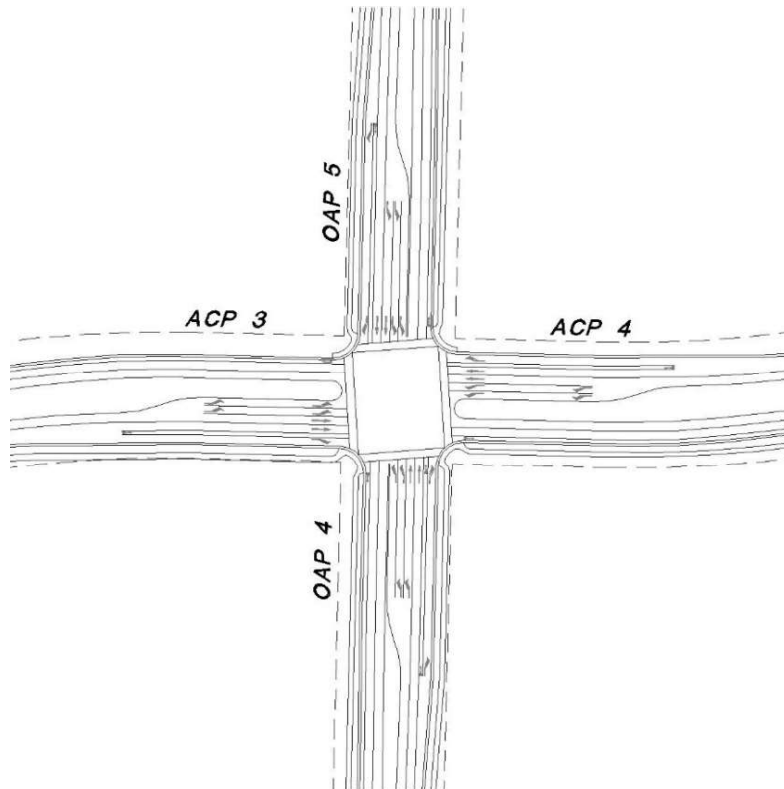
69 kV Access Road



**Folsom Plan Area  
Backbone Infrastructure  
2023 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**

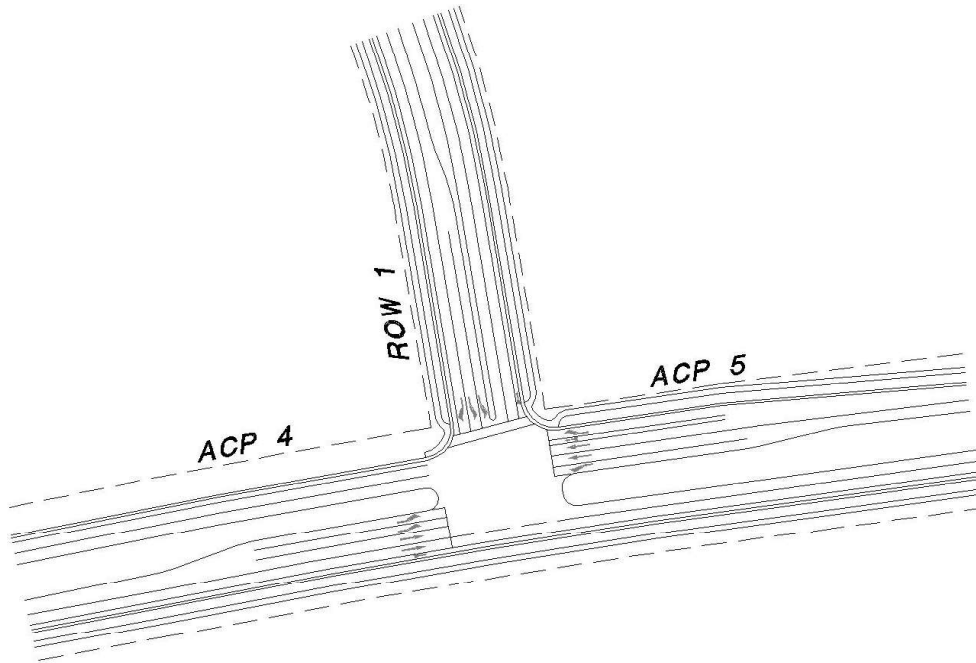
Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	103,000	SF	\$0.64	\$66,160.30
2	6" Asphalt Concrete over 13" Aggregate Base	93,000	SF	\$8.99	\$836,317.57
3	Curb & Gutter, Type 2 (Vertical Curb)	3,200	LF	\$32.12	\$102,773.28
4	Median Curb, Type 5 (Barrier Curb)	3,200	LF	\$23.49	\$75,181.27
5	Median Landscaping & Irrigation (CNL & Street Trees)	14,000	SF	\$7.71	\$107,911.94
6	Median Landscaping & Irrigation (Future Travel Lanes)	18,000	SF	\$5.14	\$92,495.95
7	PCC Sidewalk w/6" AB	14,400	SF	\$8.99	\$129,494.33
8	Signing & Striping (4-lanes)	6,400	LF	\$1.93	\$12,332.79
9	Street Lights (Type A, 220' spacing, both sides)	1,600	LF	\$64.24	\$102,790.70
10	Traffic Signals	1	LF	\$385,432	\$385,432.46
<b>Total</b>					<b>\$1,910,891.00</b>



**Folsom Plan Area  
Backbone Infrastructure  
2023 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	\$0.64	\$49,459.64
2	6" Asphalt Concrete over 13" Aggregate Base	70,000	SF	\$8.99	\$629,486.34
3	Curb & Gutter, Type 2 (Vertical Curb)	2,500	LF	\$32.12	\$80,291.63
4	Median Curb, Type 5 (Barrier Curb)	2,400	LF	\$23.49	\$56,385.95
5	Median Landscaping & Irrigation (CNL & Street Trees)	11,000	SF	\$7.71	\$84,787.96
6	Median Landscaping & Irrigation (Future Travel Lanes)	18,000	SF	\$5.14	\$92,495.95
7	PCC Sidewalk w/6" AB	12,000	SF	\$8.99	\$107,911.94
8	Signing & Striping (4-lanes)	4,800	LF	\$1.93	\$9,249.60
9	Street Lights (Type A, 220' spacing, both sides)	1,200	LF	\$64.24	\$77,093.02
10	Traffic Signals	1	LF	\$321,194	\$321,193.72
<b>Total</b>					<b>\$1,508,356.00</b>

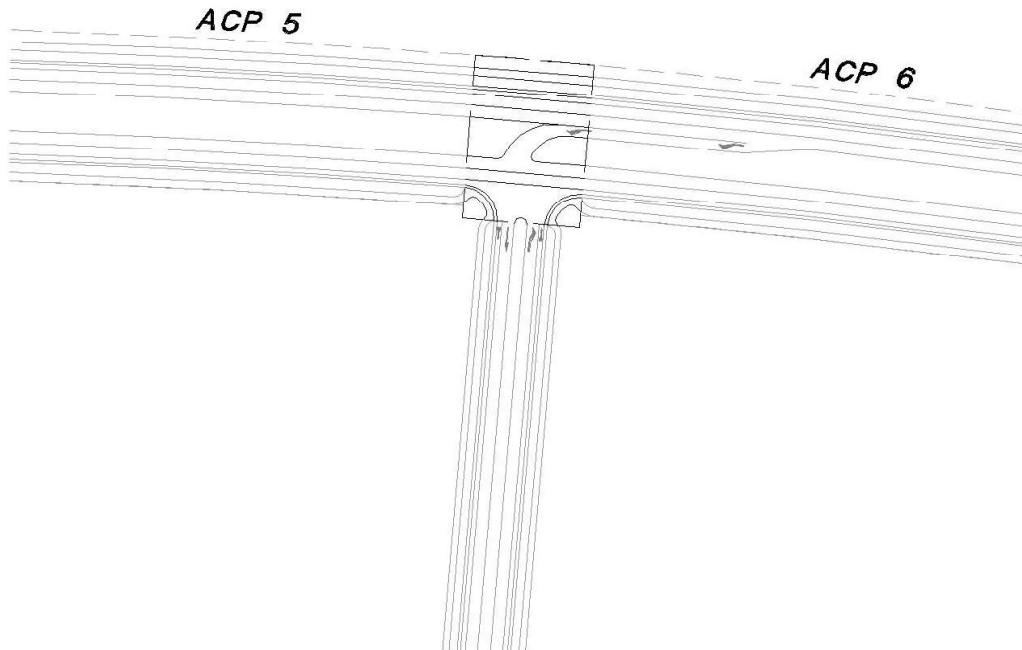




**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

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

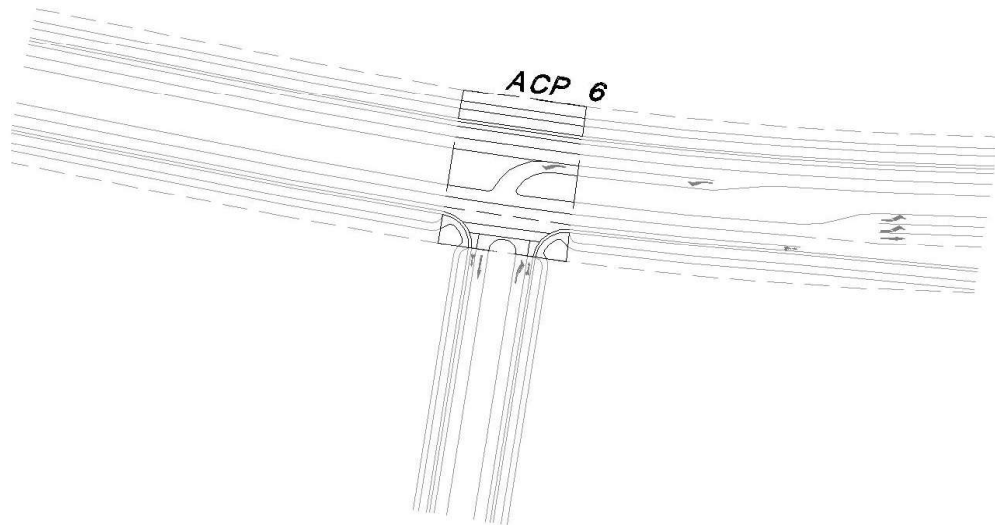
Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	11,000	SF	\$0.64	\$7,065.66
2	6" Asphalt Concrete over 13" Aggregate Base	10,000	SF	\$8.99	\$89,926.62
3	Curb & Gutter, Type 2 (Vertical Curb)	300	LF	\$32.12	\$9,635.00
4	Median Curb, Type 5 (Barrier Curb)	350	LF	\$23.49	\$8,222.95
5	Median Landscaping & Irrigation (CNL & Street Trees)	1,100	SF	\$7.71	\$8,478.80
6	Median Landscaping & Irrigation (Future Travel Lanes)	2,100	SF	\$5.14	\$10,791.19
7	PCC Sidewalk w/6" AB	1,550	SF	\$8.99	\$13,938.63
8	Signing & Striping (4-lanes)	500	LF	\$1.93	\$963.50
9	Street Lights (Type A, 220' spacing, both sides)	120	LF	\$64.24	\$7,709.30
10	Traffic Signals	1	LF	\$321,194	\$321,193.72
<b>Total</b>					<b>\$477,926.00</b>



**Folsom Plan Area  
Backbone Infrastructure  
2023 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	\$0.64	\$7,708.00
2	6" Asphalt Concrete over 13" Aggregate Base	11,000	SF	\$8.99	\$98,919.28
3	Curb & Gutter, Type 2 (Vertical Curb)	300	LF	\$32.12	\$9,635.00
4	Median Curb, Type 5 (Barrier Curb)	350	LF	\$23.49	\$8,222.95
5	Median Landscaping & Irrigation (CNL & Street Trees)	1,600	SF	\$7.71	\$12,332.79
6	Median Landscaping & Irrigation (Future Travel Lanes)	2,400	SF	\$5.14	\$12,332.79
7	PCC Sidewalk w/6" AB	1,630	SF	\$8.99	\$14,658.04
8	Signing & Striping (4-lanes)	600	LF	\$1.93	\$1,156.20
9	Street Lights (Type A, 220' spacing, both sides)	130	LF	\$64.24	\$8,351.74
10	Traffic Signals	1	LF	\$321,194	\$321,193.72
<b>Total</b>					<b>\$494,511.00</b>



**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

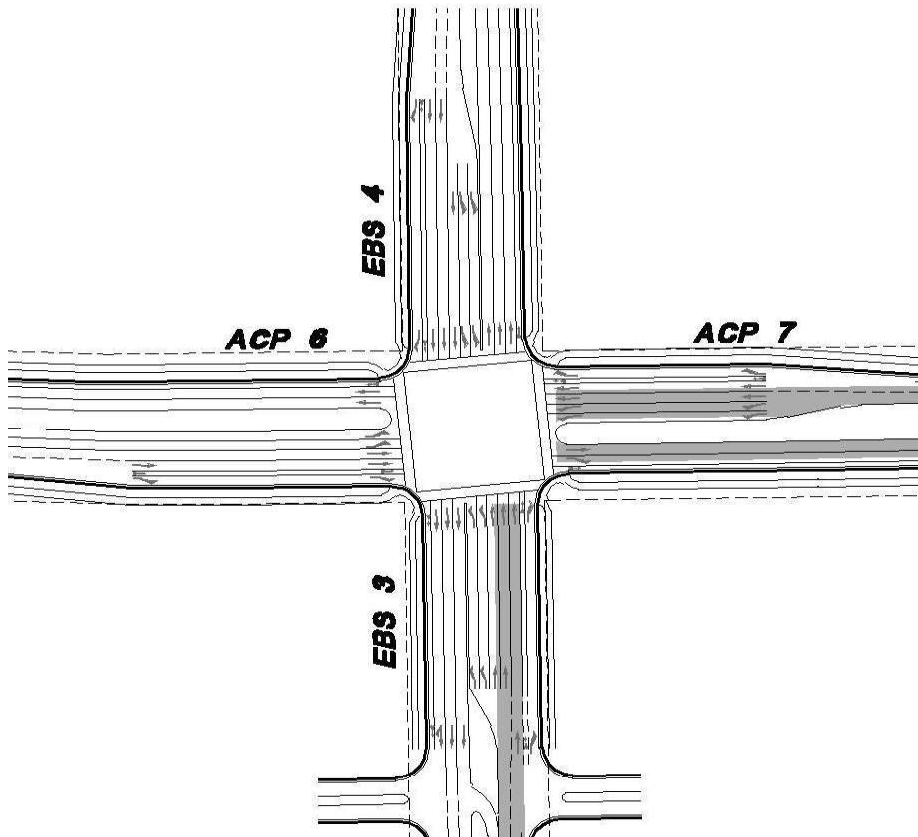
**Intersection No. 5  
 Alder Creek Parkway & East Bidwell Street Intersection  
 ACP / EBS**

**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	\$0.64	\$88,449.25
2	2" Asphalt Concrete Paving Overlay	18,350	SF	\$1.93	\$35,360.43
3	3" Asphalt Concrete Paving Overlay	15,300	SF	\$2.83	\$43,308.49
4	6" Asphalt Concrete over 13" Aggregate Base	127,700	SF	\$8.99	\$1,148,362.94
5	Curb & Gutter, Type 2 (Vertical Curb)	3,200	LF	\$32.12	\$102,773.28
6	Median Curb, Type 5 (Barrier Curb)	2,300	LF	\$23.49	\$54,036.54
7	Median Landscaping & Irrigation (CNL & Street Trees)	8,820	SF	\$7.71	\$67,984.52
8	Median Landscaping & Irrigation (Future Travel Lanes)	16,170	SF	\$5.14	\$83,092.20
9	PCC Sidewalk w/6" AB	21,600	SF	\$8.99	\$194,241.50
10	Signing & Striping (4-lanes)	6,800	LF	\$1.93	\$13,103.59
11	Street Lights (Type A, 220' spacing, both sides)	1,700	LF	\$64.24	\$109,215.12
12	Traffic Signals	1	EA	\$385,432.46	\$385,432.46

Note: Grey Hatch Area Represents Existing Improvements

**Total** **\$2,325,361.00**



**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

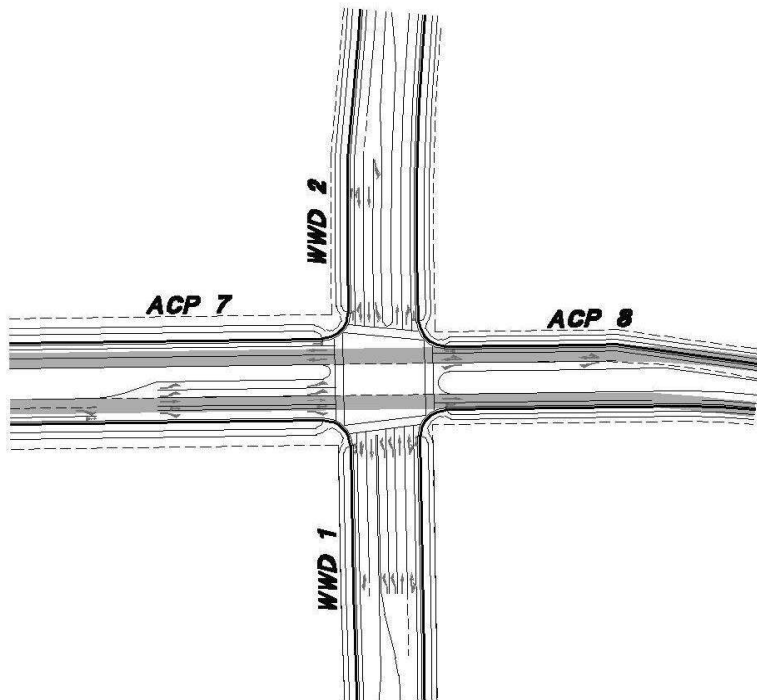
**Intersection No. 6  
Alder Creek Parkway & Westwood Drive Intersection  
ACP / WWD**

**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	\$0.64	\$55,240.64
2	2" Asphalt Concrete Paving Overlay	35,000	SF	\$1.93	\$67,444.97
3	4" Asphalt Concrete over 8.5" Aggregate Base	48,000	SF	\$5.65	\$271,216.94
4	6" Asphalt Concrete over 13" Aggregate Base	28,000	SF	\$8.99	\$251,794.54
5	Curb & Gutter, Type 2 (Vertical Curb)	3,300	LF	\$32.12	\$105,984.95
6	Median Curb, Type 5 (Barrier Curb)	2,300	LF	\$23.49	\$54,036.54
7	Median Landscaping & Irrigation (CNL & Street Trees)	21,200	SF	\$7.71	\$163,409.52
8	Median Landscaping & Irrigation (Future Travel Lanes)	7,700	SF	\$5.14	\$39,567.71
9	PCC Sidewalk w/6" AB	20,900	SF	\$8.99	\$187,946.64
10	Signing & Striping (4-lanes)	6,400	LF	\$1.93	\$12,332.79
11	Street Lights (Type A, 220' spacing, both sides)	1,600	LF	\$64.24	\$102,790.70
12	Traffic Signals	1	EA	\$385,432	\$385,432.46

Note: Grey Hatch Area Represents Existing Improvements

**Total** **\$1,697,199.00**



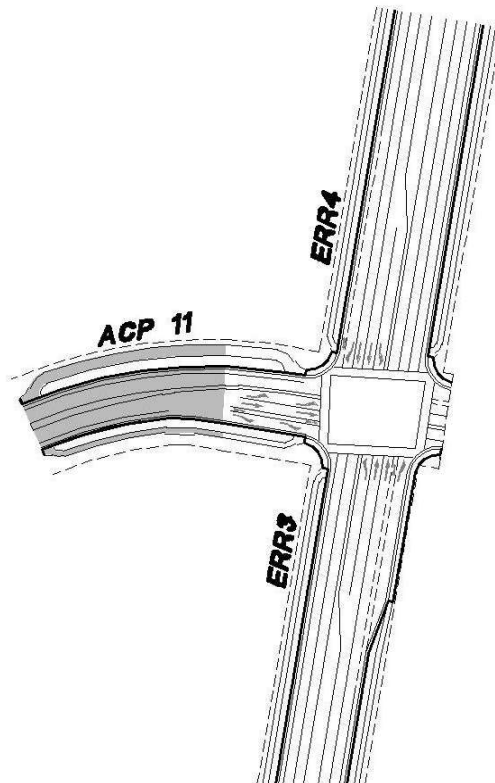
**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

**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	\$0.64	\$55,240.64
2	4" Asphalt Concrete over 8.5" Aggregate Base	5,000	SF	\$5.65	\$28,251.77
3	6" Asphalt Concrete over 13" Aggregate Base	75,000	SF	\$8.99	\$674,449.65
4	Curb & Gutter, Type 2 (Vertical Curb)	1,920	LF	\$32.12	\$61,663.97
5	Median Curb, Type 5 (Barrier Curb)	1,880	LF	\$23.49	\$44,168.99
6	Median Landscaping & Irrigation (CNL & Street Trees)	1,920	SF	\$7.71	\$14,799.35
8	PCC Sidewalk w/6" AB	3,970	SF	\$8.99	\$35,700.87
9	Signing & Striping (2-lanes)	4,300	LF	\$1.93	\$8,286.10
10	Street Lights (Type A, 220' spacing, both sides)	1,100	LF	\$64.24	\$70,668.61
11	Traffic Signals	1	EA	\$385,432	\$385,432.46

Note: Grey Hatch Area Represents Existing Improvements

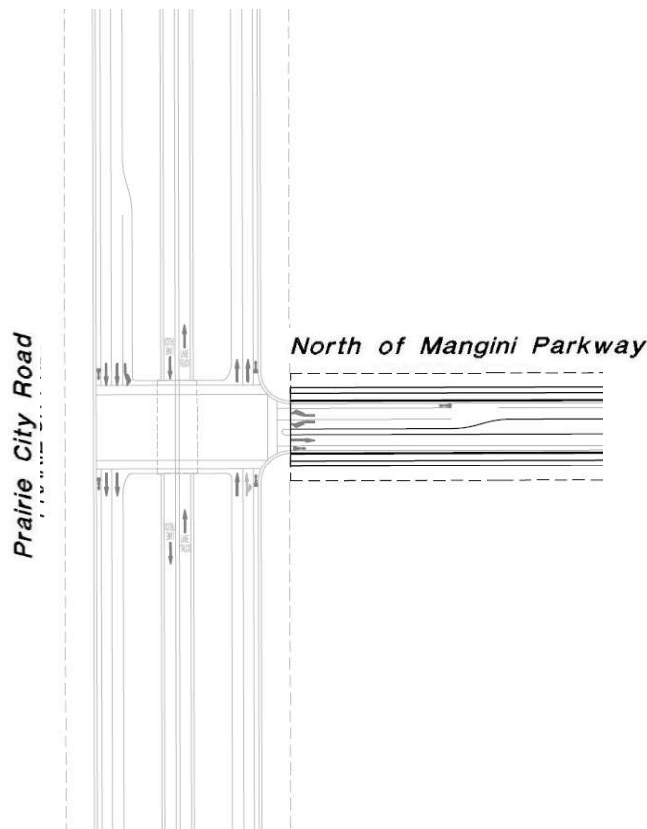
**Total** **\$1,378,663.00**



**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

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

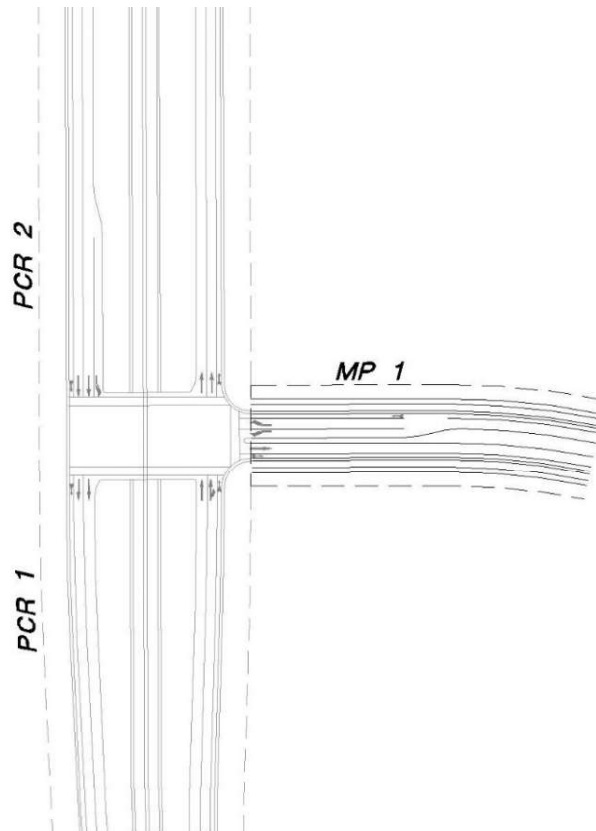
Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	21,000	SF	\$0.64	\$13,488.99
2	4" Asphalt Concrete over 8.5" Aggregate Base	21,000	SF	\$5.65	\$118,657.41
3	Curb & Gutter, Type 2 (Vertical Curb)	800	LF	\$32.12	\$25,693.32
4	Median Curb, Type 5 (Barrier Curb)	800	LF	\$23.49	\$18,795.32
5	Median Landscaping & Irrigation (CNL & Street Trees)	4,500	SF	\$7.71	\$34,685.98
6	PCC Sidewalk w/6" AB	9,000	SF	\$8.99	\$80,933.96
7	Signing & Striping (2-lanes)	1,600	LF	\$1.93	\$3,083.20
8	Street Lights (Type A, 220' spacing, both sides)	400	LF	\$64.24	\$25,697.67
9	Traffic Signals	1	EA	\$321,194	\$321,193.72
<b>Total</b>					<b>\$642,230.00</b>



**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

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

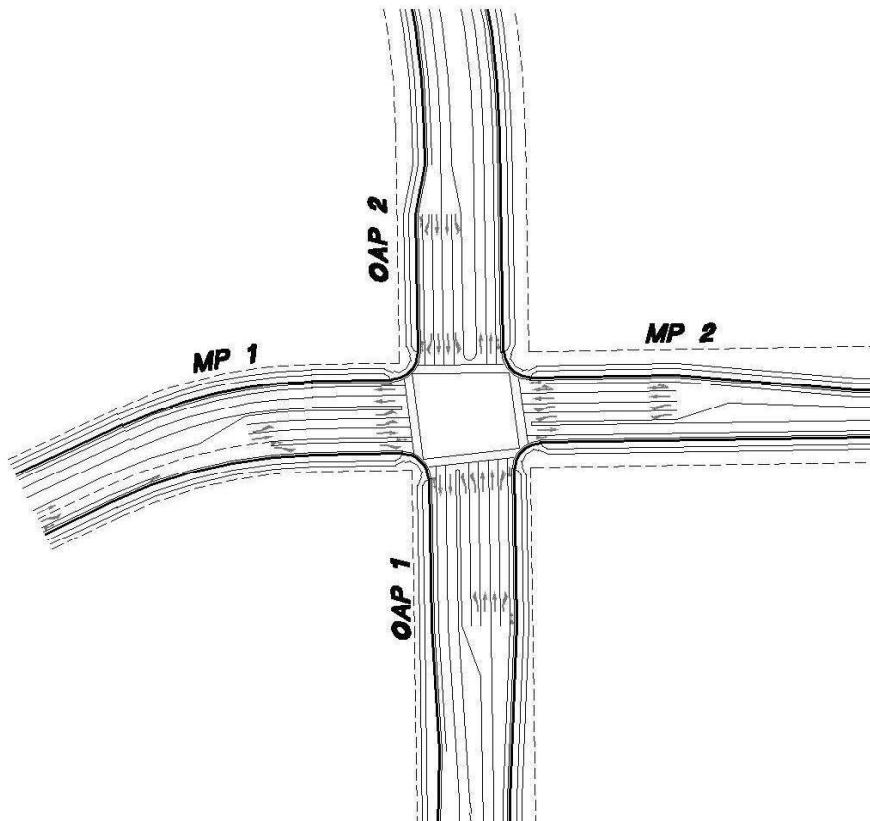
Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	16,000	SF	\$0.64	\$10,277.33
2	4" Asphalt Concrete over 8.5" Aggregate Base	14,000	SF	\$5.65	\$79,104.94
3	Curb & Gutter, Type 2 (Vertical Curb)	800	LF	\$32.12	\$25,693.32
4	Median Curb, Type 5 (Barrier Curb)	800	LF	\$23.49	\$18,795.32
5	Median Landscaping & Irrigation (CNL & Street Trees)	9,000	SF	\$7.71	\$69,371.96
6	PCC Sidewalk w/6" AB	4,800	SF	\$8.99	\$43,164.78
7	Signing & Striping (2-lanes)	800	LF	\$1.93	\$1,541.60
8	Street Lights (Type A, 220' spacing, both sides)	800	LF	\$64.24	\$51,395.35
9	Traffic Signals	1	EA	\$321,194	\$321,193.72
<b>Total</b>					<b>\$620,539.00</b>



**Folsom Plan Area  
Backbone Infrastructure  
2023 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	\$0.64	\$80,548.56
2	4" Asphalt Concrete over 8.5" Aggregate Base Paving	17,000	SF	\$5.65	\$96,056.00
3	6" Asphalt Concrete over 13" Aggregate Base	98,200	SF	\$8.99	\$883,079.41
4	Curb & Gutter, Type 2 (Vertical Curb)	3,400	LF	\$32.12	\$109,196.61
5	Median Curb, Type 5 (Barrier Curb)	3,200	LF	\$23.49	\$75,181.27
6	Median Landscaping & Irrigation (CNL & Street Trees)	14,200	SF	\$7.71	\$109,453.54
7	PCC Sidewalk w/6" AB	19,200	SF	\$8.99	\$172,659.11
8	Signing & Striping (2-lanes)	4,800	LF	\$1.93	\$9,249.60
9	Street Lights (Type A, 220' spacing, both sides)	1,600	LF	\$64.24	\$102,790.70
10	Traffic Signals	1	EA	\$385,432.46	\$385,432.46
<b>Total</b>					<b>\$2,023,648.00</b>



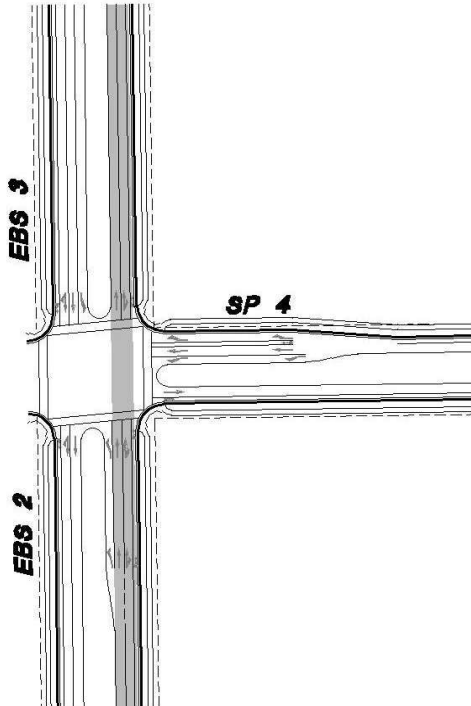


**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

**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	\$0.64	\$43,421.71
2	3" Asphalt Concrete Overlay	23,400	SF	\$2.83	\$66,236.51
3	4" Asphalt Concrete over 8.5" Aggregate Base Paving	17,000	SF	\$5.65	\$96,056.00
4	6" Asphalt Concrete over 13" Aggregate Base	44,600	SF	\$8.99	\$401,072.73
5	Curb & Gutter, Type 2 (Vertical Curb)	2,400	LF	\$32.12	\$77,079.96
6	Median Curb, Type 5 (Barrier Curb)	2,400	LF	\$23.49	\$56,385.95
7	Median Landscaping & Irrigation (CNL & Street Trees)	16,900	SF	\$7.71	\$130,265.13
8	Median Landscaping & Irrigation (Future Travel Lanes)	18,400	SF	\$5.14	\$94,551.42
9	PCC Sidewalk w/6" AB	14,400	SF	\$8.99	\$129,494.33
10	Signing & Striping (6-lanes)	4,800	LF	\$1.93	\$9,249.60
11	Street Lights (Type A, 220' spacing, both sides)	1,200	LF	\$64.24	\$77,093.02
12	Traffic Signals	1	EA	\$385,432.46	\$385,432.46

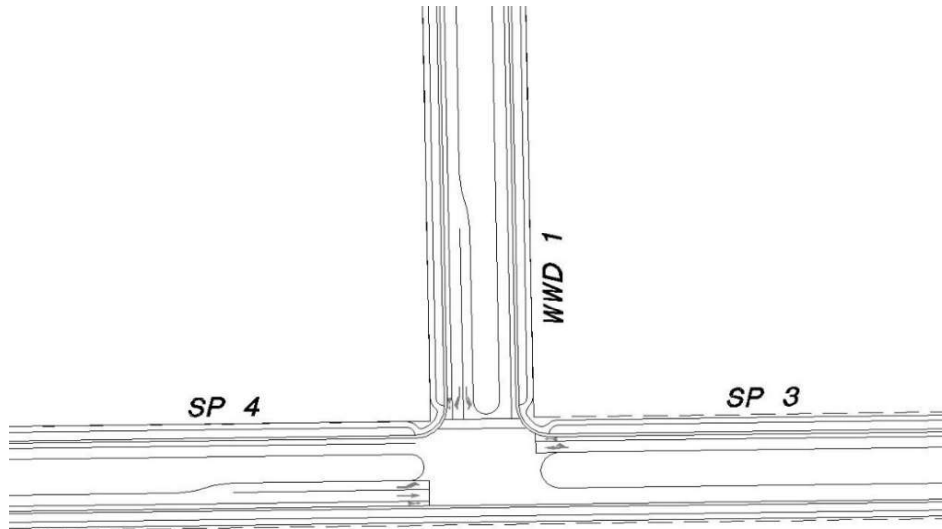
Note: Grey Hatch Area Represents Existing Improvements **Total** **\$1,566,339.00**



**Folsom Plan Area  
Backbone Infrastructure  
2023 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	\$0.64	\$34,685.98
2	4" Asphalt Concrete over 8.5" Aggregate Base Paving	47,000	SF	\$5.65	\$265,566.59
3	Curb & Gutter, Type 2 (Vertical Curb)	2,400	LF	\$32.12	\$77,079.96
4	Median Curb, Type 5 (Barrier Curb)	2,400	LF	\$23.49	\$56,385.95
5	Median Landscaping & Irrigation (CNL & Street Trees)	14,000	SF	\$7.71	\$107,911.94
6	Median Landscaping & Irrigation (Future Travel Lanes)	18,000	SF	\$5.14	\$92,495.95
7	PCC Sidewalk w/6" AB	14,400	SF	\$8.99	\$129,494.33
8	Signing & Striping (2-lanes)	2,400	LF	\$1.93	\$4,624.80
9	Street Lights (Type A, 220' spacing, both sides)	1,200	LF	\$64.24	\$77,093.02
10	Traffic Signals	1	EA	\$321,193.72	\$321,193.72
<b>Total</b>					<b>\$1,166,533.00</b>

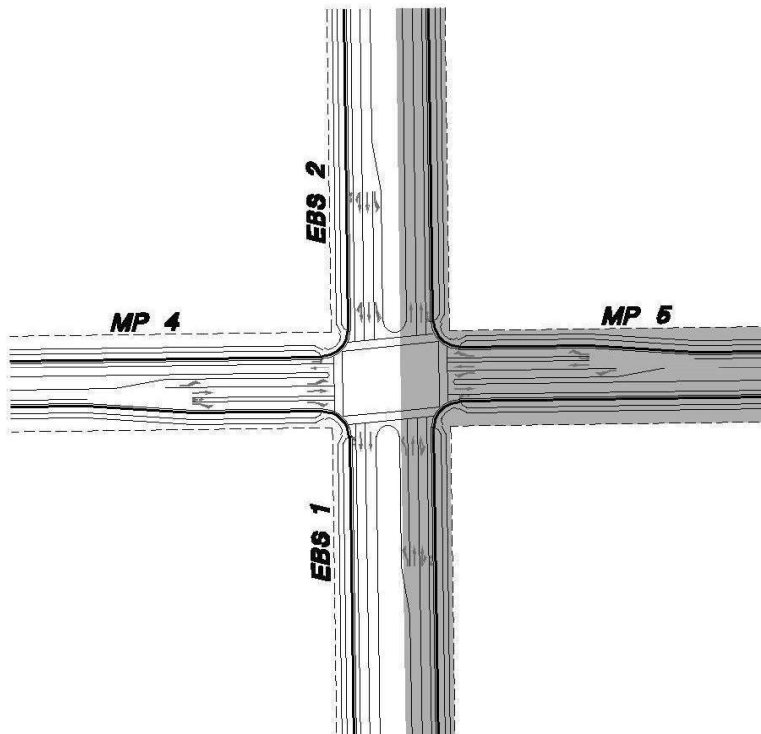


**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

**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	\$0.64	\$37,255.31
2	4" Asphalt Concrete over 8.5" Aggregate Base Paving	18,000	SF	\$5.65	\$101,706.35
3	6" Asphalt Concrete over 13" Aggregate Base	34,000	SF	\$8.99	\$305,750.51
4	Curb & Gutter, Type 2 (Vertical Curb)	1,700	LF	\$32.12	\$54,598.31
5	Median Curb, Type 5 (Barrier Curb)	1,700	LF	\$23.49	\$39,940.05
6	Median Landscaping & Irrigation (CNL & Street Trees)	6,900	SF	\$7.71	\$53,185.17
7	Median Landscaping & Irrigation (Future Travel Lanes)	18,900	SF	\$5.14	\$97,120.75
8	PCC Sidewalk w/6" AB	9,800	SF	\$8.99	\$88,128.09
9	Signing & Striping (6-lanes)	2,400	LF	\$1.93	\$4,624.80
10	Street Lights (Type A, 220' spacing, both sides)	1,000	LF	\$64.24	\$64,244.19
11	Traffic Signals	1	EA	\$385,432.46	\$385,432.46
				<b>Total</b>	<b>\$1,231,986.00</b>

Note: Grey Hatch Area Represents Existing Improvements

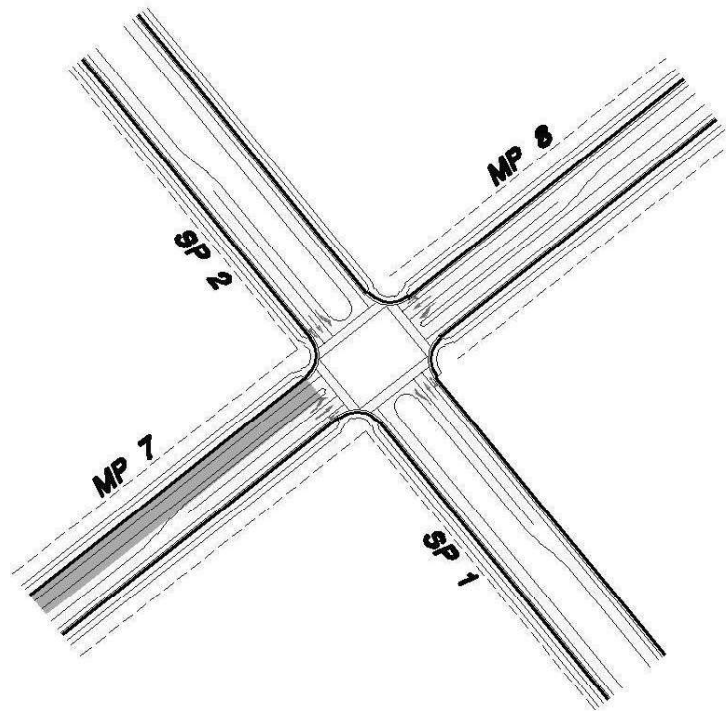


**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

**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	\$0.64	\$48,174.98
2	4" Asphalt Concrete over 8.5" Aggregate Base Paving	66,000	SF	\$5.65	\$372,923.30
3	Curb & Gutter, Type 2 (Vertical Curb)	3,000	LF	\$32.12	\$96,349.95
4	Median Curb, Type 5 (Barrier Curb)	3,300	LF	\$23.49	\$77,530.68
5	Median Landscaping & Irrigation (CNL & Street Trees)	15,900	SF	\$7.71	\$122,557.14
6	Median Landscaping & Irrigation (Future Travel Lanes)	17,600	SF	\$5.14	\$90,440.49
7	PCC Sidewalk w/6" AB	3,000	SF	\$8.99	\$26,977.99
8	Signing & Striping (2-lanes)	3,200	LF	\$1.93	\$6,166.40
9	Street Lights (Type A, 220' spacing, both sides)	1,600	LF	\$64.24	\$102,790.70
10	Traffic Signals	1	EA	\$385,432.46	\$385,432.46

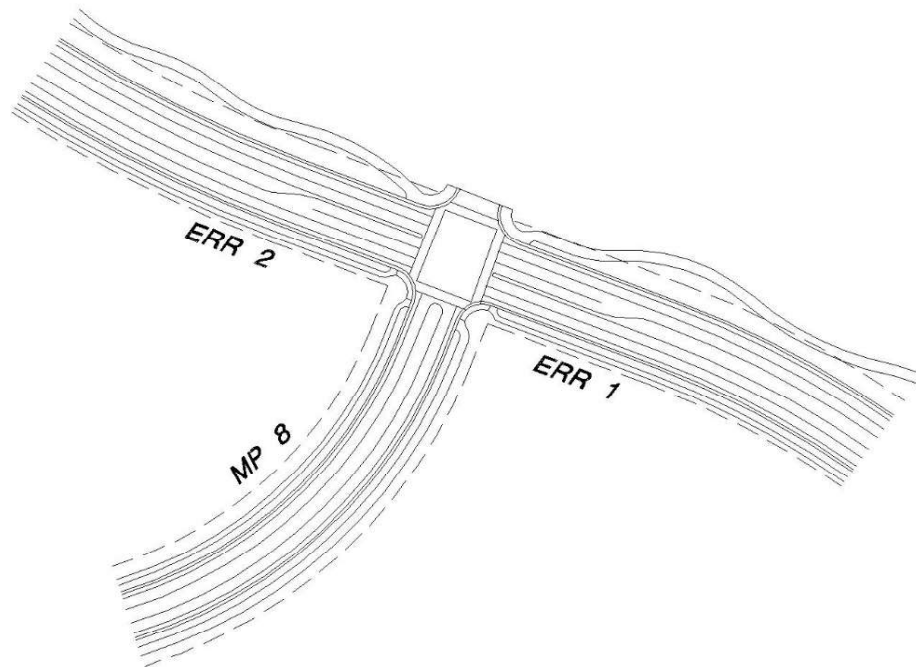
Note: Grey Hatch Area Represents Existing Improvements **Total** **\$1,329,345.00**



**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

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

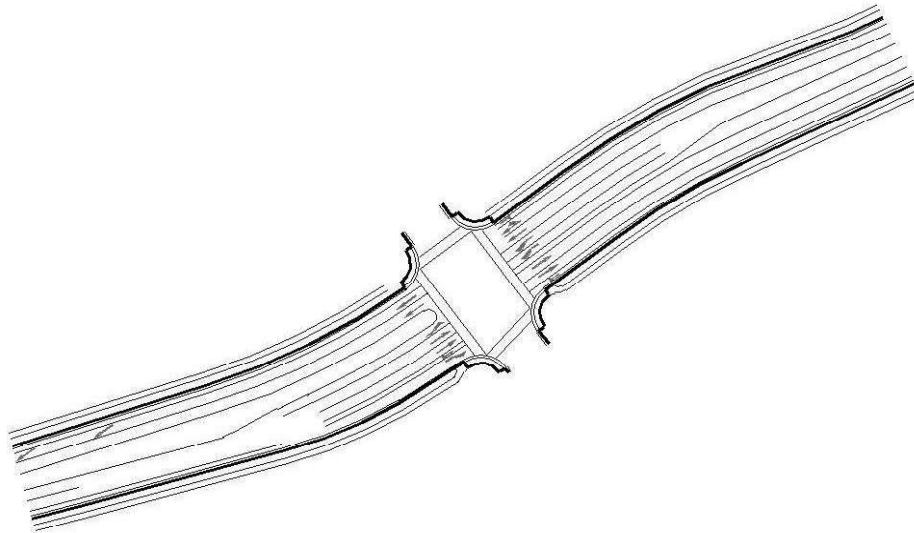
Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	65,530	SF	\$0.64	\$42,092.08
2	4" Asphalt Concrete over 8.5" Aggregate Base Paving	16,000	SF	\$5.65	\$90,405.65
3	6" Asphalt Concrete over 13" Aggregate Base	42,000	SF	\$8.99	\$377,691.80
4	Curb & Gutter, Type 2 (Vertical Curb)	2,510	LF	\$32.12	\$80,612.79
5	Median Curb, Type 5 (Barrier Curb)	2,400	LF	\$23.49	\$56,385.95
6	Median Landscaping & Irrigation (CNL & Street Trees)	13,200	SF	\$7.71	\$101,745.55
7	Median Landscaping & Irrigation (Future Travel Lanes)	17,800	SF	\$5.14	\$91,468.22
8	PCC Sidewalk w/6" AB	10,830	SF	\$8.99	\$97,390.53
9	Signing & Striping (2-lanes)	2,400	LF	\$1.93	\$4,624.80
10	Street Lights (Type A, 220' spacing, both sides)	1,200	LF	\$64.24	\$77,093.02
11	Traffic Signals	1	EA	\$385,432.46	\$385,432.46
<b>Total</b>					<b>\$1,404,943.00</b>



**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

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

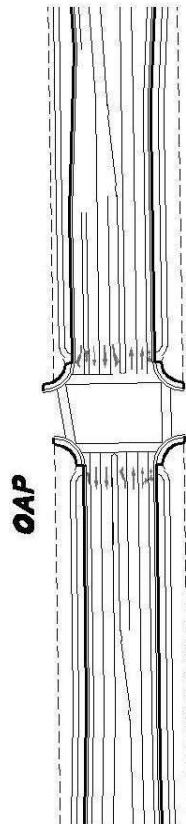
Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	54,400	SF	\$0.64	\$34,942.92
2	5.5" Asphalt Concrete over 11" Aggregate Base Paving	49,000	SF	\$6.80	\$333,414.38
3	Curb & Gutter, Type 2 (Vertical Curb)	1,800	LF	\$32.12	\$57,809.97
4	Median Curb, Type 5 (Barrier Curb)	1,600	LF	\$23.49	\$37,590.63
5	Median Landscaping & Irrigation (CNL & Street Trees)	6,300	SF	\$7.71	\$48,560.37
6	PCC Sidewalk w/6" AB	10,800	SF	\$8.99	\$97,120.75
7	Signing & Striping (4-lanes)	3,200	LF	\$1.93	\$6,166.40
8	Street Lights (Type A, 220' spacing, both sides)	800	LF	\$64.24	\$51,395.35
9	Traffic Signals	1	EA	\$385,432.46	\$385,432.46
<b>Total</b>					<b>\$1,052,434.00</b>



**Folsom Plan Area  
 Backbone Infrastructure  
 2023 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	\$0.64	\$39,824.65
2	5.5" Asphalt Concrete over 11" Aggregate Base Paving	56,600	SF	\$6.80	\$385,127.63
3	Curb & Gutter, Type 2 (Vertical Curb)	1,800	LF	\$32.12	\$57,809.97
4	Median Curb, Type 5 (Barrier Curb)	1,600	LF	\$23.49	\$37,590.63
5	Median Landscaping & Irrigation (CNL & Street Trees)	6,300	SF	\$7.71	\$48,560.37
6	PCC Sidewalk w/6" AB	10,800	SF	\$8.99	\$97,120.75
7	Signing & Striping (4-lanes)	3,200	LF	\$1.93	\$6,166.40
8	Street Lights (Type A, 220' spacing, both sides)	800	LF	\$64.24	\$51,395.35
9	Traffic Signals	1	EA	\$385,432.46	\$385,432.46
<b>Total</b>					<b>\$1,109,029.00</b>



APPENDIX E:

Dry Utility  
Construction Cost Estimates





**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 Remaining Work**  
**Construction Cost Estimate**

Roadway	Total Remaining Construction Budget
<b>Backbone Dry Utility System Summary</b>	
Alder Creek Parkway	\$4,209,938.92
Prairie City Road	\$5,835,656.58
Oak Avenue Parkway	\$2,879,323.22
Empire Ranch Road	\$1,291,526.02
Rowberry Drive	\$573,297.64
Mangini Parkway	\$2,130,613.62
Savannah Parkway	\$397,877.97
<b>Subtotal Backbone Roadways Dry Utility System Summary</b>	<b>\$17,318,233.97</b>
<b>Electrical Transmission System - 69KV Pole Relocation</b>	
Alder Creek Parkway	\$1,497,427.27
<b>Total Backbone Dry Utility System</b>	<b>\$18,815,661.24</b>

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 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	\$231.26	\$231,262	0.00%	\$115,631	\$34,689	\$46,252	\$427,834
ACP 2-DU	Alder Creek Parkway (Sta 389+00 to Sta 400+30)	1,130	LF	\$231.26	\$261,326	0.00%	\$130,663	\$39,199	\$52,265	\$483,452
ACP 3-DU	Alder Creek Parkway (Sta 400+30 to Sta 418+40)	1,810	LF	\$231.26	\$418,584	0.00%	\$209,292	\$62,788	\$83,717	\$774,380
ACP 4-DU	Alder Creek Parkway (Sta 418+40 to Sta 442+00)	2,360	LF	\$231.26	\$545,778	0.00%	\$272,889	\$81,867	\$109,156	\$1,009,688
ACP 5-DU	Alder Creek Parkway (Sta 442+00 to Sta 466+70)	2,480	LF	\$231.26	\$573,529	0.00%	\$286,764	\$86,029	\$114,706	\$1,061,028
ACP 6-DU	Alder Creek Parkway (Sta 466+70 to Sta 493+50)	2,690	LF	\$231.26	\$622,094	66.91%	\$102,925	\$30,878	\$41,170	\$380,824
ACP 11B-DU	Alder Creek Parkway (Sta 563+70 to Sta 568+20)	170	LF	\$231.26	\$39,314	0.00%	\$19,657	\$5,897	\$7,863	\$72,732
<b>Prairie City Road</b>										
PCR 1-DU	Prairie City Road (Sta 99+40 to Sta 121+80)	2,240	LF	\$231.26	\$518,026	0.00%	\$259,013	\$77,704	\$103,605	\$958,348
PCR 2-DU	Prairie City Road (Sta 121+80 to Sta 143+40)	2,170	LF	\$231.26	\$501,838	0.00%	\$250,919	\$75,276	\$100,368	\$928,400
PCR 3-DU	Prairie City Road (Sta 143+40 to Sta 176+30)	3,300	LF	\$231.26	\$763,163	0.00%	\$381,582	\$114,475	\$152,633	\$1,411,852
PCR 4-DU	Prairie City Road (Sta 176+30 to Sta 194+50)	1,820	LF	\$231.26	\$420,896	0.00%	\$210,448	\$63,134	\$84,179	\$778,658
PCR 5-DU	Prairie City Road (Sta 194+50 to Sta 235+50)	4,110	LF	\$231.26	\$950,485	0.00%	\$475,243	\$142,573	\$190,097	\$1,758,398
<b>Oak Avenue Parkway</b>										
OAP 2-DU	Oak Avenue Parkway (Sta 119+00 to Sta 129+50)	1,050	LF	\$231.26	\$242,825	0.00%	\$121,412	\$36,424	\$48,565	\$449,226
OAP 3-DU	Oak Avenue Parkway (Sta 129+50 to Sta 153+50)	2,400	LF	\$231.26	\$555,028	0.00%	\$277,514	\$83,254	\$111,006	\$1,026,802
OAP 4-DU	Oak Avenue Parkway (Sta 153+50 to Sta 176+90)	2,340	LF	\$231.26	\$541,152	0.00%	\$270,576	\$81,173	\$108,230	\$1,001,132
OAP 5-DU	Oak Avenue Parkway (Sta 176+90 to Sta 186+20)	940	LF	\$231.26	\$217,386	0.00%	\$108,693	\$32,608	\$43,477	\$402,164

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 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> (Continued)										
<b>Empire Ranch Road</b>										
ERR 1-DU	Empire Ranch Road (Sta 105+70 to Sta 129+30)	2,370	LF	\$231.26	\$548,090	82.49%	\$47,985	\$58,791	\$19,194	\$221,941
ERR 3-DU	Empire Ranch Road (Sta 145+80 to Sta 156+70)	1,100	LF	\$231.26	\$254,388	0.00%	\$127,194	\$38,158	\$50,878	\$470,617
ERR 4-DU	Empire Ranch Road (Sta 156+70 to Sta 165+00)	840	LF	\$231.26	\$194,260	0.00%	\$97,130	\$29,139	\$38,852	\$359,381
ERR 5-DU	Empire Ranch Road (Sta 165+00 to Sta 170+60)	560	LF	\$231.26	\$129,507	0.00%	\$64,753	\$19,426	\$25,901	\$239,587
<b>Rowberry Drive</b>										
ROW 1-DU	Rowberry Drive (Sta 100+60 to Sta 107+50)	700	LF	\$231.26	\$161,883	0.00%	\$80,942	\$24,282	\$32,377	\$299,484
ROW 2-DU	Rowberry Drive (Sta 107+50 to Sta 113+90)	640	LF	\$231.26	\$148,007	0.00%	\$74,004	\$22,201	\$29,601	\$273,814
<b>Mangini Parkway</b>										
MP 1A-DU	Mangini Parkway (Sta 100+60 to Sta 129+70)	2,920	LF	\$231.26	\$675,284	0.00%	\$337,642	\$101,293	\$135,057	\$1,249,275
MP 1B-DU	Mangini Parkway (Sta 129+70 to Sta 150+20)	2,060	LF	\$231.26	\$476,399	0.00%	\$238,200	\$71,460	\$95,280	\$881,338
<b>Savannah Parkway</b>										
SP 1-DU	Savannah Parkway (Sta 170+20 to Sta 183+90)	1,380	LF	\$231.26	\$319,141	32.61%	\$107,535	\$32,260	\$43,014	<u>\$397,878</u>
<b>Total Dry Utility System</b>										<b>\$17,318,234</b>
<b>Backbone - Electrical Transmission System</b>										
<b>69 kV Pole Relocation</b>										
	1 Alder Creek Parkway (Sta 389+00 to Sta 405+00)*	2,200	LF	\$321	\$706,638	0.00%	\$353,319	\$105,996	\$141,328	\$1,307,281
	2 Alder Creek Parkway (Sta 442+00)	2	EA	\$51,391	\$102,782	0.00%	\$51,391	\$15,417	\$20,556	<u>\$190,147</u>
<b>Total Electrical Transmission System</b>										<b>\$1,497,427</b>

\* Actual relocation length exceeds Alder Creek Parkway stationing.

APPENDIX F:  
On-Site Potable Water  
Construction Cost Estimates



**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 Remaining Work**  
**Construction Cost Estimate**

Item	Total Remaining Construction Budget
<b>Potable Water Pipelines System Summary</b>	
<b>Pipelines</b>	
Alder Creek Parkway	\$5,599,389
Oak Avenue Parkway	\$2,845,355
Empire Ranch Road	\$1,541,675
Rowberry Drive	\$294,634
Mangini Parkway	\$2,091,901
Prairie City Road	\$3,245,182
<b>Subtotal Potable Water Pipelines System</b>	<b>\$15,618,136</b>
<b>Pressure Reducing Stations</b>	
Zone 3 to Zone 2	\$112,728
<b>Subtotal Pressure Reducing Stations</b>	<b>\$112,728</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>\$22,033,860</b>

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 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	\$311.78	\$311,781.91	0.00%	\$46,767.29	\$62,356.38	\$420,905.57
ACP 2-W	Alder Creek Parkway (Sta 389+00 to Sta 400+30)	12	1,130	LF	2	\$311.78	\$352,313.55	0.00%	\$52,847.03	\$70,462.71	\$475,623.30
ACP 3-W	Alder Creek Parkway (Sta 400+30 to Sta 418+40)	12	1,810	LF	2	\$311.78	\$564,325.25	0.00%	\$84,648.79	\$112,865.05	\$761,839.09
ACP 4-W	Alder Creek Parkway (Sta 418+40 to Sta 442+00)	18	2,360	LF	2	\$480.61	\$1,134,231.61	0.00%	\$170,134.74	\$226,846.32	\$1,531,212.68
ACP 5-W	Alder Creek Parkway (Sta 442+00 to Sta 466+70)	18	630	LF	2	\$480.61	\$302,782.17	0.00%	\$45,417.33	\$60,556.43	\$408,755.93
ACP 5-W	Alder Creek Parkway (Sta 442+00 to Sta 466+70)	18	1,850	LF	3	\$480.61	\$889,122.24	0.00%	\$133,368.34	\$177,824.45	\$1,200,315.02
ACP 6-W	Alder Creek Parkway (Sta 466+70 to Sta 493+50)	18	2,680	LF	3	\$480.61	\$1,288,025.73	68.25%	\$61,342.23	\$81,789.63	\$552,080.03
ACP 11-W	Alder Creek Parkway (Sta 563+70 to Sta 568+20)	16	200	LF	5	\$460.48	\$92,095.31	0.00%	\$13,814.30	\$18,419.06	\$124,328.67
ACP 11-W	Alder Creek Parkway (Sta 563+70 to Sta 568+20)	16	200	LF	6	\$460.48	\$92,095.31	0.00%	\$13,814.30	\$18,419.06	\$124,328.67
Oak Avenue Parkway											
OAP 1-W	Oak Avenue Parkway (Sta 100+30 to Sta 119+00)	12	1,880	LF	2	\$311.78	\$586,149.98	48.40%	\$45,368.01	\$60,490.68	\$408,312.08
OAP 2-W	Oak Avenue Parkway (Sta 119+00 to Sta 129+50)	12	1,050	LF	2	\$311.78	\$327,371.00	0.00%	\$49,105.65	\$65,474.20	\$441,950.85
OAP 3-W	Oak Avenue Parkway (Sta 129+50 to Sta 153+50)	12	2,400	LF	2	\$311.78	\$748,276.57	0.00%	\$112,241.49	\$149,655.31	\$1,010,173.38
OAP 4-W	Oak Avenue Parkway (Sta 153+50 to Sta 176+90)	12	2,340	LF	2	\$311.78	\$729,569.66	0.00%	\$109,435.45	\$145,913.93	\$984,919.04
Empire Ranch Road											
ERR 4-W	Empire Ranch Road (Sta 156+70 to Sta 165+00)	16	840	LF	5	\$460.48	\$386,800.30	0.00%	\$58,020.05	\$77,360.06	\$522,180.41
ERR 4-W	Empire Ranch Road (Sta 156+70 to Sta 165+00)	16	840	LF	6	\$460.48	\$386,800.30	0.00%	\$58,020.05	\$77,360.06	\$522,180.41
ERR 5-W	Empire Ranch Road (Sta 165+00 to Sta 170+60)	16	400	LF	6	\$460.48	\$184,190.62	0.00%	\$27,628.59	\$36,838.12	\$248,657.34
ERR 5-W	Empire Ranch Road (Sta 165+00 to Sta 170+60)	16	400	LF	5	\$460.48	\$184,190.62	0.00%	\$27,628.59	\$36,838.12	\$248,657.34
Rowberry Drive											
ROW 1-W	Rowberry Drive (Sta 100+60 to Sta 107+50)	12	700	LF	2	\$311.78	\$218,247.33	0.00%	\$32,737.10	\$43,649.47	\$294,633.90

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 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	\$311.78	\$1,549,556.07	0.00%	\$232,433.41	\$309,911.21	\$2,091,900.70
Prairie City Road											
PCR 1-W	Prairie City Road (Sta 99+40 to Sta 121+80)	12	2240	LF	2	\$311.78	\$698,391.47	0.00%	\$104,758.72	\$139,678.29	\$942,828.48
PCR 2-W	Prairie City Road (Sta 121+80 to Sta 143+40)	12	2170	LF	2	\$311.78	\$676,566.74	0.00%	\$101,485.01	\$135,313.35	\$913,365.09
PCR 3-W	Prairie City Road (Sta 143+40 to Sta 176+30)	12	3300	LF	2	\$311.78	\$1,028,880.29	0.00%	\$154,332.04	\$205,776.06	<u>\$1,388,988.39</u>
<b>Subtotal Potable Water Pipelines</b>											<b>\$15,618,136</b>
<b>Potable Water Pressure Reducing Stations</b>											
Pressure Reducing Station											
	Zone 3 to Zone 2		3	EA	3	\$83,510	\$250,531.10	66.67%	\$12,525.30	\$16,700.40	<u>\$112,727.72</u>
<b>Subtotal Potable Water Pressure Reducing Stations</b>											<b>\$112,727.72</b>

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 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>\$15,730,864.08</b>



APPENDIX G:  
Off-Site Potable Water  
Construction Cost Estimates



**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 Remaining Work**  
**Construction Cost Estimate**

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**Remaining Work Backbone Infrastructure Construction Cost Summary**

<b>Backbone Roadway Rough Grading</b>	<b>\$24,705,607</b>
<b>Backbone Roadways</b>	<b>\$56,881,251</b>
<b>Community Entry Improvements</b>	<b>\$2,700,000</b>
<b>Railroad Crossings</b>	<b>\$1,951,252</b>
<b>City Fiber Optic &amp; Traffic Control System</b>	<b>\$5,403,286</b>
<b>Signalized Intersections &amp; Improvements</b>	<b>\$13,269,462</b>
<b>Open Space Vehicular Access Barrier</b>	<b>\$827,852</b>
<b>Dry Utility &amp; Electrical Transmission System</b>	<b>\$18,815,661</b>
<b>Potable Water System</b>	<b>\$22,033,860</b>
<b>Non-Potable Water System</b>	<b>\$13,195,764</b>
<b>Sanitary Sewer System</b>	<b>\$6,666,675</b>
<b>Storm Drain System</b>	<b>\$45,982,584</b>
<b>Total Estimated Remaining SPIF Backbone Infrastructure Construction Cost</b>	<b>\$212,433,255</b>

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**Offsite Water Improvements,**  
**Storage Reservoirs and Booster Pump Stations**  
**Construction Cost Estimate**

Section	Description	Qty.	Unit	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Coningency (20%)	Total Remaining Construction Budget
<b>Offsite Potable Water System Improvements</b>									
Offsite Potable Water Pipeline (City of Folsom Water Treatment Plant to Iron Point Road)									
OFF W2-P	Mobilization/Demobilization	1	LS	\$138,800	\$138,800	0.00%	\$20,820	\$27,760	\$187,380
OFF W2-P	Erosion Control (Construction SWPPP)	1	LS	\$178,000	\$178,000	0.00%	\$26,700	\$35,600	\$240,300
OFF W2-P	Traffic Control	1	LS	\$178,000	\$178,000	0.00%	\$26,700	\$35,600	\$240,300
OFF W2-P	Sheering, Shoring & Bracing	1	LS	\$178,000	\$178,000	0.00%	\$26,700	\$35,600	\$240,300
OFF W2-P	Tree Protection/Tree Removal	1	LS	\$118,700	\$118,700	0.00%	\$17,805	\$23,740	\$160,245
OFF W2-P	Rock Removal	950	CY	\$220	\$209,000	0.00%	\$31,350	\$41,800	\$282,150
OFF W2-P	Signal Detector Loop - Type A	14	EA	\$2,400	\$33,600	0.00%	\$5,040	\$6,720	\$45,360
OFF W2-P	Pavement Striping and Markings	1	LS	\$118,700	\$118,700	0.00%	\$17,805	\$23,740	\$160,245
OFF W2-P	Open Cut Install 24-inch DIP CL 350 - Paved Street (Restrained)	6,970	LF	\$720	\$5,018,400	0.00%	\$752,760	\$1,003,680	\$6,774,840
OFF W2-P	Open Cut Install 24-inch DIP CL 350 - Unpaved Street (Restrained)	8,220	LF	\$600	\$4,932,000	0.00%	\$739,800	\$986,400	\$6,658,200
OFF W2-P	Open Cut Install 24-inch DIP CL 350 - Paved Trail (Restrained)	3,640	LF	\$650	\$2,366,000	0.00%	\$354,900	\$473,200	\$3,194,100
OFF W2-P	Aerial Pipe Installation at Creek Crossings	2	EA	\$237,000	\$474,000	0.00%	\$71,100	\$94,800.00	\$639,900
OFF W2-P	2-inch Combination Air Release/Vacuum Relief Valve	16	EA	\$12,000	\$192,000	0.00%	\$28,800	\$38,400	\$259,200
OFF W2-P	6-inch Blow-Off Assemblies	15	EA	\$12,000	\$180,000	0.00%	\$27,000	\$36,000.00	\$243,000
OFF W2-P	24-inch Butterfly Valves	29	EA	\$26,000	\$754,000	0.00%	\$113,100	\$150,800	\$1,017,900
OFF W2-P	Pipeline Connections	3	EA	\$30,000	\$90,000	0.00%	\$13,500	\$18,000	\$121,500
OFF W2-P	Cathodic Protection	1	LS	\$237,000	\$237,000	0.00%	\$35,550	\$47,400	\$319,950
Subtotal Offsite Potable Water Pipeline									\$20,784,870
Offsite Potable Water Booster Pump Station (City of Folsom Water Treatment Plant)									
OFF W2-BPS	Site Work	1	LS	\$1,000,000	\$1,000,000	0.00%	\$150,000	\$200,000	\$1,350,000
OFF W2-BPS	Yard Piping & Structures	1	LS	\$484,000	\$484,000	0.00%	\$72,600	\$96,800	\$653,400
OFF W2-BPS	Building Structure	1	LS	\$675,000	\$675,000	0.00%	\$101,250	\$135,000	\$911,250
OFF W2-BPS	Mechanical	1	LS	\$2,145,000	\$2,145,000	0.00%	\$321,750	\$429,000	\$2,895,750
OFF W2-BPS	Electrical	1	LS	\$3,375,000	\$3,375,000	0.00%	\$506,250	\$675,000	\$4,556,250
Subtotal Offsite Potable Water Booster Pump Station									\$10,366,650
<b>Total Offsite Potable Water System</b>									<b>\$31,151,520</b>

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**Offsite Water Improvements,**  
**Storage Reservoirs and Booster Pump Stations**  
**Construction Cost Estimate**

Section	Description	Qty.	Unit	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Coningency (20%)	Total Remaining Construction Budget
<b>Potable Water System - Storage Tanks</b>									
Zone 3 Storage Tank - Phase 1									
<u>Tank Site Improvements</u>									
	Site Mobilization/Demobilization	1	LS	\$107,000	\$107,000	0.00%	\$16,050	\$21,400	\$144,450
	Rough Grade Excavation -Stockpile	51,000	CY	\$7.60	\$387,600	0.00%	\$58,140	\$77,520	\$523,260
	Rock Excavation	2,000	CY	\$13.00	\$26,000	0.00%	\$3,900	\$5,200	\$35,100
	Structural Backfill (Within 10-ft of Tank)	4,900	CY	\$13.00	\$63,700	0.00%	\$9,555	\$12,740	\$85,995
	Site Grading (Slope Reconstruction)	42,000	CY	\$5.40	\$226,800	0.00%	\$34,020	\$45,360	\$306,180
	Concrete Lined V-Ditch	540	LF	\$18.00	\$9,720	0.00%	\$1,458	\$1,944	\$13,122
	Type 'F' Field Inlet	1	EA	\$7,200	\$7,200	0.00%	\$1,080	\$1,440	\$9,720
	12-inch RCP CL III Drain Pipe	15	LF	\$140	\$2,100	0.00%	\$315	\$420	\$2,835
	24-inch DIP CL 350 Tank Overflow Pipe	240	LF	\$290	\$69,600	0.00%	\$10,440	\$13,920	\$93,960
	Tank Overflow Structure	1	EA	\$60,000	\$60,000	0.00%	\$9,000	\$12,000	\$81,000
	2-inch Water Service	1	LS	\$12,000	\$12,000	0.00%	\$1,800	\$2,400	\$16,200
	24-inch DIP CL 350 Transmission Main	500	LF	\$350	\$175,000	0.00%	\$26,250	\$35,000	\$236,250
	30-inch DIP CL 350 Distribution Main	400	LF	\$600	\$240,000	0.00%	\$36,000	\$48,000	\$324,000
	25-ft. Wide Double Swing Entrance Gate & App.	1	EA	\$41,600	\$41,600	0.00%	\$6,240	\$8,320	\$56,160
	Site Paving (3" AC / 10.5" AB)	13,300	SF	\$4.90	\$65,170	0.00%	\$9,776	\$13,034	\$87,980
	Site Ground Cover (4-inch Layer Crushed Gravel)	30,000	SF	\$1.60	\$48,000	0.00%	\$7,200	\$9,600	\$64,800
	Site Landscaping	5,000	SF	\$6.00	\$30,000	0.00%	\$4,500	\$6,000	\$40,500
	Tube Steel Perimeter Fencing	1,260	LF	\$50.00	\$63,000	0.00%	\$9,450	\$12,600	\$85,050
	Site Lighting & Security	1	LS	\$71,300	\$71,300	0.00%	\$10,695	\$14,260	\$96,255
	Dry Utility Service	1	LS	\$18,000	\$18,000	0.00%	\$2,700	\$3,600	\$24,300
	Reseeding (Hydro-Seeding)	170,700	SF	\$0.07	\$11,949	0.00%	\$1,792	\$2,390	\$16,131
	Erosion Control (Construction SWPPP)	184,000	SF	\$0.38	\$69,920	0.00%	\$10,488	\$13,984	\$94,392
<u>Tank Improvements</u>									
	3.0 MG Prestressed Concrete Tank	1	LS	\$3,480,000	\$3,480,000	0.00%	\$522,000	\$696,000	\$4,698,000
	Tank Appurtenances (mixing, sampling, hatches & instrumentation)	1	LS	\$180,000	\$180,000	0.00%	\$27,000	\$36,000	\$243,000
	30-inch Check Valve (Tank Inlet)	1	LS	\$41,900	\$41,900	0.00%	\$6,285	\$8,380	\$56,565
	24-inch Flow Meter w/Bypass, Valving and Appurtenances	1	LS	\$83,300	\$83,300	0.00%	\$12,495	\$16,660	\$112,455
Total Zone 3 Storage Tank - Phase 1									\$7,547,660

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**Offsite Water Improvements,**  
**Storage Reservoirs and Booster Pump Stations**  
**Construction Cost Estimate**

Section	Description	Qty.	Unit	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Coningency (20%)	Total Remaining Construction Budget
<b>Potable Water System - Storage Tanks (Continued)</b>									
Zone 4 Storage Tank									
<u>Tank Site Access and Utility Extensions</u>									
	Mobilization/Demobilization	1	LS	\$142,600	\$142,600	0.00%	\$21,390	\$28,520	\$192,510
	Clearing and Grubbing	140,000	SF	\$0.05	\$7,000	70.00%	\$315	\$420	\$2,835
	Pad Construction	1	EA	\$32,700	\$32,700	100.00%	\$0	\$0	\$0
	Excavation	27,000	CY	\$9.25	\$249,750	100.00%	\$0	\$0	\$0
	Subgrade Preparation	46,000	SF	\$0.65	\$29,900	0.00%	\$4,485	\$5,980	\$40,365
	16-ft Wide Access Road (3"AC/10.5"AB)	46,000	SF	\$4.90	\$225,400	0.00%	\$33,810	\$45,080	\$304,290
	Remove & Reinstall Railroad Tracks at Water Pipeline Crossing	1	EA	\$6,500	\$6,500	0.00%	\$975	\$1,300	\$8,775
	Masonry Retaining Wall	2,000	FSF	\$100.00	\$200,000	100.00%	\$0	\$0	\$0
	20-ft Wide Pipe Gate	1	EA	\$8,700.00	\$8,700	0.00%	\$1,305	\$1,740	\$11,745
	Rock Lined Drainage Ditch	2,300	LF	\$16.00	\$36,800	100.00%	\$0	\$0	\$0
	City Fiber Optic Conduit & Pull Boxes	100	LF	\$26.00	\$2,600	0.00%	\$390	\$520	\$3,510
	Dry Utility Service	1	EA	\$17,900	\$17,900	100.00%	\$0	\$0	\$0
	15-inch RCP CL III Storm Drain Pipe	440	LF	\$160.00	\$70,400	0.00%	\$10,560	\$14,080	\$95,040
	18-inch RCP CL III Storm Drain Pipe	105	LF	\$170.00	\$17,850	0.00%	\$2,678	\$3,570	\$24,098
	18-inch Storm Drain Outfall Structure	1	EA	\$5,400	\$5,400	0.00%	\$810	\$1,080	\$7,290
	48-inch Storm Drain Manhole	3	EA	\$13,300	\$39,900	0.00%	\$5,985	\$7,980	\$53,865
	Type 'F' Field Inlet	2	EA	\$7,200	\$14,400	0.00%	\$2,160	\$2,880	\$19,440
	1-inch Metered Water Service	1	EA	\$2,600	\$2,600	100.00%	\$0	\$0	\$0
	2-inch Non-Potable Irrigation Service	1	EA	\$5,000	\$5,000	100.00%	\$0	\$0	\$0
	12-inch DIP CL 350 Water Pipeline w/Cathodic Protection	2,710	LF	\$240.00	\$650,400	0.00%	\$97,560	\$130,080	\$878,040
	18-inch DIP CL 350 Water Pipeline w/Cathodic Protection	2,500	LF	\$325.00	\$812,500	55.20%	\$54,600	\$72,800	\$491,400
	12-inch Gate Valve	3	EA	\$4,100.00	\$12,300	0.00%	\$1,845	\$2,460	\$16,605
	18-inch Butterfly Valve	3	EA	\$8,200.00	\$24,600	33.33%	\$2,460	\$3,280	\$22,141
	2-inch Combination Air Release/Vacuum Relief Valve	6	EA	\$8,400.00	\$50,400	0.00%	\$7,560	\$10,080	\$68,040
	Reseeding (Hydro-Seeding)	268,000	SF	\$0.07	\$18,760	62.69%	\$1,050	\$1,400	\$9,449
	Erosion Control (Construction SWPPP)	140,000	SF	\$0.38	\$53,200	15.13%	\$6,773	\$9,030	\$60,954

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**Offsite Water Improvements,**  
**Storage Reservoirs and Booster Pump Stations**  
**Construction Cost Estimate**

Section	Description	Qty.	Unit	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Coningency (20%)	Total Remaining Construction Budget
<b>Potable Water System - Storage Tanks (Continued)</b>									
<u>Tank On-Site Improvements</u>									
	Subgrade Preparation	14,400	SF	\$0.65	\$9,360	0.00%	\$1,404	\$1,872	\$12,636
	Site paving (3"AC/10.5"AB)	14,400	SF	\$4.90	\$70,560	0.00%	\$10,584	\$14,112	\$95,256
	Type 2 Curb & Gutter	580	LF	\$33.00	\$19,140	0.00%	\$2,871	\$3,828	\$25,839
	30-Ft Wide Rolling Entrance Gate & Appurtenances	1	EA	\$41,600	\$41,600	0.00%	\$6,240	\$8,320	\$56,160
	Masonry Retaining Wall	1,980	FSF	\$100.00	\$198,000	0.00%	\$29,700	\$39,600	\$267,300
	Masonry Perimeter Wall (8-ft Tall)	600	LF	\$130.00	\$78,000	0.00%	\$11,700	\$15,600	\$105,300
	12-inch RCP CL III Strom Drain Pipe	30	LF	\$140.00	\$4,200	0.00%	\$630	\$840	\$5,670
	15-inch RCP CL III Strom Drain Pipe	120	LF	\$160.00	\$19,200	0.00%	\$2,880	\$3,840	\$25,920
	Type 'B' Drainage Inlet	2	EA	\$4,900	\$9,800	0.00%	\$1,470	\$1,960	\$13,230
	12-inch DIP CL 350 Water Pipeline w/Cathodic Protection	50	LF	\$240.00	\$12,000	0.00%	\$1,800	\$2,400	\$16,200
	18-inch DIP CL 350 Water Pipeline w/Cathodic Protection	100	LF	\$325.00	\$32,500	0.00%	\$4,875	\$6,500	\$43,875
	12-inch Gate Valve	1	EA	\$4,100	\$4,100	0.00%	\$615	\$820	\$5,535
	18-inch Butterfly Valve	1	EA	\$8,200	\$8,200	0.00%	\$1,230	\$1,640	\$11,070
	2-inch Combination Air Release/Vacuum Relief Valve	2	EA	\$8,400	\$16,800	0.00%	\$2,520	\$3,360	\$22,680
<u>Tank and Appurtenances</u>									
	2.5 MG Prestressed Concrete Tank (slab on grade with flat roof)	1	LS	\$3,440,000	\$3,440,000	0.00%	\$516,000	\$688,000	\$4,644,000
	Tank Appurtenances (mixing, sampling, hatches & instrumentation)	1	LS	\$178,000	\$178,000	0.00%	\$26,700	\$35,600	\$240,300
	12-inch Check Valve (Tank Inlet)	1	EA	\$13,000	\$13,000	0.00%	\$1,950	\$2,600	\$17,550
	12-inch Flow Meter w/Bypass, Valving and Appurtenances	1	LS	\$72,000	\$72,000	0.00%	\$10,800	\$14,400	\$97,200
	12-inch Tank Drain Piping DIP CL 350	20	LF	\$230.00	\$4,600	0.00%	\$690	\$920	\$6,210
	12-inch Tank Drain Gate Valve	1	EA	\$41,000	\$41,000	0.00%	\$6,150	\$8,200	\$55,350
	Site Electrical - Lighting & Security	1	LS	\$120,000	\$120,000	0.00%	\$18,000	\$24,000	\$162,000
Total Zone 4 Storage Tank									\$8,239,672

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**Offsite Water Improvements,**  
**Storage Reservoirs and Booster Pump Stations**  
**Construction Cost Estimate**

Section	Description	Qty.	Unit	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Coningency (20%)	Total Remaining Construction Budget
<b>Potable Water System - Booster Pump Stations</b>									
Zone 3 to Zone 4 Booster Pump Station - Phase 2									
	Piping, Valves, Fittings & Appurtenances	1	LS	\$65,000	\$65,000	0.00%	\$9,750	\$13,000	\$87,750
	Major Equipment	1	LS	\$190,000	\$190,000	0.00%	\$28,500	\$38,000	\$256,500
	Major Electrical	1	LS	\$130,000	\$130,000	0.00%	\$19,500	\$26,000	<u>\$175,500</u>
	Subtotal Zone 3 to Zone 4 Booster Pump Station - Phase 2								\$519,750
	<b>Total Potable Water System</b>								<b>\$53,761,598</b>

APPENDIX H:  
Recycled Water  
Construction Cost Estimates





**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 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	\$6,631,808
Mangini Parkway	\$1,672,469
Empire Ranch Road	\$1,096,042
Rowberry Drive	\$731,460
Prairie City Road	\$1,840,725
Placerville Road Utility Corridor	<u>\$659,565</u>
Subtotal Non-Potable Water Pipelines	\$12,632,069
<b>Non-Potable Water Pressure Reducing Stations</b>	
Pressure Reducing Stations	<u>\$563,695</u>
<b>Total Non-Potable Water System</b>	<b>\$13,195,764</b>

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 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)	16	1,000	LF	2	\$405.48	\$405,475.43	0.00%	\$60,821.31	\$81,095.09	\$547,391.83
ACP 2-NP	Alder Creek Parkway (Sta 389+00 to Sta 400+30)	16	1,130	LF	2	\$405.48	\$458,187.23	0.00%	\$68,728.09	\$91,637.45	\$618,552.77
ACP 3-NP	Alder Creek Parkway (Sta 400+30 to Sta 418+40)	16	1,810	LF	2	\$405.48	\$733,910.52	0.00%	\$110,086.58	\$146,782.10	\$990,779.21
ACP 4-NP	Alder Creek Parkway (Sta 418+40 to Sta 442+00)	16	2,360	LF	2	\$405.48	\$956,922.01	0.00%	\$143,538.30	\$191,384.40	\$1,291,844.71
ACP 5-NP	Alder Creek Parkway (Sta 442+00 to Sta 466+70)	12	2,480	LF	3	\$249.27	\$618,186.50	0.00%	\$92,727.98	\$123,637.30	\$834,551.78
ACP 5-NP	Alder Creek Parkway (Sta 442+00 to Sta 466+70)	16	2,480	LF	5	\$405.48	\$1,005,579.06	0.00%	\$150,836.86	\$201,115.81	\$1,357,531.73
ACP 6-NP	Alder Creek Parkway (Sta 466+70 to Sta 493+50)	12	2,690	LF	3	\$249.27	\$670,532.94	67.98%	\$32,205.70	\$42,940.93	\$289,851.28
ACP 6-NP	Alder Creek Parkway (Sta 466+70 to Sta 493+50)	16	2,690	LF	5	\$405.48	\$1,090,728.90	67.98%	\$52,387.71	\$69,850.28	\$471,489.38
ACP 11-NP	Alder Creek Parkway (Sta 563+70 to Sta 568+20)	16	260	LF	5	\$405.48	\$105,423.61	0.00%	\$15,813.54	\$21,084.72	\$142,321.88
ACP 11-NP	Alder Creek Parkway (Sta 563+70 to Sta 568+20)	12	260	LF	6	\$249.27	\$64,809.88	0.00%	\$9,721.48	\$12,961.98	\$87,493.33
Mangini Parkway											
MP 1-NP	Mangini Parkway (Sta 100+60 to Sta 150+20)	12	4,970	LF	2	\$249.27	\$1,238,865.70	0.00%	\$185,829.85	\$247,773.14	\$1,672,468.69
Empire Ranch Road											
ERR 4-NP	Empire Ranch Road (Sta 156+70 to Sta 165+00)	12	840	LF	6	\$249.27	\$209,385.75	0.00%	\$31,407.86	\$41,877.15	\$282,670.76
ERR 4-NP	Empire Ranch Road (Sta 156+70 to Sta 165+00)	16	840	LF	5	\$405.48	\$340,599.36	0.00%	\$51,089.90	\$68,119.87	\$459,809.14
ERR 5-NP	Empire Ranch Road (Sta 165+00 to Sta 170+60)	12	400	LF	6	\$249.27	\$99,707.50	0.00%	\$14,956.13	\$19,941.50	\$134,605.13
ERR 5-NP	Empire Ranch Road (Sta 165+00 to Sta 170+60)	16	400	LF	5	\$405.48	\$162,190.17	0.00%	\$24,328.53	\$32,438.03	\$218,956.73
Rowberry Drive											
ROW 1-NP	Rowberry Drive (Sta 100+00 to Sta 107+50)	16	550	LF	2	\$405.48	\$223,011.49	0.00%	\$33,451.72	\$44,602.30	\$301,065.51
ROW 1-NP	Rowberry Drive (Sta 100+00 to Sta 107+50)	8	550	LF	3	\$174.18	\$95,799.61	0.00%	\$14,369.94	\$19,159.92	\$129,329.48
ROW 1-NP	Rowberry Drive (Sta 100+00 to Sta 107+50)	16	550	LF	3	\$405.48	\$223,011.49	0.00%	\$33,451.72	\$44,602.30	\$301,065.51

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 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> (Continued)											
Non-Potable Water Pipelines (Continued)											
Prairie City Road											
PCR 2-NP	Placerville Road (Sta 97+90 to Sta 113+60)	12	2,170	LF	2	\$249.27	\$540,913.19	0.00%	\$81,136.98	\$108,182.64	\$730,232.81
PCR 3-NP	Placerville Road (Sta 77+90 to Sta 97+90)	12	3,300	LF	2	\$249.27	\$822,586.88	0.00%	\$123,388.03	\$164,517.38	\$1,110,492.29
Placerville Road Utility Corridor											
PRC 3-NP	Placerville Road (Sta 77+90 to Sta 97+90)	12	1,960	LF	5	\$249.27	\$488,566.75	0.00%	\$73,285.01	\$97,713.35	\$659,565.12
Subtotal Non-Potable Water Pipelines											\$12,632,069.05
Pressure Reducing Stations											
	Zone 3 to Zone 2	-	2	EA	3	\$83,510	\$167,020.73	50.00%	\$12,526.55	\$16,702.07	\$112,738.99
	Zone 5 to Zone 3	-	2	EA	5	\$83,510	\$167,020.73	0.00%	\$25,053.11	\$33,404.15	\$225,477.99
	Zone 5 to Zone 4	-	2	EA	5	\$83,510	\$167,020.73	0.00%	\$25,053.11	\$33,404.15	\$225,477.99
Subtotal Pressure Reducing Stations											\$563,694.97

**APPENDIX I:**  
**Sanitary Sewer**  
**Construction Cost Estimates**



**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 Remaining Work**  
**Construction Cost Estimate**

Item	Total Remaining Construction Budget
<b>Sanitary Sewer Pipelines Summary</b>	
Alder Creek Parkway	\$1,228,493
Rowberry Drive	\$294,696
Mangini Parkway	\$351,575
Prairie City Road	\$4,018,792
Folsom Heights Drive	\$116,411
Sewer Odor Control System	\$480,518
<b>Subtotal Sanitary Sewer Pipelines</b>	<b>\$6,490,485</b>
<b>Sanitary Sewer Pump Stations &amp; Force Mains</b>	
Alder Creek Sewer Lift Station - Phase 2	\$176,190
<b>Subtotal Pump Stations &amp; Force Mains</b>	<b>\$176,190</b>
<b>Total Sanitary Sewer System</b>	<b>\$6,666,675</b>

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 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	\$427.23	\$427,227.65	0.00%	\$64,084.15	\$85,445.53	\$576,757.33
ACP 2-SS	Alder Creek Parkway (Sta 389+00 to Sta 400+30)	15	1,130	LF	\$427.23	\$482,767.25	0.00%	\$72,415.09	\$96,553.45	\$651,735.79
Rowberry Drive										
ROW 1-SS	Rowberry Drive (Sta 100+60 to Sta 107+50)	10	700	LF	\$311.85	\$218,293.06	0.00%	\$32,743.96	\$43,658.61	\$294,695.63
Mangini Parkway										
MP 1-SS	Mangini Parkway (Sta 100+60 to Sta 150+20)	8	1,010	LF	\$257.85	\$260,426.19	0.00%	\$39,063.93	\$52,085.24	\$351,575.35
Prairie City Road										
PCR 1-SS	Prairie City Road (Sta 99+40 to Sta 121+80)	12	1640	LF	\$390.21	\$639,947.44	0.00%	\$95,992.12	\$127,989.49	\$863,929.04
PCR 2-SS	Prairie City Road (Sta 121+80 to Sta 143+40)	15	2170	LF	\$427.23	\$927,084.01	0.00%	\$139,062.60	\$185,416.80	\$1,251,563.41
PCR 3-SS	Prairie City Road (Sta 143+40 to Sta 176+30)	15	3300	LF	\$427.23	\$1,409,851.26	0.00%	\$211,477.69	\$281,970.25	\$1,903,299.20
FH-1-SS	Folsom Heights Drive (Sta 10+00 to Sta 12+80)	8	280	LF	\$257.85	\$72,197.36	0.00%	\$10,829.60	\$14,439.47	\$97,466.43
FH-1-SS	Folsom Heights Drive to SSLS	10	45	LF	\$311.85	\$14,033.13	0.00%	\$2,104.97	\$2,806.63	\$18,944.72
Sewer Odor Control System										
MP 2	Deep Sewer Odor Control System	-	1	EA	\$355,939.58	\$355,939.58	0.00%	\$53,390.94	\$71,187.92	<u>\$480,518.43</u>
<b>Total Sanitary Sewer Pipelines</b>										<b>\$6,490,485.34</b>

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 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>										
Alder Creek Sanitary Sewer Lift Station - Phase 2										
	Piping Valves, Fittings & Appurtenances	-	1	LS	\$11,864.65	\$11,864.65	0.00%	\$1,779.70	\$2,372.93	\$16,017.28
	Major Equipment	-	1	LS	\$100,849.55	\$100,849.55	0.00%	\$15,127.43	\$20,169.91	\$136,146.89
	Major Electrical	-	1	LS	\$17,796.98	\$17,796.98	0.00%	\$2,669.55	\$3,559.40	\$24,025.92
	<b>Total Alder Creek Sanitary Sewer Lift Station - Phase 2</b>									<b>\$176,190.09</b>
	<b>Total Sanitary Sewer System</b>									<b>\$6,666,675.43</b>

**APPENDIX J:**  
**Storm Drainage**  
**Construction Cost Estimates**





**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 Remaining Work**  
**Construction Cost Estimate**

Item	Total Remaining Construction Budget
<b>Storm Drain System Summary</b>	
<b>Storm Drain Pipelines</b>	
Alder Creek Parkway	\$10,491,303.84
Oak Avenue Parkway	\$4,186,784.69
Empire Ranch Road	\$828,456.75
Rowberry Drive	\$393,596.24
Mangini Parkway	\$2,239,188.40
Prairie City Road	\$5,992,875.24
Miscellaneous Storm Drainage Improvements	\$202,500
<b>Subtotal Storm Drain Pipelines</b>	<b>\$24,334,705.16</b>
<b>Detention Basins</b>	
Combo #1	\$954,482.40
Combo #2	\$2,164,294.35
Combo #3	\$1,490,057.10
Combo #4	\$647,177.85
Combo #5	\$716,247.90
DB #1	\$835,299.00
DB #2	\$857,429.55
DB #3	\$792,132.75
HMB #1	\$743,422.05
HMB #2	\$710,869.50
HMB #3	\$800,907.75
HMB #4	\$676,263.60
HMB #5	\$691,892.55
HMB #6	\$1,541,959.20
HMB #8	\$1,118,950.20
HMB #9	\$740,207.70
HMB #10	\$1,068,060.60
HMB #11	\$768,444.30
HMB #12	\$1,165,098.60
HMB #13	\$1,160,339.85
HMB #14	\$1,077,617.25
HMB #15	\$926,725.05
<b>Subtotal Detention Basins</b>	<b>\$21,647,879.10</b>
<b>Total Storm Drain System</b>	<b>\$45,982,584.26</b>

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 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 #1	\$707,024.00	0.00%	\$106,053.60	\$141,404.80	\$954,482.40
Combo #2	\$1,649,259.00	2.78%	\$240,477.15	\$320,636.20	\$2,164,294.35
Combo #3	\$1,103,746.00	0.00%	\$165,561.90	\$220,749.20	\$1,490,057.10
Combo #4	\$479,391.00	0.00%	\$71,908.65	\$95,878.20	\$647,177.85
Combo #5	\$1,109,767.00	48.06%	\$79,583.10	\$106,110.80	\$716,247.90
DB #1	\$618,740.00	0.00%	\$92,811.00	\$123,748.00	\$835,299.00
DB #2	\$635,133.00	0.00%	\$95,269.95	\$127,026.60	\$857,429.55
DB #3	\$586,765.00	0.00%	\$88,014.75	\$117,353.00	\$792,132.75
HMB #1	\$550,683.00	0.00%	\$82,602.45	\$110,136.60	\$743,422.05
HMB #2	\$526,570.00	0.00%	\$78,985.50	\$105,314.00	\$710,869.50
HMB #3	\$593,265.00	0.00%	\$88,989.75	\$118,653.00	\$800,907.75
HMB #4	\$500,936.00	0.00%	\$75,140.40	\$100,187.20	\$676,263.60
HMB #5	\$512,513.00	0.00%	\$76,876.95	\$102,502.60	\$691,892.55
HMB #6	\$1,142,192.00	0.00%	\$171,328.80	\$228,438.40	\$1,541,959.20
HMB #8	\$2,037,133.00	59.38%	\$124,327.80	\$165,770.40	\$1,118,950.20
HMB #9	\$548,302.00	0.00%	\$82,245.30	\$109,660.40	\$740,207.70
HMB #10	\$791,156.00	0.00%	\$118,673.40	\$158,231.20	\$1,068,060.60
HMB #11	\$569,218.00	0.00%	\$85,382.70	\$113,843.60	\$768,444.30
HMB #12	\$863,036.00	0.00%	\$129,455.40	\$172,607.20	\$1,165,098.60
HMB #13	\$859,511.00	0.00%	\$128,926.65	\$171,902.20	\$1,160,339.85
HMB #14	\$798,235.00	0.00%	\$119,735.25	\$159,647.00	\$1,077,617.25
HMB #15	\$1,355,776.00	51.43%	\$102,969.45	\$137,292.60	\$926,725.05
<b>Subtotal Detention Basins</b>	<b>\$18,538,351.00</b>		<b>\$2,405,319.90</b>	<b>\$3,207,093.20</b>	<b>\$21,647,879.10</b>

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 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	\$258.68	\$139,685	0.00%	\$20,952.68	\$27,936.91	\$188,574.16
ACP 2-SD	Alder Creek Parkway (Sta 389+00 to Sta 400+30)	36	830	LF	\$481.35	\$399,518	0.00%	\$59,927.69	\$79,903.59	\$539,349.24
ACP 2-SD	48" Storm Drain Outfall Structure to HMB #3	48	1	EA	\$32,119.37	\$32,119	0.00%	\$4,817.91	\$6,423.87	\$43,361.15
ACP 2-SD	48" Storm Drain Pipe Extended to HMB #3	48	390	LF	\$582.41	\$227,140	0.00%	\$34,071.04	\$45,428.05	\$306,639.37
ACP 3-SD	Alder Creek Parkway (Sta 400+30 to Sta 418+40)	24	1,480	LF	\$300.87	\$445,292	0.00%	\$66,793.84	\$89,058.45	\$601,144.52
ACP 4-SD	Alder Creek Parkway (Sta 418+40 to Sta 442+00)	15	390	LF	\$258.68	\$100,883	0.00%	\$15,132.49	\$20,176.66	\$136,192.45
ACP 4-SD	Alder Creek Parkway (Sta 418+40 to Sta 442+00)	18	400	LF	\$271.52	\$108,609	0.00%	\$16,291.31	\$21,721.74	\$146,621.76
ACP 4-SD	Alder Creek Parkway (Sta 418+40 to Sta 442+00)	60	1,290	LF	\$805.90	\$1,039,610	0.00%	\$155,941.51	\$207,922.02	\$1,403,473.61
ACP 4-SD	66" Storm Drain Outfall Structure to HMB #6	66	1	EA	\$48,821.45	\$48,821	0.00%	\$7,323.22	\$9,764.29	\$65,908.95
ACP 4-SD	66" Storm Drain Pipe Extended to HMB #6	66	210	LF	\$840.22	\$176,445	0.00%	\$26,466.78	\$35,289.03	\$238,200.98
ACP 5-SD	Alder Creek Parkway (Sta 442+00 to Sta 466+70)	36	510	LF	\$481.35	\$245,487	0.00%	\$36,823.04	\$49,097.39	\$331,407.36
ACP 5-SD	Alder Creek Parkway (Sta 442+00 to Sta 466+70)	48	1,600	LF	\$582.41	\$931,858	0.00%	\$139,778.63	\$186,371.50	\$1,258,007.66
ACP 6-SD	72" Storm Drain Outfall Structure to HMB #8	-	2	EA	\$51,390.99	\$102,782	0.00%	\$15,417.30	\$20,556.40	\$138,755.69
ACP 6-SD	72" Storm Drain Pipe Extending to HMB #8 <sup>1</sup>	2-72	2,640	LF	\$885.27	\$2,337,101	0.00%	\$350,565.15	\$467,420.19	\$3,155,086.31
ACP 6-SD	Alder Creek Parkway (Sta 466+70 to Sta 493+50) <sup>1</sup>	2-72	1,960	LF	\$885.27	\$1,735,120	17.24%	\$215,397.85	\$287,197.13	\$1,938,580.64
(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	\$481.35	\$356,197	0.00%	\$53,429.51	\$71,239.35	\$480,865.58
OAP 3-SD	Oak Avenue Parkway (Sta 129+50 to Sta 153+50)	48	1,060	LF	\$582.41	\$617,356	0.00%	\$92,603.34	\$123,471.12	\$833,430.07
OAP 3-SD	Oak Avenue Parkway (Sta 129+50 to Sta 153+50)	60	1,350	LF	\$805.90	\$1,087,964	0.00%	\$163,194.61	\$217,592.81	\$1,468,751.45
OAP 4-SD	Oak Avenue Parkway (Sta 153+50 to Sta 176+90)	24	1,860	LF	\$300.87	\$559,624	0.00%	\$83,943.60	\$111,924.81	\$755,492.43
OAP 4-SD	60" Storm Drain Outfall Structure to HMB #12	60	1	EA	\$38,543.25	\$38,543	0.00%	\$5,781.49	\$7,708.65	\$52,033.38
OAP 4-SD	60" Storm Drain Pipe Extended to HMB #12	60	150	LF	\$805.90	\$120,885	0.00%	\$18,132.73	\$24,176.98	\$163,194.61
OAP 5-SD	Oak Avenue Parkway (Sta 176+90 to Sta 186+20)	36	410	LF	\$481.35	\$197,352	0.00%	\$29,602.84	\$39,470.45	\$266,425.53
OAP 5-SD	36" Storm Drain Outfall Structure to HMB #5	36	1	EA	\$22,318.35	\$22,318	0.00%	\$3,347.75	\$4,463.67	\$30,129.77
OAP 5-SD	36" Storm Drain Pipe Extended to HMB #5	36	210	LF	\$481.35	\$101,083	0.00%	\$15,162.43	\$20,216.57	\$136,461.85

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 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	\$481.35	\$125,150	0.00%	\$18,772.53	\$25,030.04	\$168,952.77
ERR 3-SD	Empire Ranch Road (Sta 145+80 to Sta 156+70)	24	840	LF	\$300.87	\$252,733	0.00%	\$37,910.01	\$50,546.69	\$341,190.13
ERR 4-SD	Empire Ranch Road (Sta 156+70 to Sta 165+00)	15	840	LF	\$258.68	\$217,287	0.00%	\$32,593.07	\$43,457.42	\$293,337.59
ERR 5-SD	Empire Ranch Road (Sta 165+00 to Sta 170+60)	12	80	LF	\$231.26	\$18,501	0.00%	\$2,775.14	\$3,700.19	\$24,976.26
Rowberry Drive										
ROW 1-SD	Rowberry Drive (Sta 100+60 to Sta 107+50)	24	700	LF	\$300.87	\$210,611	0.00%	\$31,591.68	\$42,122.24	\$284,325.11
ROW 2-SD	Rowberry Drive (Sta 107+50 to Sta 113+90)	12	350	LF	\$231.26	\$80,942	0.00%	\$12,141.24	\$16,188.32	\$109,271.13
Mangini Parkway										
MP 1-SD	Mangini parkway (Sta 100+60 to Sta 150+20)	42	1,010	LF	\$519.01	\$524,195	0.00%	\$78,629.27	\$104,839.02	\$707,663.40
MP 1-SD	Mangini Parkway (Sta 100+60 to Sta 150+20)	15	660	LF	\$258.68	\$170,726	0.00%	\$25,608.84	\$34,145.12	\$230,479.53
MP 1-SD	Mangini Parkway (Sta 100+60 to Sta 150+20)	48	820	LF	\$582.41	\$477,577	0.00%	\$71,636.55	\$95,515.40	\$644,728.92
MP 1-SD	Mangini Parkway (Sta 100+60 to Sta 150+20)	36	1,010	LF	\$481.35	\$486,160	0.00%	\$72,924.06	\$97,232.08	\$656,316.54
Prairie City Road										
PCR 1-SD	Prairie City Road (Sta 113+60 to Sta 121+80)	42	770	LF	\$519.01	\$399,634	0.00%	\$59,945.08	\$79,926.78	\$539,505.76
PCR 1-SD	Prairie City Road (Sta 113+60 to Sta 121+80)	48	1,220	LF	\$582.41	\$710,541	0.00%	\$106,581.20	\$142,108.27	\$959,230.84
PCR 1-SD	72" Storm Drain Outfall Structure to Combo #2	72	1	EA	\$51,390.99	\$51,391	0.00%	\$7,708.65	\$10,278.20	\$69,377.84
PCR 1-SD	72" Storm Drain Pipe Extended to Combo #2	72	230	LF	\$885.27	\$203,611	0.00%	\$30,541.66	\$40,722.21	\$274,874.94
PCR 2-SD	Prairie City Road (Sta 121+80 to Sta 143+40)	36	610	LF	\$481.35	\$293,622	0.00%	\$44,043.24	\$58,724.33	\$396,389.20
PCR 2-SD	Prairie City Road (Sta 121+80 to Sta 143+40)	48	1,290	LF	\$582.41	\$751,310	0.00%	\$112,696.52	\$150,262.03	\$1,014,268.67
PCR 3-SD	Prairie City Road (Sta 143+40 to Sta 176+30)	30	1,810	LF	\$349.84	\$633,216	0.00%	\$94,982.34	\$126,643.11	\$854,841.02
PCR 3-SD	Prairie City Road (Sta 143+40 to Sta 176+30)	18	520	LF	\$271.52	\$141,191	0.00%	\$21,178.70	\$28,238.27	\$190,608.29

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 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	48" Storm Drain Outfall Structure to Combo #1	48	1	EA	\$32,119.37	\$32,119	0.00%	\$4,817.91	\$6,423.87	\$43,361.15
PCR 3-SD	48" Storm Drain Pipe Extended to Combo #1	48	260	LF	\$582.41	\$151,427	0.00%	\$22,714.03	\$30,285.37	\$204,426.24
PCR 4-SD	Prairie City Road (Sta 143+40 to Sta 176+30)	48	1,510	LF	\$582.41	\$879,441	0.00%	\$131,916.08	\$175,888.11	\$1,187,244.73
PCR 4-SD	60" Storm Drain Outfall Structure to HMB #1	60	1	EA	\$38,543.25	\$38,543	0.00%	\$5,781.49	\$7,708.65	\$52,033.38
PCR 4-SD	60" Storm Drain Pipe Extended to HMB #1	60	190	LF	\$805.90	\$153,121	0.00%	\$22,968.13	\$30,624.17	\$206,713.17
<b>Total Storm Drain Pipelines</b>										<b>\$24,132,205.16</b>
<b>Miscellaneous Storm Drainage Improvements</b>										
	Southeast Connector Bike Trail Triple 60-inch Culvert Outfall Reconfiguration	N/A	1	EA	\$150,000.00	\$150,000	0.00%	\$22,500.00	\$30,000.00	\$202,500.00
<b>Miscellaneous Storm Drainage Improvements</b>										<b>\$202,500.00</b>

**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

	Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Combination Basin No. 1</b>							
<b>Earthwork &amp; Site Preparation</b>							
1	Clearing and Grubbing	101,000	SF	\$0.08	\$7,697.11	0.00%	\$7,697.11
2	Import	5,000	CY	\$5.14	\$25,693.32	0.00%	\$25,693.32
3	Basin Finish Grading	101,000	SF	\$0.64	\$64,875.63	0.00%	\$64,875.63
<b>Drainage Improvements</b>							
4	48-inch RCP CL-IV Storm Drainage Pipeline	360	LF	\$400.64	\$144,230.98	0.00%	\$144,230.98
5	48-inch Storm Drain Outfall Struct., Std. Dwg. SD-20	1	EA	\$30,834.60	\$30,834.60	0.00%	\$30,834.60
6	60-inch Storm Drain Manhole, Std. Dwg. SD-28	1	EA	\$16,899.89	\$16,899.89	0.00%	\$16,899.89
7	Detention Basin Outlet Control Structure - Small	1	EA	\$256,955	\$256,954.97	0.00%	\$256,954.97
8	Rock Rip Rap	100	CY	\$64.24	\$6,424.42	0.00%	\$6,424.42
<b>Detention Basin Improvements</b>							
9	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	1,700	SF	\$12.85	\$21,839.32	0.00%	\$21,839.32
10	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	1,800	SF	\$12.85	\$23,123.99	0.00%	\$23,123.99
11	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
12	Post & Cable Barrier, Std. Dwg. LS-47	100	LF	\$23.12	\$2,312.40	0.00%	\$2,312.40
13	20-ft. Wide Pipe Gate Std. Dwg. LS-43 (Single Gate)	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
14	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	11,400	SF	\$5.14	\$58,580.77	0.00%	\$58,580.77
<b>Landscape Improvements</b>							
15	Detention Basin Planting (Hydro-Seeding)	55,000	SF	\$0.07	\$3,592.71	0.00%	\$3,592.71
16	Construction Area Seeding (Hydro-Seeding)	33,000	SF	\$0.07	\$2,155.63	0.00%	\$2,155.63
17	Erosion Control (Construction SWPPP)	101,000	SF	\$0.26	\$26,390.09	0.00%	\$26,390.09
<b>Total Remaining Construction Cost</b>					<b>\$707,024.00</b>		<b>\$707,024.00</b>

**Folsom Plan Area  
Backbone Infrastructure  
2023 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	\$27,130.40	0.00%	\$27,130.40
2 Import	45,000	CY	\$5.14	\$231,239.88	0.00%	\$231,239.88
3 Basin Finish Grading	356,000	SF	\$0.64	\$228,670.55	0.00%	\$228,670.55
<b>Drainage Improvements</b>						
4 48-inch RCP CL IV Storm Drain Pipe	265	LF	\$400.64	\$106,170.02	43.40%	\$60,092.23
5 48-inch Storm Drain Erosion Control Outlet Structure	1	EA	\$30,834.60	\$30,834.60	0.00%	\$30,834.60
6 7-ft x7-ft Concrete Junction Box	1	EA	\$52,675.77	\$52,675.77	0.00%	\$52,675.77
7 Detention Basin Outlet Control Structure - Large	1	EA	\$563,571.00	\$563,571.00	0.00%	\$563,571.00
8 Rock Rip Rap	300	CY	\$64.24	\$19,273.26	0.00%	\$19,273.26
<b>Detention Basin Improvements</b>						
9 12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	7,200	SF	\$12.85	\$92,495.95	0.00%	\$92,495.95
10 Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	1,800	SF	\$12.85	\$23,123.99	0.00%	\$23,123.99
11 20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	3	EA	\$7,708.65	\$23,125.95	0.00%	\$23,125.95
12 20-ft. Wide Pipe Gate Std. Dwg. LS-43 (Single Gate)	3	EA	\$7,708.65	\$23,125.95	0.00%	\$23,125.95
13 12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	22,000	SF	\$5.14	\$113,050.61	0.00%	\$113,050.61
<b>Landscape Improvements</b>						
14 Detention Basin Planting (Hydro-Seeding)	151,000	SF	\$0.07	\$9,863.62	0.00%	\$9,863.62
15 Construction Area Seeding (Hydro-Seeding)	182,000	SF	\$0.07	\$11,888.60	0.00%	\$11,888.60
16 Erosion Control (Construction SWPPP)	356,000	SF	\$0.26	\$93,018.53	0.00%	\$93,018.53
<b>Total Construction Cost</b>				<b>\$1,649,259.00</b>		<b>\$1,603,181.00</b>

**Folsom Plan Area  
Backbone Infrastructure  
2023 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	\$12,193.44	0.00%	\$12,193.44
2	Excavation	15,000	CY	\$8.99	\$134,889.93	0.00%	\$134,889.93
3	Basin Finish Grading	160,000	SF	\$0.64	\$102,773.28	0.00%	\$102,773.28
<b>Drainage Improvements</b>							
4	60-inch RCP CL-IV Storm Drainage Pipeline	120	LF	\$590.08	\$70,809.05	0.00%	\$70,809.05
5	60-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$33,404.15	\$33,404.15	0.00%	\$33,404.15
6	Detention Basin Outlet Control Structure - Medium	1	EA	\$450,856.80	\$450,856.80	0.00%	\$450,856.80
<b>Detention Basin Improvements</b>							
7	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	2,300	SF	\$12.85	\$29,547.32	0.00%	\$29,547.32
8	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	5,000	SF	\$12.85	\$64,233.30	0.00%	\$64,233.30
9	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
10	Removable Bollards, Std. Dwg. LS-42	2	EA	\$2,312.59	\$4,625.19	0.00%	\$4,625.19
11	Rock Rip Rap	670	CY	\$64.24	\$43,043.61	0.00%	\$43,043.61
12	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	19,260	SF	\$5.14	\$98,970.67	0.00%	\$98,970.67
<b>Landscape Improvements</b>							
13	Detention Basin Planting (Hydro-Seeding)	94,000	SF	\$0.07	\$6,140.27	0.00%	\$6,140.27
14	Construction Area Seeding (Hydro-Seeding)	42,000	SF	\$0.07	\$2,743.52	0.00%	\$2,743.52
15	Erosion Control (Construction SWPPP)	160,000	SF	\$0.26	\$41,806.08	0.00%	\$41,806.08
<b>Total Construction Cost</b>					<b>\$1,103,746.00</b>		<b>\$1,103,746.00</b>



**Folsom Plan Area  
Backbone Infrastructure  
2023 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	\$3,810.45	0.00%	\$3,810.45
2	Import	5,000	CY	\$5.14	\$25,693.32	0.00%	\$25,693.32
3	Basin Finish Grading	50,000	SF	\$0.64	\$32,116.65	0.00%	\$32,116.65
<b>Drainage Improvements</b>							
4	48-inch RCP CL-IV Storm Drainage Pipeline	150	LF	\$400.64	\$60,096.24	0.00%	\$60,096.24
5	48-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$30,834.60	\$30,834.60	0.00%	\$30,834.60
6	Basin Outlet Control Structure - Small	1	EA	\$256,955	\$256,954.97	0.00%	\$256,954.97
<b>Detention Basin Improvements</b>							
7	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
8	Post & Cable Barrier, Std. Dwg. LS-47	430	EA	\$23.12	\$9,943.31	0.00%	\$9,943.31
9	20-ft. wide Pipe Gate Std. Dwg. LS-43 (Single Gate)	1	LF	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
10	Rock Rip Rap	20	CY	\$64.24	\$1,284.88	0.00%	\$1,284.88
11	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	5,300	SF	\$5.14	\$27,234.92	0.00%	\$27,234.92
<b>Landscape Improvements</b>							
12	Detention Basin Planting (Hydro-Seeding)	33,000	SF	\$0.07	\$2,155.63	0.00%	\$2,155.63
13	Construction Area Seeding (Hydro-Seeding)	12,000	SF	\$0.07	\$783.86	0.00%	\$783.86
14	Erosion Control (Construction SWPPP)	50,000	SF	\$0.26	\$13,064.40	0.00%	\$13,064.40
<b>Total Construction Cost</b>					<b>\$479,391.00</b>		<b>\$479,391.00</b>

**Folsom Plan Area  
Backbone Infrastructure  
2023 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	\$19,021.77	0.00%	\$19,021.77
2	Import	11,000	CY	\$5.14	\$56,525.30	0.00%	\$56,525.30
3	Basin Finish Grading	249,600	SF	\$0.64	\$160,326.32	0.00%	\$160,326.32
<b>Drainage Improvements</b>							
4	48-inch RCP CL-IV Storm Drainage Pipeline	188	LF	\$400.64	\$75,320.62	100.00%	\$0.00
5	48-inch Storm Drain Outfall Structure, Std. Dwg. SD-	1	EA	\$30,834.60	\$30,834.60	100.00%	\$0.00
6	Detention Basin Outlet Control Structure - Medium	1	EA	\$450,856.80	\$450,856.80	100.00%	\$0.00
7	Rock Rip Rap	100	CY	\$64.24	\$6,424.42	0.00%	\$6,424.42
<b>Detention Basin Improvements</b>							
8	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	2,040	SF	\$12.85	\$26,207.19	0.00%	\$26,207.19
9	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	1,400	SF	\$12.85	\$17,985.32	0.00%	\$17,985.32
10	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	2	EA	\$7,708.65	\$15,417.30	0.00%	\$15,417.30
11	Post & Cable Barrier, Std. Dwg. LS-47	520	LF	\$23.12	\$12,024.47	0.00%	\$12,024.47
12	20-ft. Wide Pipe Gate Std. Dwg. LS-43 (Single Gate)	2	EA	\$7,708.65	\$15,417.30	0.00%	\$15,417.30
13	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	28,000	SF	\$5.14	\$143,882.59	15.43%	\$121,681.51
<b>Landscape Improvements</b>							
14	Detention Basin Planting (Hydro-Seeding)	188,000	SF	\$0.07	\$12,280.54	0.00%	\$12,280.54
15	Construction Area Seeding (Hydro-Seeding)	31,000	SF	\$0.07	\$2,024.98	0.00%	\$2,024.98
16	Erosion Control (Construction SWPPP)	249,600	SF	\$0.26	\$65,217.48	0.00%	\$65,217.48
<b>Total Construction Cost</b>					<b>\$1,109,767.00</b>		<b>\$530,554.00</b>

**Folsom Plan Area  
Backbone Infrastructure  
2023 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	\$400.64	\$124,198.90	0.00%	\$124,198.90
2	48-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$30,834.60	\$30,834.60	0.00%	\$30,834.60
3	Detention Basin Outlet Control Structure - Medium	1	EA	\$450,856.80	\$450,856.80	0.00%	\$450,856.80
4	Rock Rip Rap	200	CY	\$64.24	\$12,848.84	0.00%	\$12,848.84
<b>Total Construction Cost</b>					<b>\$618,740.00</b>		<b>\$618,740.00</b>

**Folsom Plan Area  
Backbone Infrastructure  
2023 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	\$6,858.81	0.00%	\$6,858.81
2	Import	10,000	CY	\$5.14	\$51,386.64	0.00%	\$51,386.64
3	Basin Finish Grading	90,000	SF	\$0.64	\$57,809.97	0.00%	\$57,809.97
4	Dewater Existing Pond	1	LS	\$6,423.87	\$6,423.87	0.00%	\$6,423.87
<b>Drainage Improvements</b>							
4	Concrete Spillway & Energy Dissipater	1	LS	\$128,477.49	\$128,477.49	0.00%	\$128,477.49
5	Rock Rip Rap	50	CY	\$64.24	\$3,212.21	0.00%	\$3,212.21
<b>Detention Basin Improvements</b>							
6	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	5,000	SF	\$5.14	\$25,693.32	0.00%	\$25,693.32
7	12' Wide x 15' Long Spillway Bridge	1	LS	\$69,377.84	\$69,377.84	0.00%	\$69,377.84
8	Detention Basin Outlet Control Structure - Small	1	EA	\$256,954.97	\$256,954.97	0.00%	\$256,954.97
<b>Landscape Improvements</b>							
9	Detention Basin Planting (Hydro-Seeding)	23,000	SF	\$0.07	\$1,502.41	0.00%	\$1,502.41
10	Construction Area Seeding (Hydro-Seeding)	60,000	SF	\$0.07	\$3,919.32	0.00%	\$3,919.32
11	Erosion Control (Construction SWPPP)	90,000	SF	\$0.26	\$23,515.92	0.00%	\$23,515.92
<b>Total Construction Cost</b>					<b>\$635,133.00</b>		<b>\$635,133.00</b>

**Folsom Plan Area  
Backbone Infrastructure  
2023 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	\$4,572.54	0.00%	\$4,572.54
2	Import	10,000	CY	\$5.14	\$51,386.64	0.00%	\$51,386.64
3	Basin Finish Grading	60,000	SF	\$0.64	\$38,539.98	0.00%	\$38,539.98
4	Dewater Existing Pond	1	LS	\$6,423.87	\$6,423.87	0.00%	\$6,423.87
<b>Drainage Improvements</b>							
5	Concrete Spillway & Energy Dissipater	1	LS	\$128,477.49	\$128,477.49	0.00%	\$128,477.49
6	Rock Rip Rap	50	CY	\$64.24	\$3,212.21	0.00%	\$3,212.21
<b>Detention Basin Improvements</b>							
7	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	1,600	SF	\$5.14	\$8,221.86	0.00%	\$8,221.86
8	12' Wide x 15' Long Spillway Bridge	1	LS	\$69,377.84	\$69,377.84	0.00%	\$69,377.84
9	Detention Basin Outlet Control Structure - Small	1	EA	\$256,954.97	\$256,954.97	0.00%	\$256,954.97
<b>Landscape Improvements</b>							
10	Detention Basin Planting (Hydro-Seeding)	25,000	SF	\$0.07	\$1,633.05	0.00%	\$1,633.05
11	Construction Area Seeding (Hydro-Seeding)	35,000	SF	\$0.07	\$2,286.27	0.00%	\$2,286.27
12	Erosion Control (Construction SWPPP)	60,000	SF	\$0.26	\$15,677.28	0.00%	\$15,677.28
<b>Total Construction Cost</b>					<b>\$586,765.00</b>		<b>\$586,765.00</b>

**Folsom Plan Area  
Backbone Infrastructure  
2023 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	\$4,877.38	0.00%	\$4,877.38
2	Import	3,000	CY	\$5.14	\$15,415.99	0.00%	\$15,415.99
3	Basin Finish Grading	64,000	SF	\$0.64	\$41,109.31	0.00%	\$41,109.31
<b>Drainage Improvements</b>							
4	48-inch RCP CL-IV Storm Drainage Pipeline	150	LF	\$400.64	\$60,096.24	0.00%	\$60,096.24
5	48-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$30,834.60	\$30,834.60	0.00%	\$30,834.60
6	Detention Basin Outlet Control Structure - Small	1	EA	\$256,954.97	\$256,954.97	0.00%	\$256,954.97
7	Rock Rip Rap	200	CY	\$64.24	\$12,848.84	0.00%	\$12,848.84
<b>Detention Basin Improvements</b>							
8	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	1,300	SF	\$12.85	\$16,700.66	0.00%	\$16,700.66
9	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	2,900	SF	\$12.85	\$37,255.31	0.00%	\$37,255.31
10	20-ft. Wide Pipe Gate Std. Dwg. LS-43 (Single Gate)	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
11	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	9,100	SF	\$5.14	\$46,761.84	0.00%	\$46,761.84
<b>Landscape Improvements</b>							
12	Detention Basin Planting (Hydro-Seeding)	25,000	SF	\$0.07	\$1,633.05	0.00%	\$1,633.05
13	Construction Area Seeding (Hydro-Seeding)	27,000	SF	\$0.07	\$1,763.69	0.00%	\$1,763.69
14	Erosion Control (Construction SWPPP)	64,000	SF	\$0.26	\$16,722.43	0.00%	\$16,722.43
<b>Total Construction Cost</b>					<b>\$550,683.00</b>		<b>\$550,683.00</b>

**Folsom Plan Area  
Backbone Infrastructure  
2023 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	\$3,658.03	0.00%	\$3,658.03
2	Import	10,000	CY	\$5.14	\$51,386.64	0.00%	\$51,386.64
3	Basin Finish Grading	48,000	SF	\$0.64	\$30,831.98	0.00%	\$30,831.98
<b>Drainage Improvements</b>							
4	36-inch RCP CL-IV Storm Drainage Pipeline	100	LF	\$276.53	\$27,652.98	0.00%	\$27,652.98
5	36-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$25,695.50	\$25,695.50	0.00%	\$25,695.50
6	Detention Basin Outlet Control Structure - Small	1	EA	\$256,954.97	\$256,954.97	0.00%	\$256,954.97
7	Rock Rip Rap	200	CY	\$64.24	\$12,848.84	0.00%	\$12,848.84
<b>Detention Basin Improvements</b>							
8	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	1,300	SF	\$12.85	\$16,700.66	0.00%	\$16,700.66
9	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	1,600	SF	\$12.85	\$20,554.66	0.00%	\$20,554.66
10	Removable Bollards, Std. Dwg. LS-42	2	EA	\$2,312.59	\$4,625.19	0.00%	\$4,625.19
11	Post & Cable Barrier, Std. Dwg. LS-47	600	LF	\$23.12	\$13,874.39	0.00%	\$13,874.39
12	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	9,100	SF	\$5.14	\$46,761.84	0.00%	\$46,761.84
<b>Landscape Improvements</b>							
13	Detention Basin Planting (Hydro-Seeding)	24,000	SF	\$0.07	\$1,567.73	0.00%	\$1,567.73
14	Construction Area Seeding (Hydro-Seeding)	14,000	SF	\$0.07	\$914.51	0.00%	\$914.51
15	Erosion Control (Construction SWPPP)	48,000	SF	\$0.26	\$12,541.82	0.00%	\$12,541.82
<b>Total Construction Cost</b>					<b>\$526,570.00</b>		<b>\$526,570.00</b>

**Folsom Plan Area  
Backbone Infrastructure  
2023 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	\$3,505.61	0.00%	\$3,505.61
2	Excavation	16,000	CY	\$9.74	\$155,901.84	0.00%	\$155,901.84
3	Basin Finish Grading	31,000	SF	\$0.64	\$19,912.32	0.00%	\$19,912.32
<b>Drainage Improvements</b>							
4	48-inch RCP CL-IV Storm Drainage Pipeline	240	LF	\$400.64	\$96,153.98	0.00%	\$96,153.98
5	48-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$30,834.60	\$30,834.60	0.00%	\$30,834.60
6	6' x 6' Storm Drain Junction Box	2	EA	\$44,967.12	\$89,934.24	0.00%	\$89,934.24
7	Detention Basin Outlet Control Structure - Small	1	EA	\$256,954.97	\$256,954.97	0.00%	\$256,954.97
8	Rock Rip Rap	10	CY	\$64.24	\$642.44	0.00%	\$642.44
<b>Detention Basin Improvements</b>							
9	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	1,300	SF	\$12.85	\$16,700.66	0.00%	\$16,700.66
10	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
11	Removable Bollards, Std. Dwg. LS-42	6	EA	\$2,312.59	\$13,875.57	0.00%	\$13,875.57
12	Post & Cable Barrier, Std. Dwg. LS-47	230	LF	\$23.12	\$5,318.52	0.00%	\$5,318.52
13	20-ft. Wide Pipe Gate Std. Dwg. LS-43 (Single Gate)	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
14	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	6,400	SF	\$5.14	\$32,887.45	0.00%	\$32,887.45
<b>Landscape Improvements</b>							
15	Detention Basin Planting (Hydro-Seeding)	27,000	SF	\$0.07	\$1,763.69	0.00%	\$1,763.69
16	Construction Area Seeding (Hydro-Seeding)	13,000	SF	\$0.07	\$849.19	0.00%	\$849.19
17	Erosion Control (Construction SWPPP)	46,000	SF	\$0.26	\$12,019.25	0.00%	\$12,019.25
<b>Total Construction Cost</b>					<b>\$593,265.00</b>		<b>\$752,672.00</b>



**Folsom Plan Area  
Backbone Infrastructure  
2023 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	\$5,334.63	0.00%	\$5,334.63
2	Import	4,000	CY	\$5.14	\$20,554.66	0.00%	\$20,554.66
3	Basin Finish Grading	70,000	SF	\$0.64	\$44,963.31	0.00%	\$44,963.31
<b>Drainage Improvements</b>							
4	36-inch RCP CL-IV Storm Drainage Pipeline	80	LF	\$276.53	\$22,122.38	0.00%	\$22,122.38
5	36-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$25,695.50	\$25,695.50	0.00%	\$25,695.50
6	Detention Basin Outlet Control Structure - Small	1	EA	\$256,954.97	\$256,954.97	0.00%	\$256,954.97
7	Rock Rip Rap	150	CY	\$64.24	\$9,636.63	0.00%	\$9,636.63
<b>Detention Basin Improvements</b>							
8	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	1,500	SF	\$12.85	\$19,269.99	0.00%	\$19,269.99
9	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	1,800	SF	\$12.85	\$23,123.99	0.00%	\$23,123.99
10	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
11	Removable Bollards, Std. Dwg. LS-42	2	EA	\$2,312.59	\$4,625.19	0.00%	\$4,625.19
12	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	7,500	SF	\$5.14	\$38,539.98	0.00%	\$38,539.98
<b>Landscape Improvements</b>							
13	Detention Basin Planting (Hydro-Seeding)	28,000	SF	\$0.07	\$1,829.02	0.00%	\$1,829.02
14	Construction Area Seeding (Hydro-Seeding)	35,000	SF	\$0.07	\$2,286.27	0.00%	\$2,286.27
15	Erosion Control (Construction SWPPP)	70,000	SF	\$0.26	\$18,290.16	0.00%	\$18,290.16
<b>Total Construction Cost</b>					<b>\$500,936.00</b>		<b>\$500,936.00</b>

**Folsom Plan Area  
Backbone Infrastructure  
2023 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	\$4,343.91	0.00%	\$4,343.91
2	Import	6,000	CY	\$5.14	\$30,831.98	0.00%	\$30,831.98
3	Basin Finish Grading	23,000	SF	\$0.64	\$14,773.66	0.00%	\$14,773.66
<b>Drainage Improvements</b>							
4	36-inch RCP CL-IV Storm Drainage Pipeline	230	LF	\$276.53	\$63,601.85	0.00%	\$63,601.85
5	36-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$25,695.50	\$25,695.50	0.00%	\$25,695.50
6	Detention Basin Outlet Control Structure - Small	1	EA	\$256,954.97	\$256,954.97	0.00%	\$256,954.97
7	Rock Rip Rap	100	CY	\$64.24	\$6,424.42	0.00%	\$6,424.42
<b>Detention Basin Improvements</b>							
8	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	1,500	SF	\$12.85	\$19,269.99	0.00%	\$19,269.99
9	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	1,600	SF	\$12.85	\$20,554.66	0.00%	\$20,554.66
10	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
11	Removable Bollards, Std. Dwg. LS-42	2	EA	\$2,312.59	\$4,625.19	0.00%	\$4,625.19
12	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	7,700	SF	\$5.14	\$39,567.71	0.00%	\$39,567.71
<b>Landscape Improvements</b>							
13	Detention Basin Planting (Hydro-Seeding)	24,000	SF	\$0.07	\$1,567.73	0.00%	\$1,567.73
14	Construction Area Seeding (Hydro-Seeding)	26,000	SF	\$0.07	\$1,698.37	0.00%	\$1,698.37
15	Erosion Control (Construction SWPPP)	57,000	SF	\$0.26	\$14,893.42	0.00%	\$14,893.42
<b>Total Construction Cost</b>					<b>\$512,513.00</b>		<b>\$512,513.00</b>

**Folsom Plan Area  
Backbone Infrastructure  
2023 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	\$13,260.37	0.00%	\$13,260.37
2	Excavation	46,000	CY	\$9.74	\$448,217.79	0.00%	\$448,217.79
3	Basin Finish Grading	174,000	SF	\$0.64	\$111,765.94	0.00%	\$111,765.94
<b>Drainage Improvements</b>							
4	60-inch RCP CL-IV Storm Drainage Pipeline	100	LF	\$590.08	\$59,007.54	0.00%	\$59,007.54
5	60-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$33,404.15	\$33,404.15	0.00%	\$33,404.15
6	Detention Basin Outlet Control Structure - Small	1	EA	\$256,954.97	\$256,954.97	0.00%	\$256,954.97
7	Rock Rip Rap	200	CY	\$64.24	\$12,848.84	0.00%	\$12,848.84
<b>Detention Basin Improvements</b>							
8	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	1,800	SF	\$12.85	\$23,123.99	0.00%	\$23,123.99
9	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	1,800	SF	\$12.85	\$23,123.99	0.00%	\$23,123.99
10	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
11	Removable Bollards, Std. Dwg. LS-42	2	EA	\$2,312.59	\$4,625.19	0.00%	\$4,625.19
12	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	18,000	SF	\$5.14	\$92,495.95	0.00%	\$92,495.95
<b>Landscape Improvements</b>							
13	Detention Basin Planting (Hydro-Seeding)	60,000	SF	\$0.07	\$3,919.32	0.00%	\$3,919.32
14	Construction Area Seeding (Hydro-Seeding)	96,000	SF	\$0.07	\$6,270.91	0.00%	\$6,270.91
15	Erosion Control (Construction SWPPP)	174,000	SF	\$0.26	\$45,464.11	0.00%	\$45,464.11
<b>Total Construction Cost</b>					<b>\$1,142,192.00</b>		<b>\$1,142,192.00</b>

**Folsom Plan Area  
Backbone Infrastructure  
2023 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	\$30,483.60	0.00%	\$30,483.60
2	Import	48,000	CY	\$5.14	\$246,655.87	0.00%	\$246,655.87
3	Basin Finish Grading	400,000	SF	\$0.64	\$256,933.20	0.00%	\$256,933.20
<b>Drainage Improvements</b>							
4	6-ft. High x 10-ft. Wide Concrete Box Culvert	145	LF	\$423.97	\$61,476.00	100.00%	\$0.00
5	Detention Basin Outlet Control Structure - Extra Extra Large	1	EA	\$889,848.95	\$889,848.95	100.00%	\$0.00
6	Box Culvert Outfall Structure	1	EA	\$115,629.74	\$115,629.74	100.00%	\$0.00
7	Concrete Spillway Spilling Basin	1	LS	\$128,477.49	\$128,477.49	100.00%	\$0.00
8	Rock Rip Rap	200	CY	\$64.24	\$12,848.84	100.00%	\$0.00
<b>Detention Basin Improvements</b>							
9	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	3,120	SF	\$12.85	\$40,081.58	0.00%	\$40,081.58
10	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
11	Post & Cable Barrier, Std. Dwg. LS-47	1,400	LF	\$23.12	\$32,373.58	0.00%	\$32,373.58
12	20-ft. wide Pipe Gate Std. Dwg. LS-43 (Single Gate)	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
13	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	13,300	SF	\$5.14	\$68,344.23	0.00%	\$68,344.23
14	5-ft. Wide Concrete V-Gutter	580	LF	\$3.85	\$2,235.32	0.00%	\$2,235.32
<b>Landscape Improvements</b>							
15	Detention Basin Planting (Hydro-Seeding)	212,000	SF	\$0.07	\$13,848.26	0.00%	\$13,848.26
16	Side Slope Jute Mesh, Std. Dwg. LS-57	20,000	SF	\$0.33	\$6,532.20	0.00%	\$6,532.20
17	Construction Area Seeding (Hydro-Seeding)	175,000	SF	\$0.07	\$11,431.35	0.00%	\$11,431.35
18	Erosion Control (Construction SWPPP)	400,000	SF	\$0.26	\$104,515.20	0.00%	\$104,515.20
<b>Total Construction Cost</b>					<b>\$2,037,133.00</b>		<b>\$828,852.00</b>

**Folsom Plan Area  
Backbone Infrastructure  
2023 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	\$3,810.45	0.00%	\$3,810.45
2	Import	10,000	CY	\$9.74	\$97,438.65	0.00%	\$97,438.65
3	Basin Finish Grading	50,000	SF	\$0.64	\$32,116.65	0.00%	\$32,116.65
<b>Drainage Improvements</b>							
4	36-inch RCP CL-IV Storm Drainage Pipeline	70	LF	\$276.53	\$19,357.09	0.00%	\$19,357.09
5	36-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$25,695.50	\$25,695.50	0.00%	\$25,695.50
6	Detention Basin Outlet Control Structure - Small	1	EA	\$256,954.97	\$256,954.97	0.00%	\$256,954.97
7	Rock Rip Rap	100	CY	\$64.24	\$6,424.42	0.00%	\$6,424.42
<b>Detention Basin Improvements</b>							
8	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	1,450	SF	\$12.85	\$18,627.66	0.00%	\$18,627.66
9	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	1,700	SF	\$12.85	\$21,839.32	0.00%	\$21,839.32
10	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
11	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	8,300	SF	\$5.14	\$42,650.91	0.00%	\$42,650.91
<b>Landscape Improvements</b>							
12	Detention Basin Planting (Hydro-Seeding)	24,000	SF	\$0.07	\$1,567.73	0.00%	\$1,567.73
13	Construction Area Seeding (Hydro-Seeding)	16,000	SF	\$0.07	\$1,045.15	0.00%	\$1,045.15
14	Erosion Control (Construction SWPPP)	50,000	SF	\$0.26	\$13,064.40	0.00%	\$13,064.40
<b>Total Construction Cost</b>					<b>\$548,302.00</b>		<b>\$548,302.00</b>

**Folsom Plan Area  
Backbone Infrastructure  
2023 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	\$7,620.90	0.00%	\$7,620.90
2	Import	10,000	CY	\$5.14	\$51,386.64	0.00%	\$51,386.64
3	Basin Finish Grading	100,000	SF	\$0.64	\$64,233.30	0.00%	\$64,233.30
<b>Drainage Improvements</b>							
4	36-inch RCP CL-IV Storm Drainage Pipeline	100	LF	\$276.53	\$27,652.98	0.00%	\$27,652.98
5	36-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$25,695.50	\$25,695.50	0.00%	\$25,695.50
6	Detention Basin Outlet Control Structure - Medium	1	EA	\$450,856.80	\$450,856.80	0.00%	\$450,856.80
7	Rock Rip Rap	250	CY	\$64.24	\$16,061.05	0.00%	\$16,061.05
<b>Detention Basin Improvements</b>							
8	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	1,650	SF	\$12.85	\$21,196.99	0.00%	\$21,196.99
9	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	1,800	SF	\$12.85	\$23,123.99	0.00%	\$23,123.99
9	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
10	Removable Bollards, Std. Dwg. LS-42	2	EA	\$2,312.59	\$4,625.19	0.00%	\$4,625.19
11	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	13,000	SF	\$5.14	\$66,802.63	0.00%	\$66,802.63
<b>Landscape Improvements</b>							
12	Detention Basin Planting (Hydro-Seeding)	64,000	SF	\$0.07	\$4,180.61	0.00%	\$4,180.61
13	Construction Area Seeding (Hydro-Seeding)	23,000	SF	\$0.07	\$1,502.41	0.00%	\$1,502.41
14	Erosion Control (Construction SWPPP)	100,000	SF	\$0.26	\$26,128.80	0.00%	\$26,128.80
<b>Total Construction Cost</b>					<b>\$791,156.00</b>		<b>\$798,777.00</b>

**Folsom Plan Area  
Backbone Infrastructure  
2023 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	\$4,115.29	0.00%	\$4,115.29
2	Excavation	9,000	CY	\$9.74	\$87,694.79	0.00%	\$87,694.79
3	Basin Finish Grading	54,000	SF	\$0.64	\$34,685.98	0.00%	\$34,685.98
<b>Drainage Improvements</b>							
4	36-inch RCP CL-IV Storm Drainage Pipeline	120	LF	\$276.53	\$33,183.58	0.00%	\$33,183.58
5	36-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$25,695.50	\$25,695.50	0.00%	\$25,695.50
6	Detention Basin Outlet Control Structure - Small	1	EA	\$256,954.97	\$256,954.97	0.00%	\$256,954.97
7	Rock Rip Rap	50	CY	\$64.24	\$3,212.21	0.00%	\$3,212.21
<b>Detention Basin Improvements</b>							
8	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	1,250	SF	\$12.85	\$16,058.33	0.00%	\$16,058.33
9	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	1,700	SF	\$12.85	\$21,839.32	0.00%	\$21,839.32
10	Removable Bollards, Std. Dwg. LS-42	2	EA	\$2,312.59	\$4,625.19	0.00%	\$4,625.19
11	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
12	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	11,000	SF	\$5.14	\$56,525.30	0.00%	\$56,525.30
<b>Landscape Improvements</b>							
13	Detention Basin Planting (Hydro-Seeding)	23,000	SF	\$0.07	\$1,502.41	0.00%	\$1,502.41
14	Construction Area Seeding (Hydro-Seeding)	20,000	SF	\$0.07	\$1,306.44	0.00%	\$1,306.44
15	Erosion Control (Construction SWPPP)	54,000	SF	\$0.26	\$14,109.55	0.00%	\$14,109.55
<b>Total Construction Cost</b>					<b>\$569,218.00</b>		<b>\$569,218.00</b>

**Folsom Plan Area  
Backbone Infrastructure  
2023 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	\$8,382.99	0.00%	\$8,382.99
2	Excavation	8,000	CY	\$9.74	\$77,950.92	0.00%	\$77,950.92
3	Basin Finish Grading	110,000	SF	\$0.64	\$70,656.63	0.00%	\$70,656.63
<b>Drainage Improvements</b>							
4	60-inch RCP CL-IV Storm Drainage Pipeline	100	LF	\$590.08	\$59,007.54	0.00%	\$59,007.54
5	60-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$33,404.15	\$33,404.15	0.00%	\$33,404.15
6	Detention Basin Outlet Control Structure - Medium	1	EA	\$450,856.80	\$450,856.80	0.00%	\$450,856.80
<b>Detention Basin Improvements</b>							
7	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	1,650	SF	\$12.85	\$21,196.99	0.00%	\$21,196.99
8	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	1,850	SF	\$12.85	\$23,766.32	0.00%	\$23,766.32
9	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
10	Removable Bollards, Std. Dwg. LS-42	2	EA	\$2,312.59	\$4,625.19	0.00%	\$4,625.19
11	Rock Rip Rap	200	CY	\$64.24	\$12,848.84	0.00%	\$12,848.84
12	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	11,200	SF	\$5.14	\$57,553.04	0.00%	\$57,553.04
<b>Landscape Improvements</b>							
13	Detention Basin Planting (Hydro-Seeding)	50,000	SF	\$0.07	\$3,266.10	0.00%	\$3,266.10
14	Construction Area Seeding (Hydro-Seeding)	47,000	SF	\$0.07	\$3,070.13	0.00%	\$3,070.13
15	Erosion Control (Construction SWPPP)	110,000	SF	\$0.26	\$28,741.68	0.00%	\$28,741.68
<b>Total Construction Cost</b>					<b>\$863,036.00</b>		<b>\$863,036.00</b>



**Folsom Plan Area  
Backbone Infrastructure  
2023 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	\$4,572.54	0.00%	\$4,572.54
2	Excavation	9,000	CY	\$9.74	\$87,694.79	0.00%	\$87,694.79
3	Basin Finish Grading	60,000	SF	\$0.64	\$38,539.98	0.00%	\$38,539.98
<b>Drainage Improvements</b>							
4	36-inch RCP CL-IV Storm Drainage Pipeline	80	LF	\$276.53	\$22,122.38	0.00%	\$22,122.38
5	36-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$25,695.50	\$25,695.50	0.00%	\$25,695.50
6	Detention Basin Outlet Control Structure - Medium	1	EA	\$450,856.80	\$450,856.80	0.00%	\$450,856.80
7	Rock Rip Rap	200	CY	\$64.24	\$12,848.84	0.00%	\$12,848.84
<b>Detention Basin Improvements</b>							
8	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	1,250	SF	\$12.85	\$16,058.33	0.00%	\$16,058.33
9	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	1,300	SF	\$12.85	\$16,700.66	0.00%	\$16,700.66
10	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
11	20-ft. Wide Pipe Gate Std. Dwg. LS-43 (Single Gate)	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
12	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	9,200	SF	\$5.14	\$47,275.71	0.00%	\$47,275.71
13	Masonry Retaining Wall	1,000	SF	\$102.78	\$102,784.17	0.00%	\$102,784.17
<b>Landscape Improvements</b>							
13	Detention Basin Planting (Hydro-Seeding)	20,000	SF	\$0.07	\$1,306.44	0.00%	\$1,306.44
14	Construction Area Seeding (Hydro-Seeding)	30,000	SF	\$0.07	\$1,959.66	0.00%	\$1,959.66
15	Erosion Control (Construction SWPPP)	60,000	SF	\$0.26	\$15,677.28	0.00%	\$15,677.28
<b>Total Construction Cost</b>					<b>\$859,511.00</b>		<b>\$859,511.00</b>

**Folsom Plan Area  
Backbone Infrastructure  
2023 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	\$6,858.81	0.00%	\$6,858.81
2	Import	5,000	CY	\$5.14	\$25,693.32	0.00%	\$25,693.32
3	Basin Finish Grading	90,000	SF	\$0.64	\$57,809.97	0.00%	\$57,809.97
<b>Drainage Improvements</b>							
4	60-inch RCP CL-IV Storm Drainage Pipeline	90	LF	\$590.08	\$53,106.79	0.00%	\$53,106.79
5	60-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$33,404.15	\$33,404.15	0.00%	\$33,404.15
6	Detention Basin Outlet Control Structure - Medium	1	EA	\$450,856.80	\$450,856.80	0.00%	\$450,856.80
<b>Detention Basin Improvements</b>							
7	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	1,750	SF	\$12.85	\$22,481.66	0.00%	\$22,481.66
8	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	2,100	SF	\$12.85	\$26,977.99	0.00%	\$26,977.99
9	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
10	20-ft. wide Pipe Gate Std. Dwg. LS-43 (Single Gate)	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
11	Rock Rip Rap	200	CY	\$64.24	\$12,848.84	0.00%	\$12,848.84
12	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	11,600	SF	\$5.14	\$59,608.50	0.00%	\$59,608.50
13	5-ft. Wide Concrete V-Gutter	100	LF	\$46.25	\$4,624.80	0.00%	\$4,624.80
<b>Landscape Improvements</b>							
14	Detention Basin Planting (Hydro-Seeding)	42,000	SF	\$0.07	\$2,743.52	0.00%	\$2,743.52
15	Construction Area Seeding (Hydro-Seeding)	35,000	SF	\$0.07	\$2,286.27	0.00%	\$2,286.27
16	Erosion Control (Construction SWPPP)	90,000	SF	\$0.26	\$23,515.92	0.00%	\$23,515.92
<b>Total Construction Cost</b>					<b>\$798,235.00</b>		<b>\$798,235.00</b>

**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

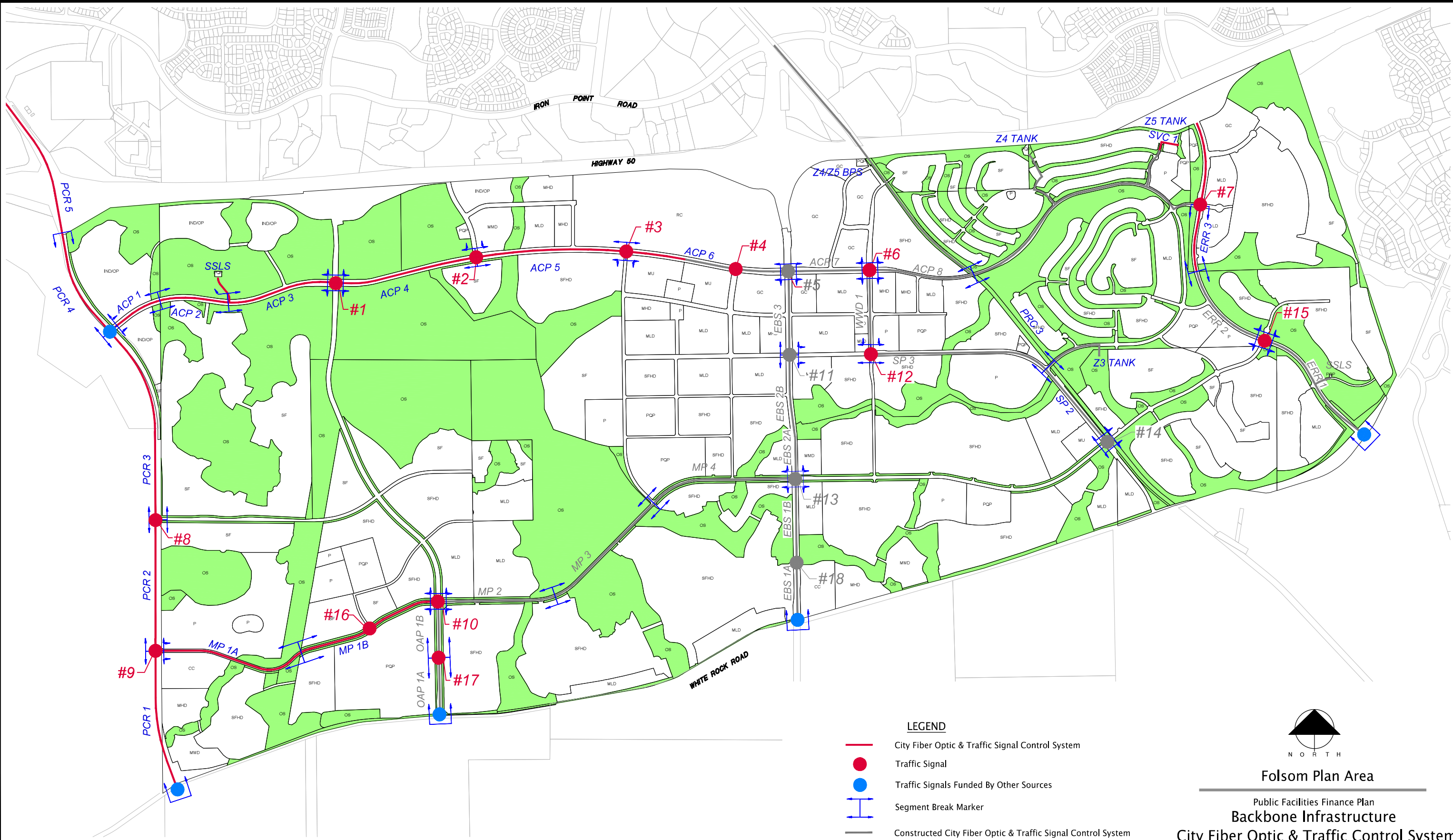
	Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Hydro-Modification Basin No. 15</b>							
<b>Earthwork &amp; Site Preparation</b>							
1	Clearing and Grubbing	350,000	SF	\$0.08	\$26,673.15	0.00%	\$26,673.15
2	Excavation	20,000	CY	\$9.74	\$194,877.30	0.00%	\$194,877.30
3	Basin Finish Grading	304,000	SF	\$0.64	\$195,269.23	0.00%	\$195,269.23
<b>Drainage Improvements</b>							
4	36-inch RCP CL-IV Storm Drainage Pipeline	211	LF	\$276.53	\$58,347.79	100.00%	\$0.00
5	36-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$25,695.50	\$25,695.50	100.00%	\$0.00
6	Detention Basin Outlet Control Structure - Large	1	EA	\$563,571.00	\$563,571.00	100.00%	\$0.00
<b>Detention Basin Improvements</b>							
7	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	2,100	SF	\$12.85	\$26,977.99	100.00%	\$26,977.99
8	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	1,400	SF	\$12.85	\$17,985.32	0.00%	\$17,985.32
9	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
10	Rock Rip Rap	150	CY	\$64.24	\$9,636.63	0.00%	\$9,636.63
11	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	23,240	SF	\$5.14	\$119,422.55	18.17%	\$97,723.47
<b>Landscape Improvements</b>							
12	Detention Basin Planting (Hydro-Seeding)	80,000	SF	\$0.07	\$5,225.76	0.00%	\$5,225.76
13	Construction Area Seeding (Hydro-Seeding)	198,000	SF	\$0.07	\$12,933.76	0.00%	\$12,933.76
14	Erosion Control (Construction SWPPP)	350,000	SF	\$0.26	\$91,450.80	0.00%	\$91,450.80
<b>Total Construction Cost</b>					<b>\$1,355,776.00</b>		<b>\$686,463.00</b>

APPENDIX K:

Accompanying Exhibits from  
MacKay & Soms, Inc.



P:\7919 Administration\Estimates & Costs\PFPP\Infrastructure Exhibits\Bike Traffic Control System.dwg [1] P:\7919 Administration\Estimates & Costs\PFPP\Infrastructure Exhibits\Bases\FPALU\_AprovedAmendments070716.dwg [2] P:\7919 Master Plans\Bases\ad-j-parcels.dwg [3] P:\7919 Administration\Estimates & Costs\PFPP\Infrastructure Exhibits\Bases\FPALU\_Land\_Use\_Base.dwg  
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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 2023  
 7919-00

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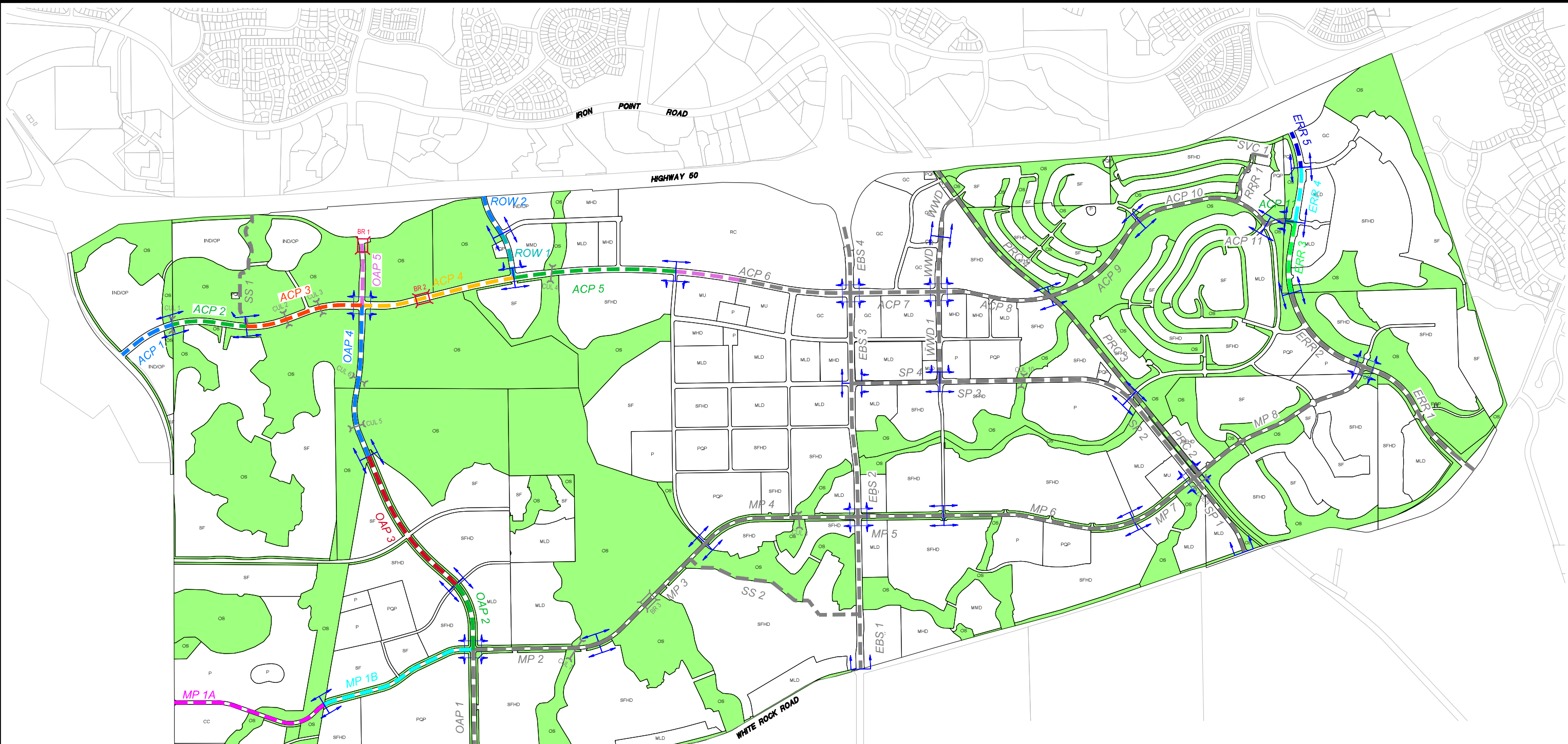
**TRAFFIC CONTROL SYSTEM**











**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**

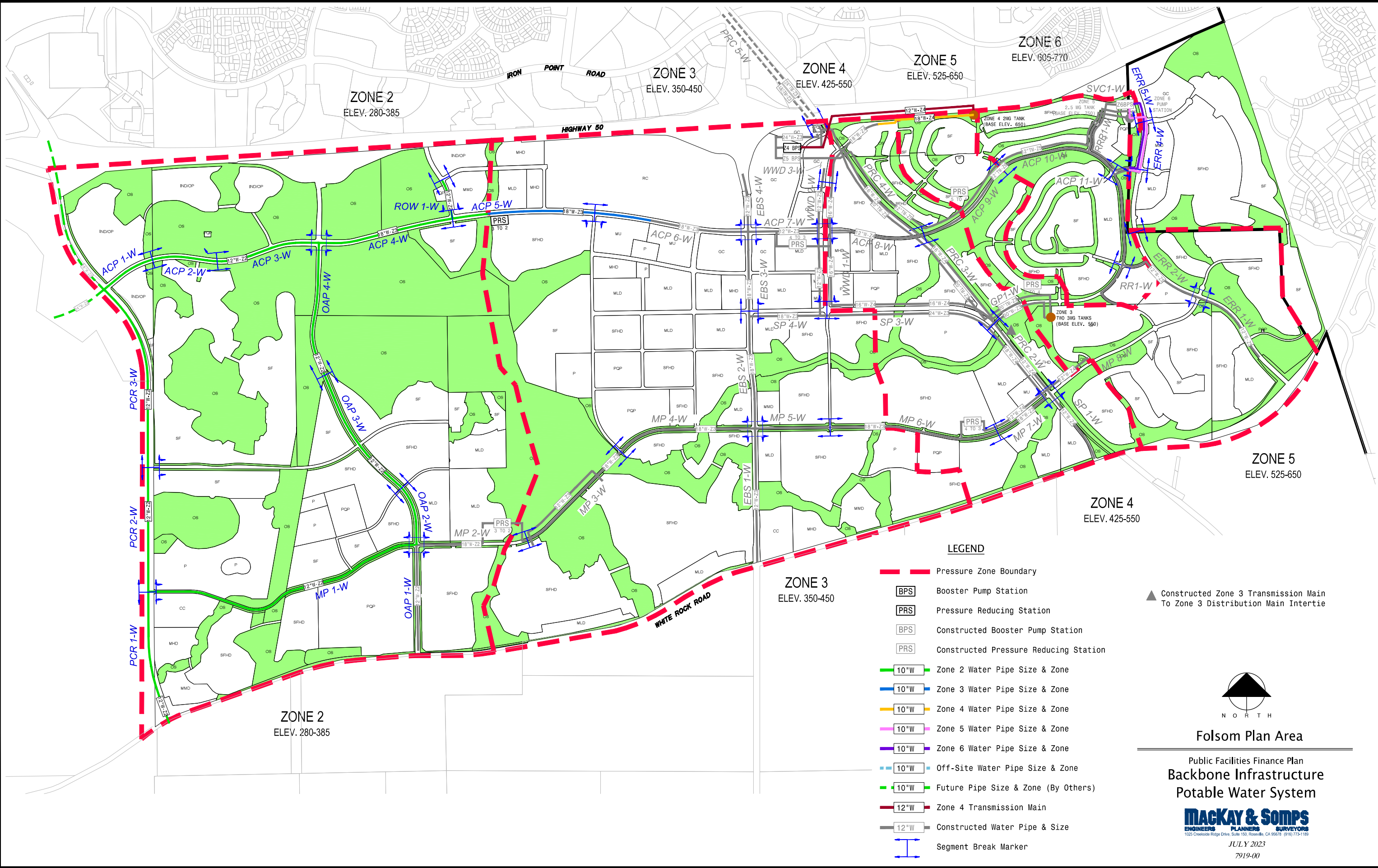
Public Facilities Finance Plan  
**Backbone Infrastructure**  
**Roadway Segments**

**MACKAY & SOMPS**  
 ENGINEERS PLANNERS SURVEYORS  
 1102 Creekside Ridge Drive, Suite 100, Roseville, CA 95678 (916) 773-1188

July 2023  
7919-00



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**LEGEND**

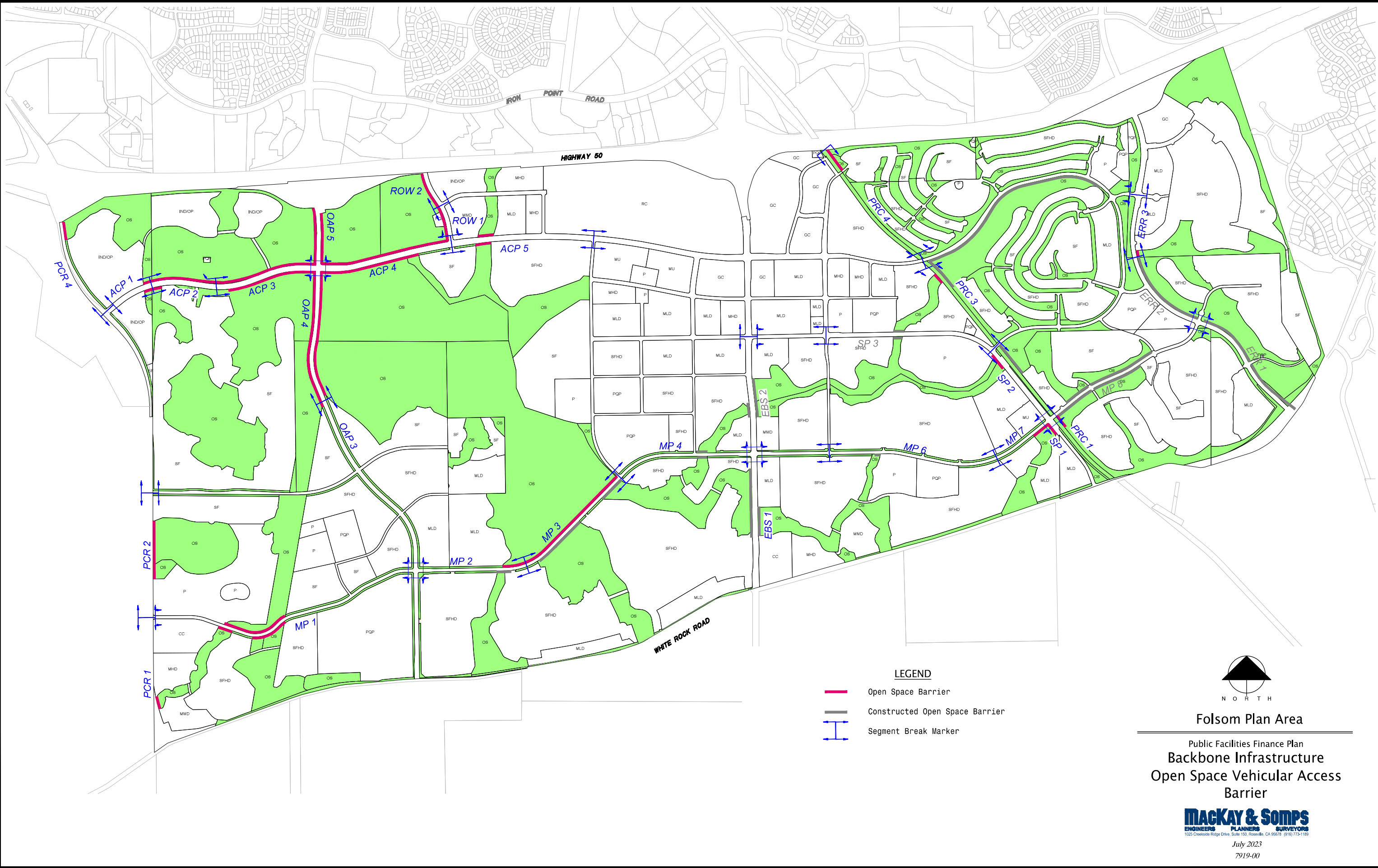
- Pressure Zone Boundary
- Booster Pump Station
- Pressure Reducing Station
- Constructed Booster Pump Station
- Constructed Pressure Reducing Station
- Zone 2 Water Pipe Size & Zone
- Zone 3 Water Pipe Size & Zone
- Zone 4 Water Pipe Size & Zone
- Zone 5 Water Pipe Size & Zone
- Zone 6 Water Pipe Size & Zone
- Off-Site Water Pipe Size & Zone
- Future Pipe Size & Zone (By Others)
- Zone 4 Transmission Main
- Constructed Water Pipe & Size
- Segment Break Marker
- Constructed Zone 3 Transmission Main To Zone 3 Distribution Main Intertie

**Folsom Plan Area**  
 Public Facilities Finance Plan  
 Backbone Infrastructure  
 Potable Water System  
  
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 JULY 2023  
 7919-00

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**POTABLE WATER SYSTEM**

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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  
  
 Mackay & Soms  
 ENGINEERS PLANNERS SURVEYORS  
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