

PRELIMINARY COST ESTIMATE

Caliterra Ranch Park - Wheatland, CA

Based on Park Plans Dated August 5, 2026

QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	AMOUNT
A. SITE PREP/ INFRASTRUCTURE				
1	LS	Mobilization	\$ 20,000.00	\$ 20,000
1	LS	Temporary Construction Fence	\$ 8,000.00	\$ 8,000
2,000	LF	Silt Fence	\$ 8.50	\$ 17,000
19,000	CY	Rough Grading	\$ 7.75	\$ 147,250
113,000	SF	Fine Grade	\$ 0.25	\$ 28,250
970	LF	PVC Gravity Drain Pipe (6")	\$ 64.00	\$ 62,080
7	EA	24" Drain Inlet	\$ 1,985.00	\$ 13,895
1	LS	2" Water Service Hot Tap/Meter	\$ 28,000.00	\$ 28,000
1	LS	Temporary Power for Booster Pump and Controller	\$ 25,000.00	\$ 25,000
95,009	SF	Soil Amendments	\$ 0.45	\$ 42,754
sub-total				\$ 372,229
B. IRRIGATION				
95,009	SF	Automatic Irrigation System	\$ 1.99	\$ 188,593
1	LS	Irrigation Audit	\$ 3,100.00	\$ 3,100
sub-total				\$ 191,693
C. PLANTING				
13	EA	24" Box trees	\$ 492.00	\$ 6,396
95,009	SF	Hydroseed Turf	\$ 0.45	\$ 42,754
260	LF	Linear Root barrier	\$ 10.00	\$ 2,600
123	CY	Bark Mulch	\$ 78.50	\$ 9,656
sub-total				\$ 61,406
D. HARDSCAPE				
4,387	SF	Concrete Flatwork	\$ 26.50	\$ 116,256
745	LF	12" Concrete Mowband	\$ 25.15	\$ 18,737
sub-total				\$ 134,992
E. TOT LOT (OPTIONAL)				
1	EA	Play Area Catch Basin	\$ 3,500.00	\$ 3,500
1	LS	Play Equipment	\$ 75,000.00	\$ 75,000
190	LF	Play Area Containment Curb	\$ 75.00	\$ 14,250
1	EA	Play Access Ramp	\$ 4,000.00	\$ 4,000
2,645	SF	Playground Wood Fiber - 12" Depth	\$ 4.00	\$ 10,580
120	SF	Concrete Flatwork	\$ 20.00	\$ 2,400
1	EA	24" Box trees	\$ 450.00	\$ 450
1	EA	8' Bench	\$ 2,000.00	\$ 2,000
sub-total				\$ 112,180
F. MAINTENANCE PERIOD				
1	LS	Landscape Maintenance Period (60 days)	\$ 14,303.00	\$ 14,303
sub-total				\$ 14,303
COST SUMMARY				
A. SITE PREP/ INFRASTRUCTURE				\$ 372,229
B. IRRIGATION				\$ 191,693
C. PLANTING				\$ 61,406
D. HARDSCAPE				\$ 134,992
E. TOT LOT (OPTIONAL)				\$ 112,180
F. MAINTENANCE PERIOD				\$ 14,303
Phase 1 Construction Cost				\$ 886,803
Contingency (5%)				\$ 44,340
				\$ 931,143

PRELIMINARY COST ESTIMATE

Caliterra Ranch Park - Wheatland, CA

Based on Development Agreement Amendment

QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	AMOUNT
A. SITE PREP/ INFRASTRUCTURE				
1	LS	Mobilization	\$ 20,000.00	\$ 20,000
1	LS	Temporary Construction Fence	\$ 8,000.00	\$ 8,000
2,000	LF	Silt Fence	\$ 8.50	\$ 17,000
19,000	CY	Rough Grading	\$ 7.75	\$ 147,250
1	LS	2" Water Service Hot Tap/Meter	\$ 28,000.00	\$ 28,000
1	LS	Temporary Power for Booster Pump and Controller	\$ 25,000.00	\$ 25,000
sub-total				\$ 225,250
B. IRRIGATION				
113,256	SF	Automatic Irrigation System	\$ 1.99	\$ 224,813
sub-total				\$ 224,813
C. PLANTING				
6	EA	24" Box trees	\$ 492.00	\$ 2,952
113,256	SF	Hydroseed Turf	\$ 0.45	\$ 50,965
sub-total				\$ 53,917
F. MAINTENANCE PERIOD				
1	LS	Landscape Maintenance Period (60 days)	\$ 14,303.00	\$ 14,303
sub-total				\$ 14,303
COST SUMMARY				
A. SITE PREP/ INFRASTRUCTURE				\$ 225,250
B. IRRIGATION				\$ 224,813
C. PLANTING				\$ 53,917
F. MAINTENANCE PERIOD				\$ 14,303
			Phase 1 Construction Cost	\$ 518,283
			Contingency (5%)	\$ 25,914
				\$ 544,198

PRELIMINARY COST ESTIMATE

Caliterra Ranch Park - Wheatland, CA

Based on Park Plans dated August 5, 2026 without the play structure

QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	AMOUNT
A. SITE PREP/ INFRASTRUCTURE				
1	LS	Mobilization	\$ 20,000.00	\$ 20,000
1	LS	Temporary Construction Fence	\$ 8,000.00	\$ 8,000
2,000	LF	Silt Fence	\$ 8.50	\$ 17,000
19,000	CY	Rough Grading	\$ 7.75	\$ 147,250
113,000	SF	Fine Grade	\$ 0.25	\$ 28,250
970	LF	PVC Gravity Drain Pipe (6")	\$ 64.00	\$ 62,080
7	EA	24" Drain Inlet	\$ 1,985.00	\$ 13,895
1	LS	2" Water Service Hot Tap/Meter	\$ 28,000.00	\$ 28,000
1	LS	Temporary Power for Booster Pump and Controller	\$ 25,000.00	\$ 25,000
95,009	SF	Soil Amendments	\$ 0.45	\$ 42,754
sub-total				\$ 372,229
B. IRRIGATION				
95,009	SF	Automatic Irrigation System	\$ 1.99	\$ 188,593
1	LS	Irrigation Audit	\$ 3,100.00	\$ 3,100
sub-total				\$ 191,693
C. PLANTING				
13	EA	24" Box trees	\$ 492.00	\$ 6,396
95,009	SF	Hydroseed Turf	\$ 0.45	\$ 42,754
260	LF	Linear Root barrier	\$ 10.00	\$ 2,600
123	CY	Bark Mulch	\$ 78.50	\$ 9,656
sub-total				\$ 61,406
D. HARDSCAPE				
4,387	SF	Concrete Flatwork	\$ 26.50	\$ 116,256
745	LF	12" Concrete Mowband	\$ 25.15	\$ 18,737
sub-total				\$ 134,992
F. MAINTENANCE PERIOD				
1	LS	Landscape Maintenance Period (60 days)	\$ 14,303.00	\$ 14,303
sub-total				\$ 14,303

COST SUMMARY

A. SITE PREP/ INFRASTRUCTURE	\$ 372,229
B. IRRIGATION	\$ 191,693
C. PLANTING	\$ 61,406
D. HARDSCAPE	\$ 134,992
F. MAINTENANCE PERIOD	\$ 14,303

Phase 1 Construction Cost \$ 774,623

Contingency (5%) \$ 38,731

\$ 813,354